

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, April 8, 2013
Hailey City Hall
6:30 p.m.

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Motion to approve minutes of March 11,2013 Regular Meeting

New Business

- NB 1 Motion to approve Findings of Fact, Conclusions of Law and Decision – approval of an application by Maren Properties (Jared and Maren Hill) for Design Review of alterations to the exterior of an existing two floor building with a basement (Wood River Dental) and substantial remodel to the building’s main floor. The building is located at Hailey Townsite, Blk 65, Lots S ½ of 9 and all of 10 (503 N. Main).
- NB 2 Public Hearing and consideration of an amendment to Section 8.2 of the Zoning Ordinance which addresses signs and sign regulations. The proposed amendment revises the definition of an Animated Sign, adds a definition for Electronic Message Display (EMD) Sign, and defines the standards and regulations for Electronic Message Display and Animated Signs. *(Continue from 3-11-2013)*
- NB 3 Public Hearing and consideration of an annexation request from the Blaine County School District to annex Parcel 4 of a Replat of Maurer Subdivision (Inst.510590), comprising a total of .62 acres, into Hailey City Limits for the purpose of expanding the Wood River Middle School.
- NB 4 Public Hearing and consideration of an application by Strada Capital Inc. for Design Review of an alteration to the exterior of an existing residence by altering the roof over front entry from a shed roof to a gabled roof type and an existing installed window to a garage door and vehicle entry area. The residence being located at Hailey Townsite, Blk 24, Lots 4 & 5 (305 S. 4th Ave.) is within the Townsite Overlay (TO) and General Residential (GR) Zoning Districts.
- NB 5 Public Hearing and consideration of an application by Craig Johnson for Design Review of a new single family residence (Curran Residence) proposed to be built at Hailey Townsite, Blk 47, Am Lot 9A (205 N. 3rd Ave.), which is within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.
- NB 6 Public Hearing and consideration of an application by Blaine County School District for Design Review of a 4,370 sq. ft. classrooms and hallway addition to the existing

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.

Wood River Middle School. The school is located at Northridge Sub No. 4, Blk 1, Lot 2 (900 N. 2nd Ave.) and within the General Residential (GR) Zoning District.

- NB 7 Public Hearing and consideration of a Conditional Use Permit request from Mountain Rides Transportation Authority for operating a South Valley Facility on Woodside Subdivision Plat #10, Lot 38, Block 42 (otherwise known as 4021 Glenbrook Dr.) which is located in the Business (B) Zone.
- NB 8 Public Hearing and consideration of an application by AT&T (Powder River Development Services, LLC) for a Wireless Permit for the installation and operation of roof top equipment, including antennas and associated equipment cabinets for AT&T's Wireless telecommunications network. The equipment would be located at Pine Street Station Condos (400 S. Main St.) within the Business (B) and Townsite Overlay (TO) Zoning Districts.

Old Business

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

Commission Reports and Discussion

Staff Reports and Discussion

- SR 1 Discussion of Goals and Priorities for the Hailey Planning and Zoning Commission
- SR 2 Discussion of current building activity and upcoming projects
- SR 3 Discussion of the next Planning and Zoning meeting: Monday, April 22, 2013

Adjourn

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

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

Present: Jay Cone, Geoffrey Moore, Owen Scanlon

Absent: Janet Fugate [Micah—your call, should Regina Korby be listed?]

Staff: Micah Austin, Bart Bingham

Call to Order

[6:32:44 PM](#) Chair Geoffrey Moore called the meeting to order.

Public Comment for items not on the agenda

[6:33:22 PM](#) None.

Consent Agenda

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

[6:33:31 PM](#) Owen Scanlon recused himself since was not yet reappointed to the Commission at that meeting. Jay Cone asked to clarify language minutes to be certain that glazing was specified as “non-reflective.” Geoffrey Moore also requested clarification that while there was a quorum present at the January 14, 2013 meeting, there was not yet a full Commission in attendance. Corrections will be confirmed with Mr. Cone and Mr. Moore, and then submitted to Micah Austin and Bart Bingham for updated minutes.

Deb emailed Jay and Geoff—corrections emailed to Micah and Bart.

[6:39:11 PM](#) **Jay Cone moved to approve CA 1 with the corrections noted.**

Geoffrey Moore seconded. Owen Scanlon recused himself as he was not officially present at that meeting. The motion carried unanimously.

New Business

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

[6:39:39 PM](#) Owen Scanlon recused himself from this matter due to his role as the presenting architect for the applicant. Chair Moore confirmed that there was still a quorum at this meeting with two members voting and one recused. Bart Bingham provided an overview of the application. Mr. Scanlon explained color changes to the existing building, changes in the guard/stair railing, and reviewed materials samples with Commissioners. Discussion included changes in some window sizes, existing rock, compliance of the entry canopy/awning, occupancy of the second story, purposes of main floor and basement levels, sidewalks, handicap access, landscaping, trash enclosure, and snow storage.

[6:54:48 PM](#) Chair Moore opened the matter to public comment. None was offered.

[6:55:49 PM](#) **JC moved to approve the design review application for the substantial exterior alteration and remodel to Maren Properties (Wood River Dental) Wood River Chapel, located at Hailey Townsite, Blk 65, Lots S ½ of 9 and all of 10 (503 N. Main Street) within the Business (B) and Townsite Overlay (TO) Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, and City Standards, provided conditions (a) through (h) are met, and removing the bullet point under condition C. Geoffrey Moore seconded. The motion passed unanimously with Mr. Scanlon recused.**

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

[6:58:08 PM](#) Micah Austin provided background and history, explaining that this proposed amendment is in response to Wood River High School's request for a reader board to announce events. Mr. Austin drafted a working amendment he hoped would not encourage electronic message display signs all over town, and would provide for signs "tasteful and appropriate to Hailey." Discussion included how these signs fit into the Conditional Use Permit process, definition of "animated signs," timing of display cycling and how that relates to message size and font size, percentage of the sign that may be EMD, light intensity and luminosity, how this relates to the dark sky ordinance, requiring the sign to be turned off after 10:00 p.m., permitted locations, and permitted use by public educational institutions and government only. The Commission hoped for opinions about the proposed amendment from the prospective sign users before making any decision, and asked Mr. Austin to obtain more information from prospective users for Commission.

[7:49:49 PM](#) Chair Moore opened the matter to public comment. Tony Evans, Idaho Mountain Express and citizen of Hailey, expressed his appreciation for limits on these message signs and for "the great detail that Micah put into this." He asked if there might be a sign like this at the Rodeo Grounds. Mr. Austin assured there might be one located there. Discussion continued on how many of these signs might be in town eventually.

[7:53:07 PM](#) With no further public comment offered, Chair Moore brought the meeting back to the Commission. Discussion continued on how Ketchum addresses this matter, and what information manufacturers can provide about size and specifications.

[7:57:36 PM](#) Mr. Austin read a letter from Kathy Grotto, 841 Sunrise Drive, letter in full opposition of the proposed amendment. Discussion continued on reasons for specific limiting language, and the challenges of enforcement.

[8:04:40 PM](#) Jay Cone moved to continue the matter to a public hearing on April 8, 2013. Owen Scanlon seconded, and the motion carried unanimously.

Old Business

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

[8:06:21 PM](#) Micah Austin explained the matrix and reminded Commissioners that the matrix is derived directly from the zoning code. He asked for clarification and direction from the Commission so that he may prepare the matrix for public hearing. Consensus was favorable and the matrix was praised as a way of cleaning house and eliminating vagueness or confusion.

Commission Reports and Discussion

[8:16:12 PM](#) All Commissioners expected they could be present at the next meeting.

Staff Reports and Discussion

SR 1 Discussion of current building activity.

[8:16:40 PM](#) Bart Bingham noted permit applications were received for five new single-family homes, one residential remodel, and one other permit for a total of seven.

[8:17:18 PM](#) Mr. Bingham further noted he and Mr. Austin are working on a checklist devised for the design review process. He provided a rough draft to each Commissioner. Consensus was favorable for moving forward on the checklist.

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

[8:24:59 PM](#) Micah Austin noted there will be two meetings in April on the 8th and the 22nd. He provided a list of current agenda items for these meetings. Discussion included the importance of the Commission seeing full and detailed application materials.

[8:30:50 PM](#) Mr. Austin further announced that Bart Bingham was promoted to Principal Planner, and Commissioners offered enthusiastic congratulations and support.

Adjourn

[8:31:32 PM](#) Owen Scanlon moved to adjourn. Jay Cone seconded, and the motion passed unanimously.

City of Hailey - Design Review Application

Submittal Date: 02 / 13 / 13

Project Name: WOOD RIVER DENTAL Parcel No.

RPH 0000065009A

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

Street Address of Property: 503 N MAIN HAILEY, IDAHO

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

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

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

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

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

Email Address: jaredjhill@gmail.com

Property Owner Consent:

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

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

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

Mailing Address: City: State: Zip:

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

Email Address:

Application Contact (if different than above): OWEN SCANLON

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

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

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

Email Address: owscanlon@msn.com

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

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

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

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

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

FILED
 FEB 13 2013
 CITY OF HAILEY
 FEB 13 2013
 CITY OF HAILEY

DESIGN REVIEW - CHECKLIST

City Use Only -

Project Name: WOOD RIVER DENTAL

Certified Compete by: _____

Date: ____/____/____

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

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

City Use Only:

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

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



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

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

BILL TO:

WOOD RIVER DENTAL CARE

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

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

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

INVOICE

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

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

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

Receipt No: 2.040907
February 15, 2013

February

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

Previous Balance:
506.20

Accounts Receivable-A/R Payments
506.20

001-00-10700 Accts Rec Cash Clearing Acc
t

New Current Balance:
.00

=====
Check 506.20
WOOD RIVER DENTAL CARE

Chk No: 0142

Total Applied:
506.20

Change Tendered:
.00

02/15/13 11:39am

LEGAL NOTICES

SUMMONS By Publication
Case No. CV2012-849

TO: VERONICA TELLEZ

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

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

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

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

By: Andrea Logan
Deputy Clerk

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

SUMMONS By Publication
Case No. 849

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

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

AMENDED
NOTICE OF HEARING
ON NAME CHANGE (Minor)

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

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

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

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

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

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

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

v.
GLENN LANE, an unmarried man,
Defendant.

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

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

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

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

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

Gene D. Ramsey, Sheriff

Ginger M. Clement, Deputy Sheriff

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

NOTICE OF LETTING

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

ADDITIONAL INFORMATION
CONTACT: RESIDENT ENGINEER
JUSTIN PRICE AT (208) 886-7851

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

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

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

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

ADVERTISEMENT FOR BIDS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LEGAL NOTICE OF ADVERTISEMENT FOR SALE AT PUBLIC AUCTION

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

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

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

DATED this 5th day of FEBRUARY, 2013.

SUN VALLEY TRANSFER & STORAGE, INC.

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

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

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

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

long.
2:00 p.m. **Amendments to BLAINE COUNTY CODE, TITLE 9, ZONING REGULATIONS, CHAPTER 35: COMMUNITY HOUSING OVERLAY DISTRICT,** revising the chapter in its entirety, providing the following sections: Purpose, Definitions, Establishment Of District, Developer Benefits, Permitted/ Accessory/Conditional Uses, General Requirements, Developable Density, Standards For Evaluation, Conditions That May Attach, Application/Approval Procedures, and Special Provisions. Overlay regulations allow for additional density and other zoning modifications within Planned Unit Developments that include Community Housing.

The overlay district is located south of Kelchum, encompassing St. Luke's and McHarville, Cold Springs Gulch, the Cold Springs (Gypsy) and Sun Tree Hollow Mobile Home Parks, all land located between Broadway Run and State Hwy 75 and between Broadway Run and Cold Springs Subdivision. The following map changes are proposed or may be discussed: (a) the Meadows Mobile Home Park (Tax Lot 7094) deleted from the overlay district, (b) "Estate", "Light Industrial" and "South" subdistricts combined into a single "South" subdistrict, (c) correcting boundary so as not to include any portion of Rivers Edge Ranch Subdivision, (d) Cold Springs (Gypsy) Mobile Home Park changed from "West" to "South" subdistrict and comprising Tax Lot 7540 only, and (e) redrawing the boundaries of the "West" Subdistrict to include land area lying below 25% slope, comprising approximately 13 acres.

The materials associated with these applications are available for review at the Land Use Office in the Blaine County Annex at 219 First Avenue South, Suite 208 in Hailey during regular business hours and on the Blaine County web page at www.blainecounty.org. To receive adequate consideration, written comment in excess of one page should be forwarded to the Blaine County Land Use Office at least 4 days prior to public hearing by mail, e-mail, pcounter@co.blaine.id.us, or by fax to (208)786-5576. Written comments will not be read into the record but will be distributed to the Board for consideration and made part of the public record.

PUBLISH:
IDAHO MOUNTAIN EXPRESS
Feb. 20, 2013

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

PUBLISH:
IDAHO MOUNTAIN EXPRESS
Feb. 20, 2013

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

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

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

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

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

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

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

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

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

CALL FOR BIDS

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

- 1 car and 1 maintenance vehicle

The specifications may be obtained by contacting

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

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

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

By:
Laurie Kaufman
Clerk of the Board

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

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

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

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

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

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

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

February 19, 2013

Dear Property Owner:

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

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

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

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

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

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

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

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

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

March 19, 2013

Dear Public Agency:

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

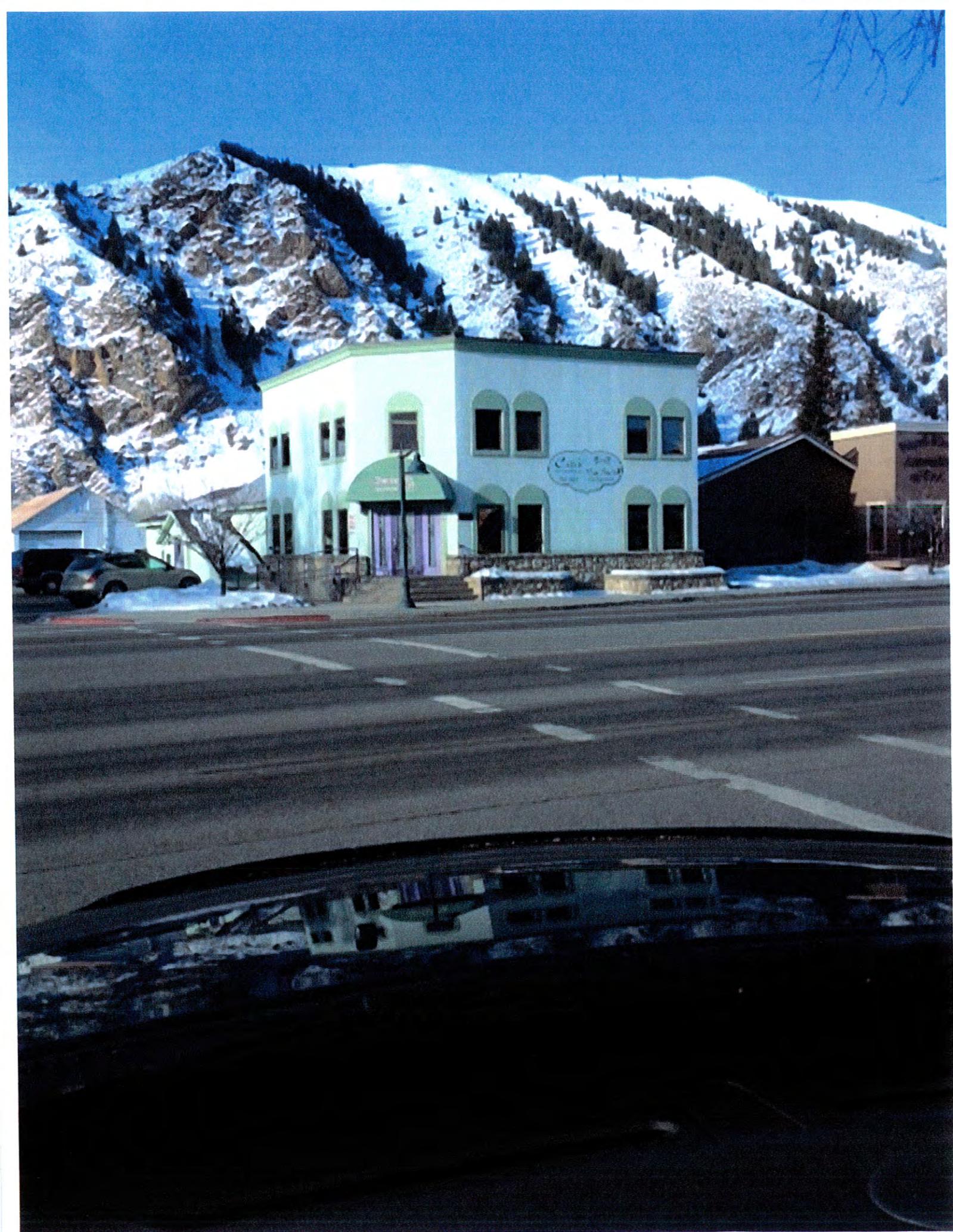
- Consideration of an Application by Maren Properties (Jared and Maren Hill) for Design Review of alterations to the exterior of an existing two floor building with a basement (Wood River Dental) and substantial remodel to the building's main floor. The building is located at Hailey Townsite, Blk 65,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

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

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

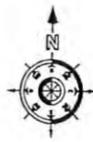
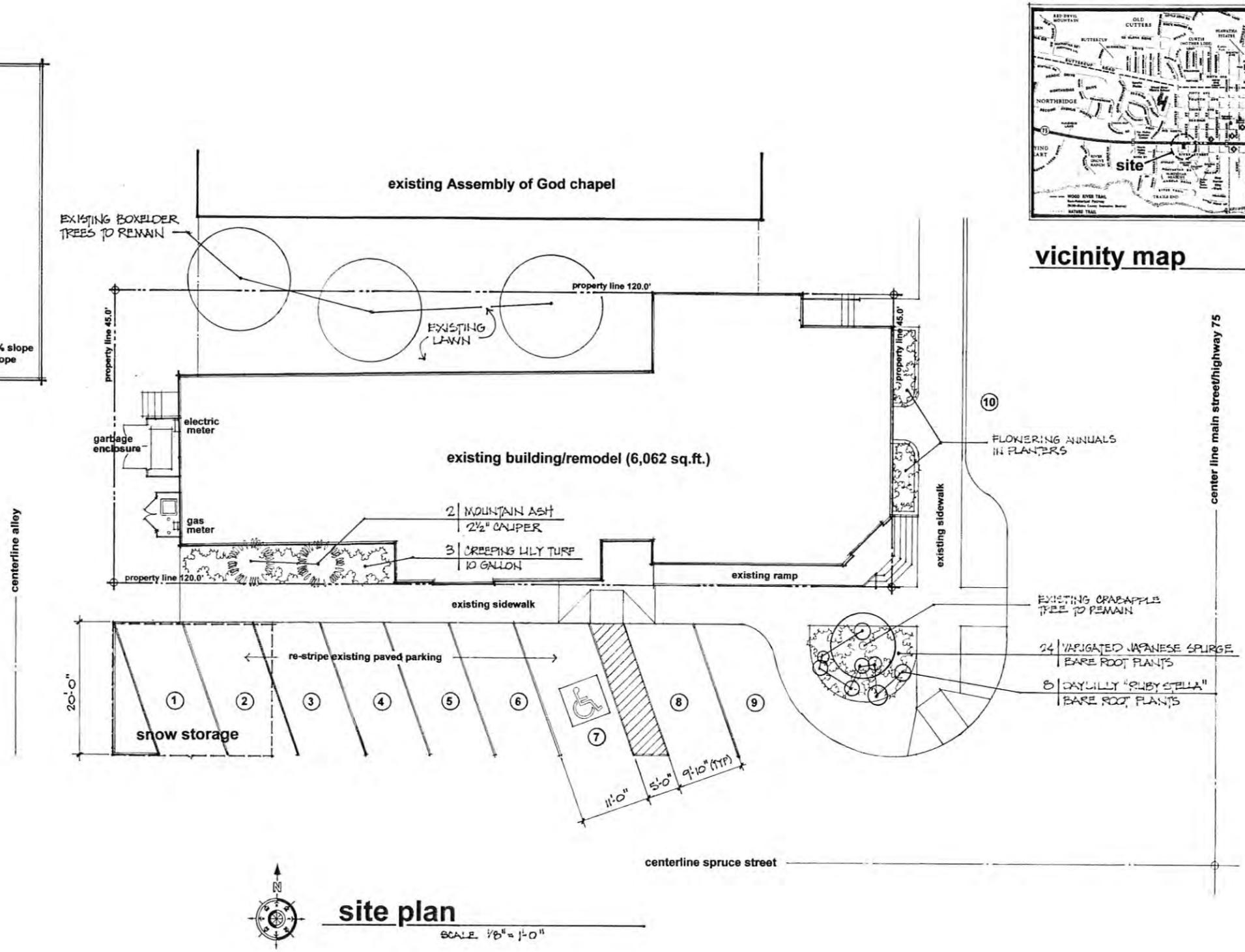
Supporting documents for this application can be viewed on the City of Hailey website the week prior to the meeting; this is accomplished by going to www.haileycityhall.org, clicking on Meetings, Planning & Zoning Commission, and then the meeting date Agenda.

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



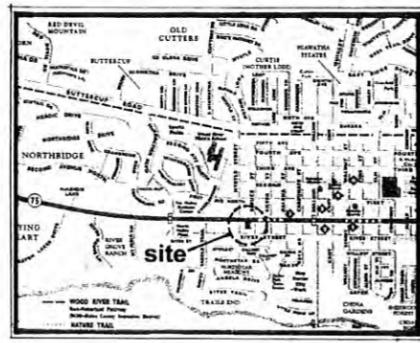
BUILDING & SITE SYNOPSIS

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



site plan

SCALE 1/8" = 1'-0"



vicinity map

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

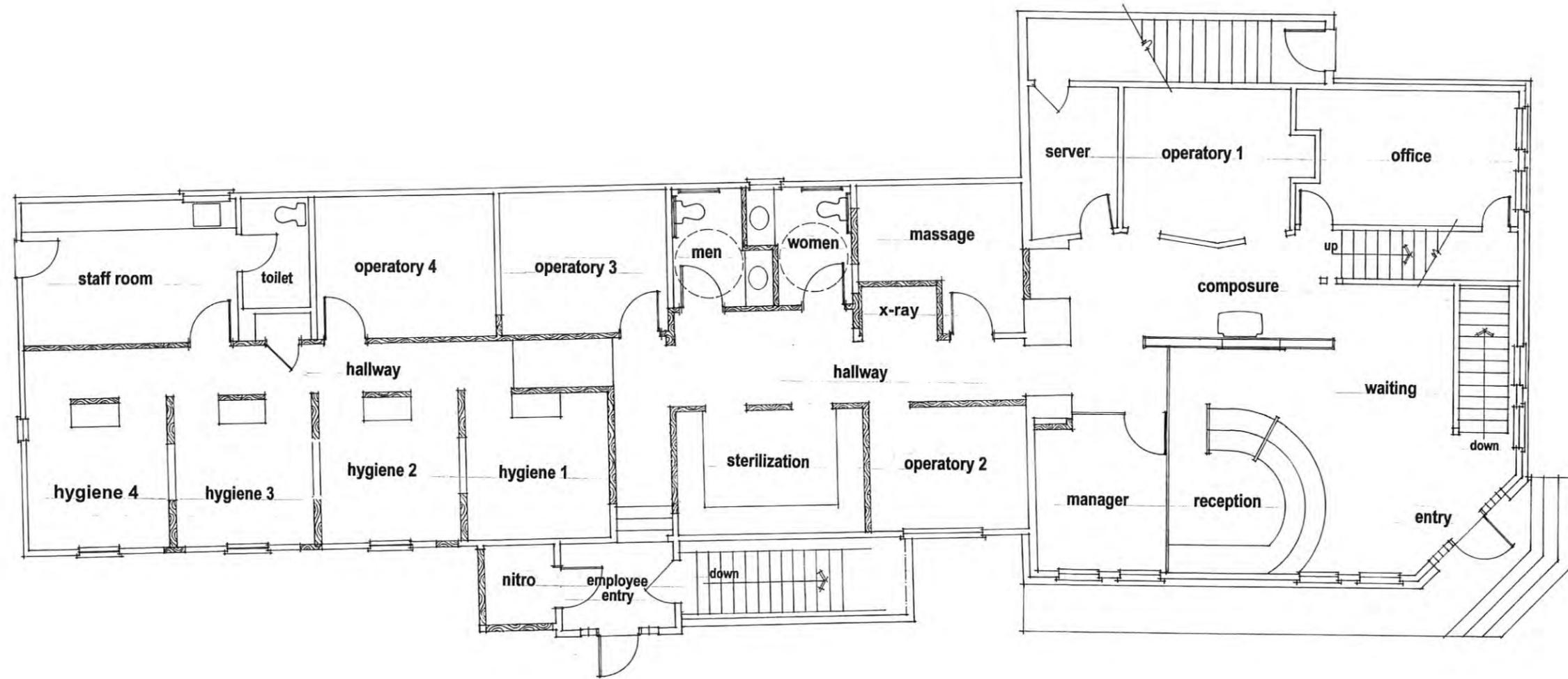
PROJECT NO.
DATE
DRAWN BY

WOOD RIVER DENTAL
503 North Main
Hailey, Idaho



RECEIVED
MAR 0 2013
CITY OF HAILEY

SD-1.0



main floor plan

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

RECEIVED
 FEB 13 2013
 CITY OF HAILEY

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

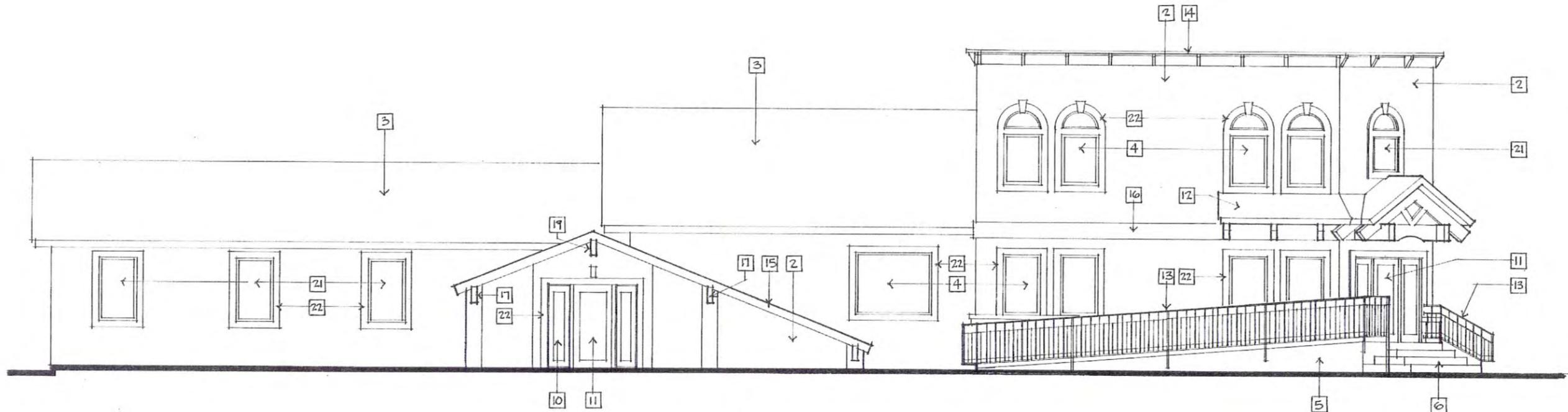
REVISIONS

PROJECT NO.
 DATE
 DRAWN BY

WOOD RIVER DENTAL
 503 North Main
 Hailey, Idaho

OWEN WRIGHT SCANLON
 NCARB

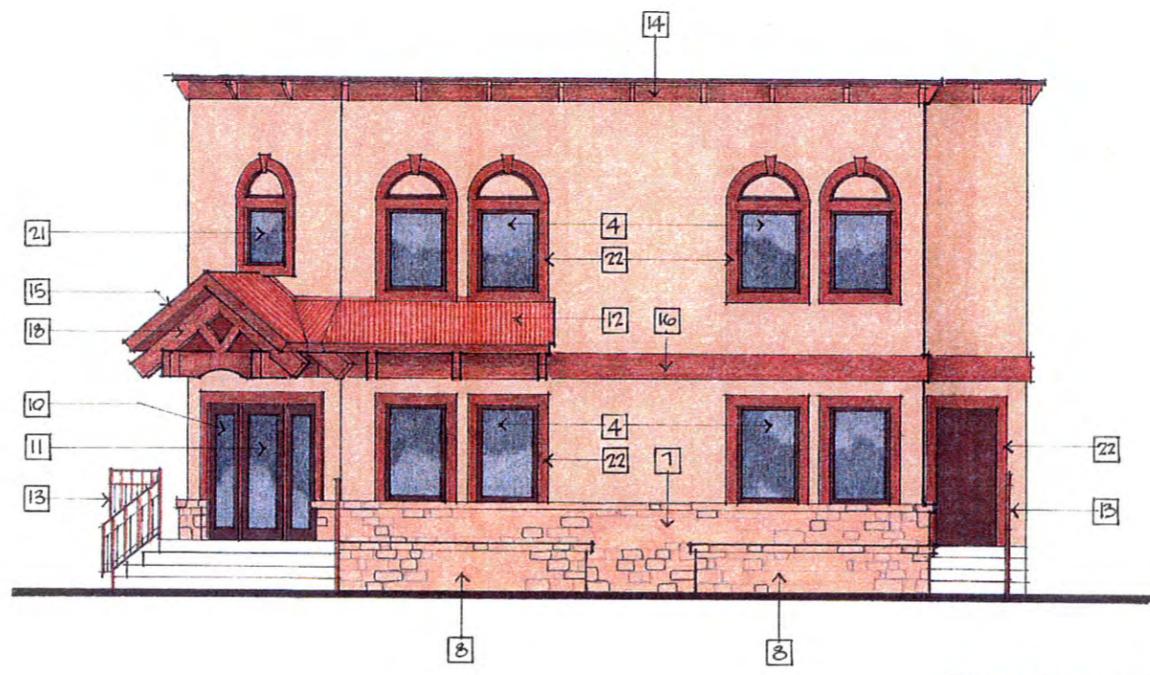
A-1.0



south elevation

SCALE 1/4" = 1'-0"

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



east elevation

SCALE 1/4" = 1'-0"

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

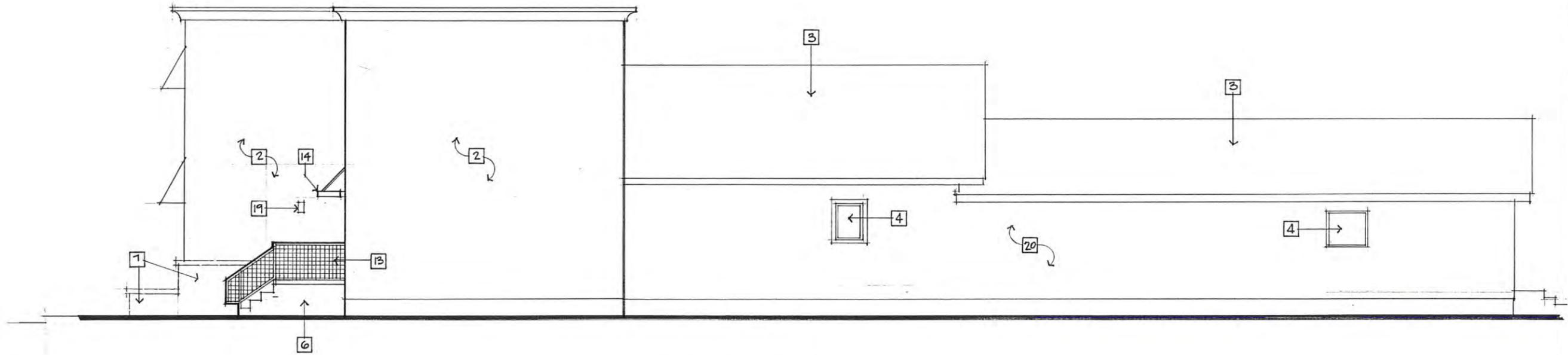
PROJECT NO.
DATE
DRAWN BY

WOOD RIVER DENTAL
Hailey, Idaho
503 North Main

OWEN WRIGHT SCANLON
INCARB

RECEIVED
FEB 28 2013

CITY OF HAILEY A-5.0

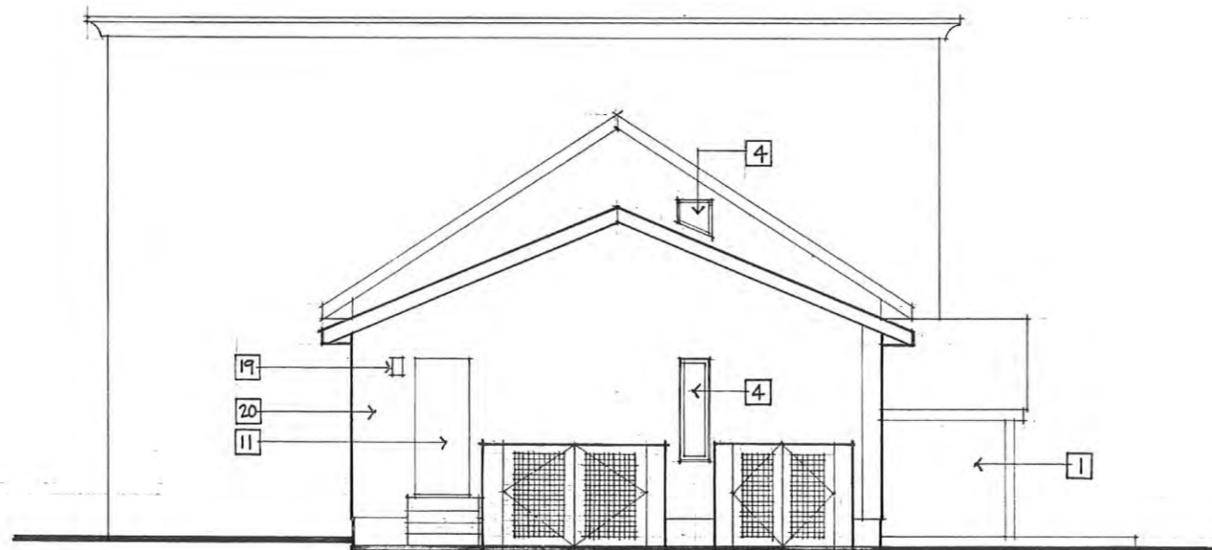


north elevation

SCALE 1/4" = 1'-0"

ELEVATION KEYNOTES:

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



west elevation

SCALE 1/4" = 1'-0"

RECEIVED
FEB 13 2013
CITY OF HAILEY

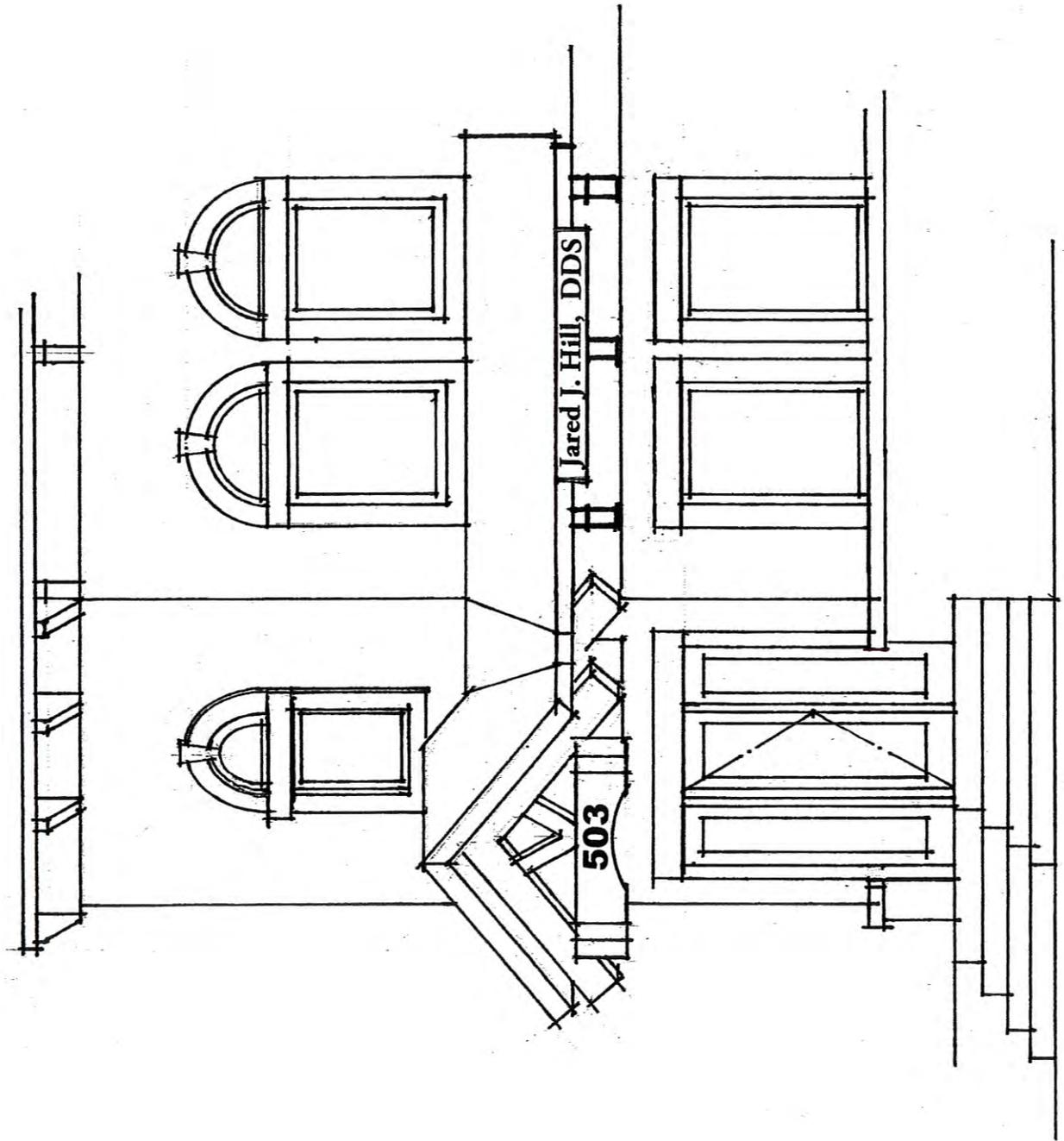
ARCHITECT/PLANNER
110 N ANGELA DR
HAILEY, ID 83333
(208) 720-2344

PROJECT NO.
DATE
DRAWN BY

WOOD RIVER DENTAL
Hailey, Idaho
503 North Main

OWEN WRIGHT SCANLON
NCARB

A-5.1



RECEIVED
FEB 28 2013
CITY OF HAILEY

DESCRIPTION

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

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

SPECIFICATION FEATURES

A ... Material

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

B ... Finish Painted

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

C ... Hood

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

D ... Gasket

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

E ... Lens

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

F ... Mounting

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

G ... Hardware

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

H ... Socket

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

I ... Electrical

Operates with 120V line voltage.

J ... Lamp

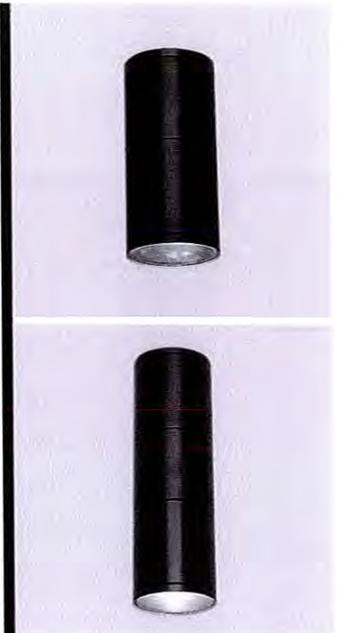
Not included. Available from Lumière as an accessory - see reverse side of this page.

K ... Labels & Approvals

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

L ... Warranty

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



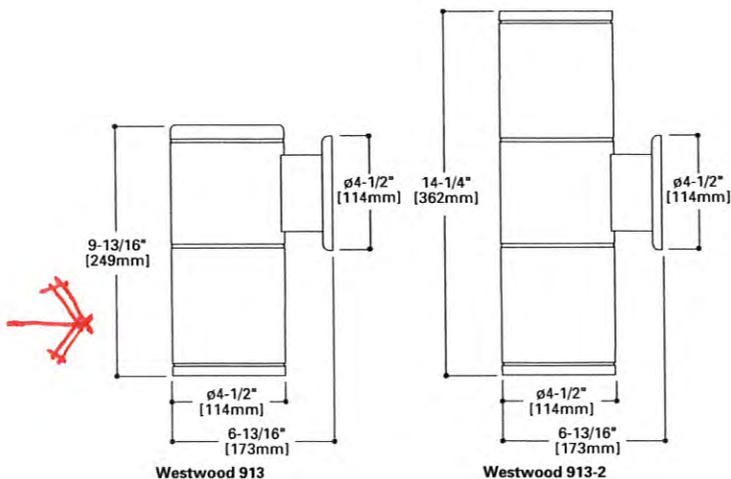
WESTWOOD

913
913-2

75W (max.) PAR30
Halogen
Line Voltage

Wall

IP65



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

Cone of Light

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

Lamp Wattage Multiplier
50W x 0.57



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

Cone of Light

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

Lamp Wattage Multiplier
50W x 0.57



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

Cone of Light

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

Lamp Wattage Multiplier
50W x 0.65



LAMP INFORMATION

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

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

NOTES AND FORMULAS

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

ORDERING INFORMATION

913-75PAR30-120-BZ

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

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 8, 2013 the Hailey Planning & Zoning Commission considered an application submitted by Jared and Maren Hill of Maren Properties for Design Review approval for alterations to the exterior of an existing two floor building with a basement and substantial remodel to the building's main floor. The building is located at Hailey Townsite, Blk 65, Lots S ½ of 9 and all of 10 (503 N. Main), within the Business (B) and Townsite Overlay (TO) districts. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Notice

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

Application

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

Procedural History

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

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:

Standards of Evaluation

8.2 Signs.

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

9 Parking and Loading Spaces

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

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

All parking is within 300 feet of principal use.

D. New on-site parking areas shall be located at the rear of the building, except within the SCI zoning district where parking is allowed at the side of the building.

Existing parking will remain unchanged, except for restriping to allow accessory space to be the correct width. Ten parking spaces are provided with one being an accessible space. Only six spaces are required.

E. On-site parking areas are not permitted between the sidewalk within the public right-of-way and the primary frontage of a building.

Proposed is parallel parking street-side and outside the sidewalk on the lot's frontage.

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

On-Site Parking Dimensions (shown in feet):			
Parking Angle	Stall Width (S)	Stall Depth (D)	Aisle Width (A)
90	9	18	24
30	9	20	11
45	9	20	13
60	9	21	18
Parallel	8	22	N/A
ADA	11 (+ 5 for ADA aisle)	Same as above	Same as above
Compact	8	16	Same as above

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

9.4.2 Commercial, Professional, Service, Recreation and Entertainment.

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

Total gross floor area of existing building/remodel is 6,062 square feet. Nine angled parking spaces (one being an accessible space) and one street side parallel parking space are part of the project. Six spaces are required.

8B.4 Outdoor Lighting Standards.

8B.4.1 General Standards.

a. All exterior lighting shall be designed, located and lamped in order to prevent:

- 1. Overlighting;**
- 2. Energy waste;**
- 3. Glare;**
- 4. Light Trespass;**
- 5. Skyglow.**

b. All non-essential exterior commercial and residential Lighting should be turned off after business hours and/or when not in use. Lights should be on a timer. Security lighting should be sensor activated.

c. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.

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

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

8B.4.2 Type of Luminaires. All exterior lighting shall use full cut-off luminaires with the light source downcast and fully shielded, with exceptions.

Exterior lighting is 75 W PAR30 downlight.

Bulk Requirements:

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

a. Minimum Lot Size –

Business district: see underlying zoning requirements.

Applicable Business District requirements are below.

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

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

Building height will remain unchanged.

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

Minimum Side or Front Yard setbacks are not required.

- f. Maximum Floor Area:**

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

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

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

6A.1 Design Review Applicability.

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

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

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

Improvements Required.

- A. Streets.**

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

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

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

b. The requirement for Sidewalk and drainage improvements may be waived for any remodel or addition to Single Family Dwelling

and Duplex projects within the Townsite Overlay District; Sidewalk and drainage improvements shall be required for new Principal Building.

The alterations to the exterior and the substantial remodel will be to the Principle Building, not a Single Family Dwelling or Duplex.

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

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

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

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

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

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

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

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

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

No new alternatives have been proposed.

B. Water Line Improvements.

1. In the Townsite Overlay District, any new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material

(blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.

If water line work becomes part of the project, blue board insulating material is required for water mains and individual water service lines less than 6 feet deep.

6A.8 Design Standards

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

1. Site Planning

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

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

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

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

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

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

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

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

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

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

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

Plans do not indicate vending machines onsite.

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

Onsite parking is not included on plans.

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

Onsite parking is not included on plans.

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

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

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

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

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

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

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

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

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

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

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

Snow storage area is located on pavement.

2. Building Design

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

Existing roofline will remain.

b. Standardized corporate building designs are prohibited.

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

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

Existing concrete ramp and steps will remain.

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

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

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

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

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

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

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

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

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

The building is flat roofed. It will have new stained cedar cornice trim and corbels around the south and east facades.

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

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

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

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

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

iii) Double glazed windows.

New windows will match existing windows.

iv) Windows with Low Emissivity glazing.

New windows will match existing windows.

v) Earth berming against exterior walls.

Plans do not include earth berming. Stucco is tan in color.

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

Plans do not include alternative energy.

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

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

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

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

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

Downspouts will be located over planter boxes and shrubbery.

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

Not applicable.

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

Not applicable. Sign permit application will be submitted separately.

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

I. Introduction:

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

WRD is within Townsite Overlay District.

II. Applicability: How to use this document.

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

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

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

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

III. Design Guidelines

C. Specific Guidelines

1. Site Planning

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

- A rectangular lot shape is preferred to a square one, as the rectangular lot

pattern is more in keeping with Old Hailey, and most often results in more useable and visible open spaces.

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

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

- **scale and massing of new buildings consistent with the surrounding neighborhood;**

Scale and massing will remain as it is.

- **building orientation that respects the established grid pattern of Old Hailey;**

WRD alterations and substantial remodel continues building orientation as it is in east/west and north/south orientations.

- **clearly visible front entrances;**

Remodel allows front entrance to remain clearly visible.

- **use of alleys as the preferred access for secondary uses and automobile access;**

Main entrance is proposed to remain as is, and so is building service from the alley.

- **adequate storage for recreational vehicles;**

Not applicable.

- **yards and open spaces;**

Existing lawn at northwest portion of the property will remain as is.

- **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;**

WRD alterations and substantial remodel will utilize same solar opportunities previously utilized onsite.

- **snow storage appropriate for the property;**

Snow storage area is 490 sq. ft., and parking area is 1,960 sq. ft., which equates to 25% snow storage to paving area where 25% is required.

- **Underground utilities for new dwelling units.**

Utilities from a design review standpoint will remain unchanged.

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

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

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

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

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

3. Architectural Character

A. General

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

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

b. Building Orientation

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

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

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

Steel tube handrail/guardrail and an overhead front entry canopy will be added.

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

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

c. Building Form

Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.

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

d. Roof Form

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

The roof will add new stained cedar cornice trim and corbels around the periphery of the east and south facades.

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

The roof will remain in its existing state.

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

The roof will remain in its existing state.

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

The roof will remain in its existing state.

e. Wall Planes

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

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

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

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

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

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

f. Windows

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

The windows will match existing windows.

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

Only windows on south eastern portion of building will change.

g. Decks and Balconies

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

Existing steps and ramp will remain.

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

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

No decks or balconies are part of the project.

h. Building Materials and Finishes

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

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

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

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

i. Ornamentation and Architectural Detailing

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

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

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

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

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

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

4. Circulation and Parking

Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.

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

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

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

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

Parking remain as existing, with changes previously noted.

Guideline: Detached garages accessed from alleys are strongly encouraged.

Plans do not include adding a garage.

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

Not applicable.

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

Not applicable. Curb cuts are not part of the project.

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

Not applicable.

5. Alleys

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

The project does not include modifying the alley.

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

Not applicable. No accessory buildings are shown on plans.

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

Not applicable.

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

No plantings are shown adjacent to the alley.

6. Accessory Structures

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

Not applicable, no accessory buildings are included in project.

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

Not applicable, no accessory buildings are included in project.

7. Snow Storage

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

Snow storage space will be 25% of off-site parking areas.

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

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

8. Existing Mature Trees and Landscaping

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

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

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

Site plan shows other significant landscape features.

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

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

9. Fences and Walls

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

Not applicable, fences or walls are not part of the project.

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

Not applicable, retaining walls are not part of the project.

10. Non-residential and Multi-family Uses

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

Plan shows existing pedestrian friendly sidewalks and ramp.

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

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

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

Utility lines are shown to remain unchanged.

6A.6 Criteria.

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

- 1. The project does not jeopardize the health, safety or welfare of the public.**
- 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards.**

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

- 1. Ensure compliance with applicable standards and guidelines.**
- 2. Require conformity to approved plans and specifications.**
- 3. Require security for compliance with the terms of the approval.**
- 4. Minimize adverse impact on other development.**
- 5. Control the sequence, timing and duration of development.**

6. **Assure that development and landscaping are maintained properly.**
7. **Require more restrictive standards than those generally found in the Zoning Ordinance.**

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

1. If any extension of the one year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.

2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.

CONCLUSIONS OF LAW

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

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

DECISION

The Design Review of Hailey Townsite, Blk 65, Lots S ½ of 9 and all of 10 (503 N. Main), within the Business (B) and Townsite Overlay (TO) districts – (Wood River Dental Clinic) is hereby approved subject to the following terms and conditions:

1. The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
2. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.

3. This Design Review approval is for plans dated February 13, 2013 (A-5.1), February 28, 2013 (A-5.0 and address and DDS rendering), March 05, 2013 (SD-1.0), and February 13, 2013 (A-1.0). The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
4. Blue board insulating material is required for water mains and individual water service lines less than 6 feet deep.
5. This Design Review approval shall expire one (1) year from the date these Findings of Fact are signed, unless a building permit application has been submitted to the Building Department.
6. This project is subject to Development Impact Fees pursuant to Municipal Code Chapter 15.16. The estimated fee is determined at the time of Building Permit application.
7. Except as otherwise provided, all the required building, landscaping, site, infrastructure improvements and all other conditions of approval shall be constructed and completed, or security in the amount of 150% of the estimated cost as approved by the City, before a Certificate of Occupancy will be issued.
8. This Design Review approval is subject to the following conditions:
 - a) All applicable Fire Department and Building Department requirements shall be met, including but not limited to:
 - i. An elevation certificate shall be obtained and submitted to the City for building height verification.
 - ii. Prior to installation of the new fence, a fence permit shall be obtained from the Building Department and the plans for the fence shall meet the standards of Section 8.1, Hailey Zoning Ordinance.
 - iii. No auxiliary apparatus (e.g. utility meters, fire suppression equipment) may extend into any public right-of-way.
 - iv. Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional parking, improvements and/or approvals.
 - b) All applicable City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall meet City Standards and shall be submitted for City approval. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
 - i. The applicant shall provide insulating material for all individual water service lines on both sides of the alley including and between the subject property and water main, if the main line is less than six (6) feet in depth. The main line shall be insulated only if recommended by the City Engineer.
 - c) Utility lines from the right-of-way to the property shall be installed underground.
 - d) All noxious weeds shall be controlled according to State Law.

- e) Any existing and proposed lighting on the subject property shall comply with the Outdoor Lighting standards.
 - f) A raised ornamental feature (a false façade) similar to existing feature (false façade) over main entryway shall be included over front portion of addition fronting Galena Street.
7. A party aggrieved by a final decision of the Commission may appeal in writing any final decision by filing a Notice of Appeal with the Hailey City Clerk within fifteen (15) days from the date of the decision.

Signed this ____ day of _____, 2012.

Geoffrey Moore, Chair

Attest:

Bart Bingham, Principal Planner

STAFF REPORT

TO: Hailey Planning and Zoning Commission

FROM: Micah Austin, Community Development Director

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

HEARING: April 8

Notice

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

Proposal

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

Background

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

Procedural History

The text amendment was considered by the Planning and Zoning Commission on March 11, 2013. At that meeting, the Commission made minor changes and directed staff to bring an updated copy of the ordinance back to the April 8 meeting. The City Council will consider this ordinance if the Planning and Zoning Commission recommend it for their consideration.

Department Comments

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

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

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



Standards of Evaluation

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

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

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

Section 11: COMMUNITY DESIGN

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

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

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

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

Section 5: Land Use, Population and Growth Management

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

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

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

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

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

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

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

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

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

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

Summary

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

*****or*****

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

Motion Language

Approval:

P&Z

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

Council

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

Denial:

P&Z

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

Council

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

Continuation:

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

Table:

Motion to table the proposed amendment to Section 8.2

ORDINANCE NO. ____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. No more than one message may be displayed per 24 hour period.

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

5. Shall emit a light of constant intensity, not to exceed 5,000 nits on clear days and 500 nits from dusk to dawn. In no event shall such an illuminated sign or device be placed or directed to permit the beams and illumination therefrom to be directed or beamed upon a public thoroughfare, highway, sidewalk or adjacent premises to cause glare or reflection that may constitute a traffic hazard or nuisance. Electronic Message Display portion of the sign shall only operate between 7:00 am and 10:00 pm.

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

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

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

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

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

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

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

PASSED BY THE COUNCIL this ____ day of _____, 2012

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

CITY OF HAILEY, IDAHO

FRITZ HAEMMERLE, Mayor

ATTEST:

MARY CONE, City Clerk

STAFF REPORT

TO: Hailey Planning and Zoning Commission

FROM: Micah Austin, Community Development Director

RE: Wood River Middle School Annexation of Parcel 4 of a Replat of Maurer Subdivision, comprising a total of 0.62 acres

HEARING: April 8, 2013

Applicant: Blaine County School District, represented by John Gaeddart and Jolyon Sawrey

Property Location: Parcel 4 of a Replat of Maurer Subdivision, adjacent to the Wood River Middle School (see *Exhibit A*)

Current Zoning: Blaine County: Medium Density Residential (R-.4)

I. Notice

Notice for the public hearings on April 8, 2013 before the Planning and Zoning Commission was published in the Mountain Express on March 20, 2013 and mailed out to all Public Agencies on March 25. The property was posted on March 25.

II. Procedural History

The Planning and Zoning Commission consider this annexation on April 8, 2013 at the regular meeting of the Planning and Zoning Commission.

III. Summary of Application

Blaine County School District proposes to expand the Wood River Middle School to accommodate increased classroom space and to provide better facilities for current students and teachers. The footprint of the building expansion would fall outside of current City Limits onto Parcel 4 of a Replat of Maurer Subdivision, which is owned by the Blaine County School District and encompasses 0.62 acres (*Exhibit A*). Approximately 17.8 square feet of the proposed building expansion would be located on Parcel 4, which is currently within the jurisdiction of Blaine County. 481 square feet of the proposed addition infringes on current setbacks and 17.8 square feet of that is outside of the City of Hailey. According to the plat notes for this replatted subdivision, no structure can be built on this parcel (Parcel 4) until it has been annexed into the City of Hailey. In addition, the plat notes state that building height for this parcel, assuming it is annexed into the City, shall not exceed 25' from existing grade.

With the building expansion crossing County lines into Parcel 4, annexation of 0.62 acres into the City of Hailey is required in order for this project to continue.

IV. Standards for Evaluation: Planning and Zoning Review

The procedure and standards of the Commission's review is established in Hailey Ordinance No. 889, Section 14.01.080, Commission Review:

- **The Commission shall review the particular facts and circumstances of a proposed annexation for the purpose of determining;**
 - 1. Whether the proposed annexation will be harmonious and in accordance with specific goals and policies of applicable components of the Hailey Comprehensive Plan, and**
 - 2. Whether the proposed annexation generally complies with the Hailey Comprehensive Plan.**
- **The Commission shall also make a recommendation that the property sought to be annexed should be zoned as one or more particular zoning districts, as more fully described in the Hailey Zoning Ordinance.**
- **The Commission shall make findings of fact and conclusions of law relating to the application's general compliance with the Hailey Comprehensive Plan and to the Commission's recommendation for zoning.**
- **The Commission shall forward those findings and conclusions in writing to the Council and the applicant.**

V. Impacts on City Services

The Blaine County School District does not plan to install any new water or sewer lines and will not add any additional capacity to our water and sewer system. There will be no new roads, no new lots, and no extensions of City infrastructure to serve this development. The school district does not plan to add any additional students.

1. *Drinking Water System.* No impact. Tom Hellen, Public Works Director, has reviewed the application and has no concerns.
2. *Wastewater Treatment.* No impact. Tom Hellen, Public Works Director, and Roger Parker, WWTP Superintendent, have reviewed the application and have no issues.
3. *Life Safety (Fire and Police).* No impact. Jeff Gunter, Police Chief, and Mike Baledge, Fire Marshal, have reviewed the application and they have no concerns.

4. *Traffic and Transportation.* No impact. There will be no additional students, buses, or additional traffic. Tom Hellen, Public Works Director, has reviewed the application and has no concerns.
5. *Building.* The Building Officials, Wayne Orvik and Joe Rutledge, are working with the architect to ensure these plans comply with 2009 IBC. The building officials have no concerns with this application.

VI. Comprehensive Plan Compliance

The current Comprehensive Plan (2010) contains goals that are applicable to the annexation request from the Blaine County School District and illustrates how the application is in compliance with the Comprehensive Plan. The following tables summarize these goals, which are taken from Section 13: “School Facilities and Transportation”; Section 15.11, “School Facilities”; Section 9, “Public Services, Facilities, and Utilities”; and Section 11, “Community Design.”

Compliance with Comprehensive Plan	
9.5	Support Police Department improvements to meet projected Law Enforcement needs.
9.6	Support Fire Department improvements to meet projected fire protection and emergency incident response needs.
9.1	Plan for the long-term utilities, service and facility needs while minimizing impacts to the greatest extent possible
11.1	Establish a built environment that maintains human scale, retains interest, aesthetics, encourages various levels of interaction among all members of the community, and enhances the character of different neighborhoods
13.1	Encourage and facilitate the development of school facilities that are planned consistently with the city’s other land use policies
15.11.1	Coordinate and cooperate with the Blaine County School District in the master planning and development for new and expanded school district facilities within the City of Hailey to meet the educational goals established by the community.
15.11.2	Encourage the shared use of all public facilities in order to minimize potential burden on property tax payers and maximize opportunities for public use

VII. Zoning for the Property Proposed for Annexation

- Current Blaine County Zoning for Parcel 4 of the Maurer Subdivision is Medium Density Residential (R-4).
- Staff recommends zoning this parcel General Residential (GR) for the following reasons:
 - Consistent with surrounding zone where the Middle School is located.
 - According to Article 4.3.2 of the Zoning Ordinance, a school is a permitted use in the GR zone.

VIII. Studies and Research on the Property Proposed for Annexation

- Traffic Study: not required
- Wildlife Study: not required
- Level I Environmental Study: not required
- Contour Map depicting 15% and 25% slope lines:
 - Included in application. See attachments to report
- Avalanche Study: not applicable
- Wetland Study: not applicable
- Fiscal Impact Analysis: not required (City Council may require)

IX. Utilities and Relocation

- The city operates and maintains a water line through Parcel 4 and the property is currently used as emergency/pedestrian access. The easement for the water line is recorded under Instrument #481909-481911. The new addition will not impact the water line or encroach on the current waterline easement.
- The water line was installed approximately 9 years ago when the School acquired the 0.62 acres in order to serve a fire hydrant on the southeast corner of the school's campus, adjacent to the existing tennis courts.

X. Lot Line Adjustment

- If annexation is approved, the Blaine County School District must submit a request for a Lot Line Adjustment in which the property line for Parcel 4 will vacated, combining Parcel 4 with the 20.82 acres currently owned by the School District.
- A building permit may be issued if the Lot Line Adjustment is in process and there are no issues or concerns from City staff, the public, and adjoining property owners. However, a Certificate of Occupancy will not be issued until the lots have been combined.

XI. Plat Notes and Building Restrictions

- According to the plat containing Parcel 4, "A Replat of Maurer Sub'd," the following notes pertain to the any structures developed on Parcel 4
 - Note #10: Until annexed into the City of Hailey, no structure that requires a county building permit shall be constructed on Parcel 4
 - Note #11: No roof-line constructed on Parcel 4 shall exceed twenty-five feet (25') from existing grade.

XII. Comments from Blaine County Planning and Zoning

- Please refer to Exhibit B of this report

Motion Language

Approve

Motion to recommend to City Council approval of the annexation request from the Blaine County School District to annex Parcel 4 of a Replat of Maurer Subdivision, a single lot comprising 0.62 acres, into the City of Hailey for the purpose of expanding the Wood River Middle School, recommending this parcel be zoned General Residential (GR) and finding this application is harmonious and in compliance with the goals and policies of applicable components of Hailey Comprehensive Plan, and that the annexation is in the best interests of the citizens of Hailey.

Deny

Motion to recommend to City Council denial of the annexation request from the Blaine County School District to annex Parcel 4 of a Replat of Maurer Subdivision, a single lot comprising 0.62 acres, into the City of Hailey for the purpose of expanding the Wood River Middle School finding this application not in accordance with the Comprehensive Plan for the following reasons: _____.

Continue

Motion to continue the public hearing of the annexation request from the Blaine County School District to annex Parcel 4 of a Replat of Maurer Subdivision, a single lot comprising 0.62 acres, into the City of Hailey for the purpose of expanding the Wood River Middle School to a later date: _____.

EXHIBIT B



BLAINE COUNTY LAND USE AND BUILDING SERVICES

219 1st Avenue South, Suite 208 Hailey, ID 83333
Planning & Zoning: 208-788-5570 ♦ Building Department: 208-788-5573 ♦ Fax 208-788-5576
www.blainecounty.org

March 28, 2013

Micah Austin
Community Development Director
City of Hailey

via e-mail

Dear Micah,

Thank you for the opportunity to comment on the proposed annexation of Parcel 4, Maurer Subdivision, into the City of Hailey. As plat note 10 indicates, annexation prior to construction on this parcel was anticipated. As such, the County supports the School District's application. In response to your specific questions, please see below:

1. What is the current zoning for this parcel? The city is recommending this parcel be zoned GR if annexed.
 - County zoning of this property is Medium Density Residential (R-.4). GR zoning makes sense for the property once annexed.
2. What overlays, boundaries, or other County land use restrictions are currently in place for this parcel?
 - The property is not within any County overlay districts. The R-.4 zoning district allows ag uses, single family and duplex residential as permitted uses. (A school use would require a conditional use permit.) The side and rear yard setbacks are 1 foot for every 2 feet of building height, with a minimum of 10 feet.
3. Any wildlife, environmental, or other concerns?
 - No.
4. Any other information that the County would like included in the record?
 - You noted that the Maurer Subdivision plat note 11 which limits roof height to 25 feet would be applicable. We expect the other Maurer Subdivision lot owners would appreciate this limit being retained for the school addition.
 - As we have discussed, a plat amendment that would make Parcel 4 of Maurer Sub a part of Lot 2, Block 1, Northridge Subdivision IV, is appropriate, with the plat title referencing the change to Parcel 4. A replat of Maurer Subdivision would not be required.

I hope this is responsive to your questions. Don't hesitate to contact me if I can be of further help.

Sincerely,

Kathy Grotto
Senior Planner

cc: Board of County Commissioners
Valdi Pace, Blaine County Assessor
Joel Hall, GIS Program Manager

RECEIVED
MAR 07 2013

City of Hailey - Annexation Application

Submittal Date: 3 / 7 / 2013

Legal Description of Subject Property: Parcel 4 of a Replat of Maurer Subd (Trust 510570)

Address or Location of Subject Property: Property Abuts WRMS to east (900 2nd Ave N)

Existing Zoning and Existing Use: Existing zoning = R-.4 & use = school / bare land

Proposed Zoning and Proposed Use: Proposed zoning = GR & use = classroom addition

Total Land Area of Property (in square feet and acres): Area to be annexed = 26,827 SF (0.62 Acres)

Name of Owner of the Property: BCSD #61, Attn: Mike Chatterton

Mailing Address: 118 W. Bullion City: Hailey State: ID Zip: 83333

Phone: () 578-5000 Fax: () 578-5110 Cell: () 481-2386

Email Address: mchatterton@blaineschools.org

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

Property Owner's Signature: *[Signature]* Date: 3 / 4 / 2013

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

Mailing Address: City: State: Zip:

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

Email Address:

Application Contact (if different than above):

**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: / /

Annexation Application Fees: Cost of additional noticing, recording fees, and other direct costs will also be assessed.	FOR CITY USE ONLY
<u>Pre-application meetings</u> - will be billed to the applicant at \$50/hr per department head for meetings and/or phone calls exceeding one hour cumulative. <i>5 hrs</i>	<i>250.00</i>
<u>Application</u> (\$1,250.00 + \$15/developable acre).....	\$ <i>1265.00</i>
Additional fees for services rendered (including, but not limited to fees for City Attorney, City Engineer, and Staff) to be negotiated before application is certified as complete.	
<u>Publication</u> cost (\$40.00 x 3)	\$ 120.00
<u>Laminations for Posting Property</u> (\$18 x 3).....	\$ 54.00
<u>Mailing</u> (# of addresses <i>12</i>) + [33 agencies] x 3 x (. <i>46</i> postage & .15 for paper, envelope & label)	\$ <i>82.35</i>
DO NOT COUNT DUPLICATES OR CITY OF HAILEY	
<u>Total Due</u>	\$

See attached checklist for items that must be submitted with this application in order for application to be considered complete. See attached Ordinance #889 for information on application process.

1,776.35

RECEIVED
ANNEXATION CHECKLIST
MAR 07 2013

City Use Only -

Certified Compete by: JA

Date: 3/17/2013

Project Name: CITY OF HAILEY ARMS

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

- ✓ One (1) large set of plans to scale including:
 - ✓ Vicinity map showing the general area of the annexation
 - ✓ Parcel map showing accurate boundaries of the parcel proposed for annexation.
 - ✓ Schematic design of the entire project showing proposed uses density, streets, alleys, easements, and proposed size and location of open spaces and parks.
- ✓ Six (6) 11" x 17" copies of any larger plans/maps.
- ✓ PDF files of all required documents and 11" x 17" plans/maps.
- N/A Description of proposed project, including the approximate:
 - N/A Number and size of proposed lots
 - N/A Length and location of proposed water and sewer mains
 - N/A Length and location of proposed streets and alleys
 - N/A Length and location of proposed sidewalks
- ✓ Written description of how proposed annexation:
 - ✓ will protect Hailey's established or proposed wellhead protection zones.
 - ✓ will impact existing municipal infrastructure and services.
 - ✓ complies with specific goals and policies of the Hailey Comprehensive Plan.
 - ✓ is compatible with adjacent neighborhoods.
 - ✓ incorporates and/or mitigates natural resources and natural hazards.
 - ✓ incorporates contributions and/or dedications to the public.
 - ✓ will maintain streets, alleys, parks and utilities (both public & privately owned utilities) and how maintenance will be funded.
- ✓ Description of what contributions and/or dedications the applicant is willing to make as part of the proposed annexation.
- ✓ Fiscal impact analysis (may be submitted when reviewed by City Council).
- ✓ Phasing plan showing proposed dates of construction and completion of phased construction for infrastructure, streets, alleys, utilities and all other development.
- ✓ The following studies must be supplied:
 - n/a Traffic study
 - n/a Wildlife study
 - n/a Level I environmental study
 - ✓ Contour map depicting 15% and 25% slope lines.
 - n/a Floodplain study (if applicable)
 - n/a Avalanche study (if applicable)
 - n/a Wetland study (if applicable)
- ✓ Proof of ownership interest.
- ✓ Names and address of all property owners within three hundred (300) feet of the exterior boundaries of the land being considered. Submit paper copy and electronically on Excel spreadsheet. Names and addresses can be obtained using the Blaine County map server <http://maps.co.blaine.id.us/> or from the Blaine County Assessor's office. Assistance can be provided by the Hailey Planning staff upon request.
- ✓ Names and addresses of easement holders within the subject property. Spreadsheet referenced above has an area for inclusion of this information.
- ✓ Fees schedule agreement – discussed at submittal meeting

LEGAL DESCRIPTION

Order Number: 04012481

A parcel of land located within Section 4, Township 2 North, Range 18 East, Boise Meridian, Blaine County Idaho, being a portion of Lot 2 of Maurer Subdivision as recorded in the office of the recorder, Blaine County, Idaho and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 2, said point being the REAL POINT OF BEGINNING; thence North $06^{\circ}18'27''$ West 99.37 feet to the Northwest corner of said Lot 2; thence North $71^{\circ}15'36''$ East along the Northerly boundary of said Lot 2, 58.10 feet; thence leaving said Northerly boundary South $18^{\circ}45'14''$ East 109.57 feet to the Southerly boundary of said Lot 2; thence North $83^{\circ}29'41''$ West 29.39 feet to an angle point in said Southerly boundary, thence South $71^{\circ}15'36''$ West 52.94 feet to the REAL POINT OF BEGINNING.

A Plat Showing NORTHRIDGE NO. IV SUBDIVISION

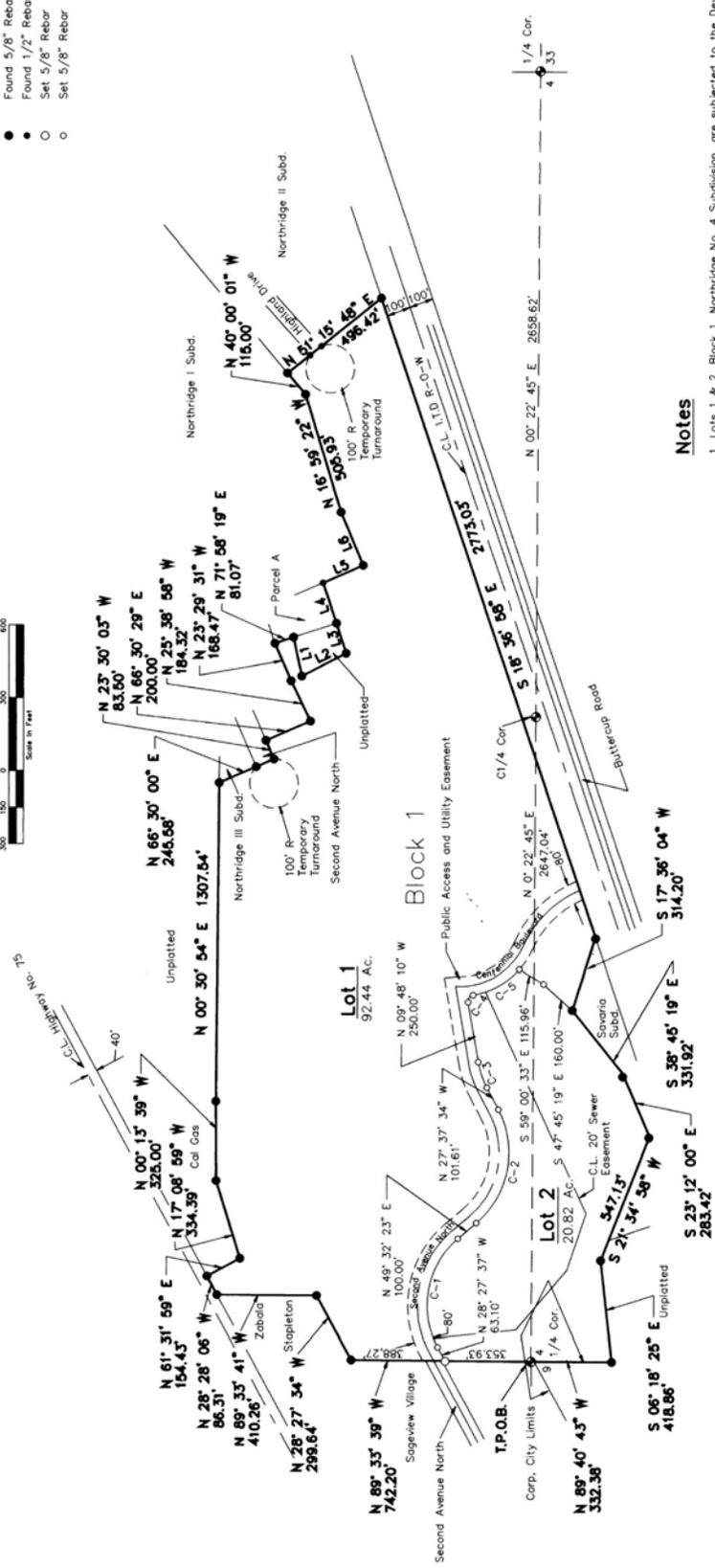
Located Within Section 4, T.2N., R.18E., B.M., City of Hailey, Blaine County, Idaho

Basis of Bearings is Northridge 1 Subdivision

November, 1993



- Legend**
- Found Brass Cap
 - Found 5/8" Rebar
 - Found 1/2" Rebar
 - Set 5/8" Rebar
 - Set 5/8" Rebar



Notes

1. Lots 1 & 2, Block 1, Northridge No. 4 Subdivision, are subjected to the Development Restrictions as shown on the plat and recorded with the Blaine County Recorder's Office under Instrument No. _____.

2. **HEALTH CERTIFICATE.** Sanitary restrictions as required by the Health Department of the City of Hailey may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance a Certificate of Disapproval.

Date
Robert W. Enshel
South Central District Health Dept., EHS

Line Data

LINE	BEARING	DIST.
L1	S 11° 58' 57" E	164.05'
L2	N 62° 40' 20" E	205.92'
L3	N 17° 59' 44" W	129.86'
L4	N 18° 40' 05" W	173.39'
L5	N 66° 30' 34" E	180.86'
L6	N 22° 36' 04" W	238.09'

Curve Data

CURVE	R	L	T	Ch. Bearing
C-1	78° 00' 00"	360.00'	291.52'	453.11' N 10° 32' 23" E
C-2	77° 09' 57"	380.00'	511.78'	303.16' N 10° 57' 24" E
C-3	17° 49' 24"	360.00'	111.99'	56.45' N 18° 42' 52" W
C-4	90° 08' 18"	25.00'	39.33'	25.06' N 35° 15' 59" E
C-5	38° 27' 34"	330.00'	221.51'	115.11' 217.38' N 61° 06' 21" E

Northridge No. 4 Subdivision

Colena Engineering, Inc.
Ketchum, Idaho
Sheet 1 of 2
Job. No. 2849

CERTIFICATE OF OWNERSHIP

This is to certify that we, the undersigned are the owners in fee simple of the following described parcel of land: A parcel of land located within Section 4, T.2N., R.18E., B.M., City of Halley, Blaine County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the south 1/4 corner of Section 4, which is the TRUE POINT OF BEGINNING;

thence N 89° 33' 39" W 742.20 feet;
 thence N 28° 27' 34" W 299.64 feet;
 thence N 89° 33' 41" W 410.26 feet;
 thence N 28° 28' 06" W 86.31 feet;
 thence N 61° 31' 59" E 154.43 feet;
 thence N 17° 08' 59" W 334.39 feet;
 thence N 00° 13' 39" W 325.00 feet;
 thence N 00° 30' 54" E 1307.54 feet;
 thence N 66° 30' 00" E 245.58 feet;
 thence N 23° 30' 03" W 83.50 feet;
 thence N 66° 30' 29" E 200.00 feet;
 thence N 25° 38' 58" W 184.32 feet;
 thence N 23° 29' 31" W 168.47 feet;
 thence N 71° 58' 19" E 81.07 feet;
 thence S 11° 58' 57" E 164.05 feet;
 thence N 62° 40' 20" E 94.53 feet;
 thence N 17° 59' 44" W 129.86 feet;
 thence N 18° 40' 05" W 173.39 feet;
 thence N 66° 30' 34" E 180.86 feet;
 thence N 22° 36' 04" W 238.06 feet;
 thence N 16° 59' 22" W 505.93 feet;
 thence N 40° 00' 01" W 115.00 feet;
 thence N 51° 15' 48" E 496.42 feet;
 thence S 18° 36' 58" E 2773.03 feet;
 thence S 17° 36' 04" W 314.20 feet;
 thence S 38° 45' 19" E 331.92 feet;
 thence S 23° 12' 00" E 283.42 feet;
 thence S 21° 34' 58" W 547.13 feet;
 thence S 06° 18' 25" E 418.86 feet;
 thence N 89° 40' 43" W 332.38 feet to the TRUE POINT OF BEGINNING, containing 113.26 acres more or less.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. It is the intent of the owner to hereby include said land in this plat.

Lynn Flickinger
Lynn Flickinger
Chairperson, Blaine County School District No. 61

ACKNOWLEDGEMENT

STATE OF Idaho } ss
COUNTY OF Blaine }
On this 5th day of November, 1993, before me, a Notary Public in and for said State, personally appeared Lynn Flickinger, known or identified to me to be the Chairperson for the Blaine County School District No. 61, and the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

John L. Purcell II
Notary Public

ACKNOWLEDGEMENT

EMB-Halley L.P., a California limited partnership
Elliott M. Coplow, President of
E.M. Coplow & Associates, Inc., G.P.
STATE OF Idaho } ss
COUNTY OF Blaine }
On this 5th day of November, 1993, before me, a Notary Public in and for said State, personally appeared Elliott M. Coplow personally known or identified to me to be the person who executed the within instrument as President, on behalf of E.M. Coplow & Associates, Inc. the Corporation therein named, and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors, said corporation being known to me to be the general partner of EMB-Halley L.P., a California limited partnership the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

John L. Purcell II
Notary Public

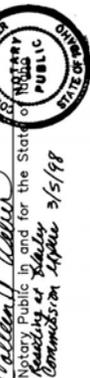
SURVEYOR'S CERTIFICATION

I, Richard D. Fosbury, a duly licensed land surveyor in the State of Idaho, do hereby certify that this plat of Northridge No. 4 Subdivision is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to plats and surveys.



ACKNOWLEDGEMENT

STATE OF IDAHO } ss
COUNTY OF BLAINE }
On this 9 day of November, 1993, before me, a Notary Public in and for said State, personally appeared Richard D. Fosbury, known to me to be the person whose name is subscribed to the above Surveyor's certificate and acknowledged to me that he executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



COUNTY ENGINEER'S APPROVAL

I, Jim W. Koance, County Engineer for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the state of Idaho relating thereto.

Jim W. Koance
11/09/93

APPROVAL OF CITY ZONING COMMISSION

The foregoing plat was approved by the Halley City Zoning Commission on this 3 day of September, 1993.

APPROVAL OF CITY COUNCIL

The foregoing plat was approved by the City Council of Halley on this day of , 1993.

Michael D. Clark
City Clerk

CITY ENGINEER'S APPROVAL

The foregoing plat was approved by Michael D. Clark City Engineer for the City of Halley on this 9 day of September, 1993.



COUNTY TREASURER'S APPROVAL

The taxes on the foregoing parcel of land have been paid to this date and this plat of Northridge No. 4 Subdivision is hereby approved this 20th day of September, 1993.

Vicki L. Dick
Blaine County Treasurer

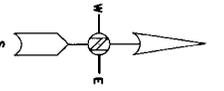
COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } ss 370829
COUNTY OF BLAINE }
This is to certify that the foregoing plat was filed in the office of the Recorder of Blaine County, Idaho on this 21st day of Sept, 1993, at 2:58 P.M., and duly recorded in Plat Book , at page .
Debra J. Gentry
Ex-officio Recorder

Northridge No. 4 Subdivision
County Engineering, Inc.
Ketchum, Idaho
Sheet 2 of 2
Job No. 2849

A REPLAT OF MAURER SUB'D.

LOCATED WITHIN SECTION 4, TOWNSHIP 2 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.
 WHEREIN THE ORIGINAL MAURER SUBDIVISION IS REPLATTED INTO 3 LOTS AND 1 PARCEL
 AUGUST 2004



LEGEND

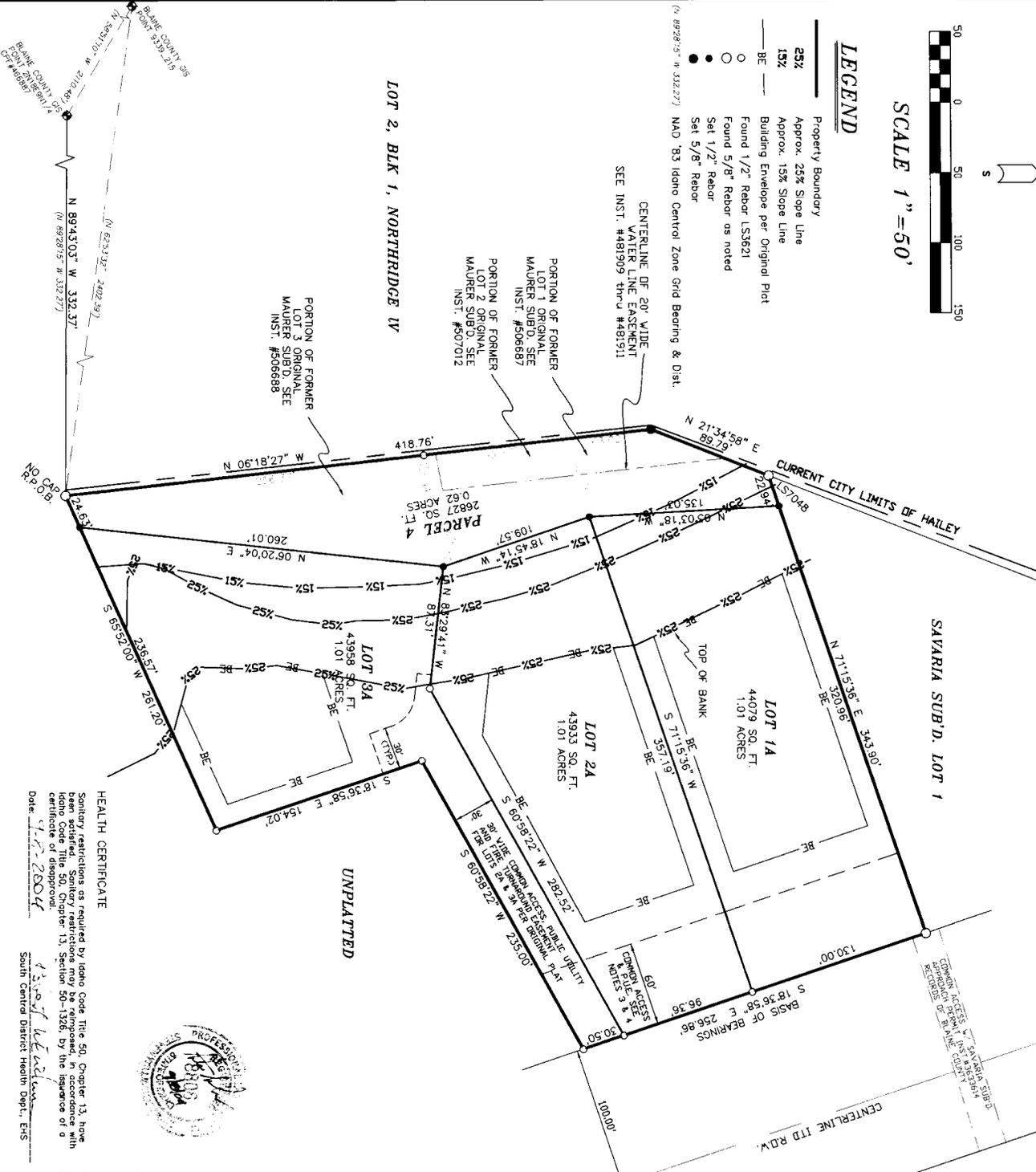
- Property Boundary
- 25% Approx. 25% Slope Line
- 15% Approx. 15% Slope Line
- BE Building Envelope per Original Plat
- Found 1/2" Rebar US621
- Found 5/8" Rebar as noted
- Set 1/2" Rebar
- Set 5/8" Rebar

CENTERLINE OF 20' WIDE WATER LINE EASTMENT SEE INST. #481909 thru #481911

PORTION OF FORMER LOT 2 ORIGINAL MAURER SUB'D. SEE INST. #5096887

PORTION OF FORMER LOT 2 ORIGINAL MAURER SUB'D. SEE INST. #5096888

LOT 2, BLK 1, NORTHRISE IV



NOTES

1. Proposed lots are to be served by individual septic systems and individual wells.
2. All utilities will be installed underground. Except within the boundaries of Parcel 4, the 10 foot wide public utility easements which were reserved and centered upon all side and rear lot lines per the original Maurer Subdivision plat shall exist. The portions of said easements within Parcel 4 are hereby vacated.
3. The 80 foot Common Access road shown herein will be dedicated to the City of Hailey should any lot within this subdivision, excluding Parcel 4, become annexed into the City of Hailey. The portion of said road within this subdivision, shall meet or exceed City of Hailey and Hailey Fire Department standards.
4. The purchaser(s) and/or owner(s) of these lots understand and agree that private utility easements are hereby created and that Blaine County is in no way obligated to maintain or improve these roads until the roads are brought up to county standards, any successor in interest of these lots. If and when this subdivision becomes annexed into the City of Hailey, the gravel road along the east boundary line will be upgraded to heavy standards and costs to do so will be divided proportionately between the lots on a linear foot of frontage basis.
5. Five protection requirements for each lot, including those of the City of Hailey, the Wood River Rural Fire District, the Uniform Fire Code and/or those of the Boise Meridian, shall be complied with prior to issuance of a building permit.
6. A 10 foot wide snow removal and public utility easement is reserved adjacent to the lot lines and no parking may be placed on these easements except grass and driveways.
7. A 10 foot wide snow removal and utility crossing easement has been entered into with the Boise Meridian District recorded under inst. No. _____ records of Blaine County, Idaho.
8. Maintenance and weed control pursuant to State regulations for all lots are the responsibility of the individual lot owner.
9. Each lot owner within this subdivision shall be responsible for coordinating with the other lot owners for placement of septic systems and domestic water lines in accordance with Blaine County, State of Idaho and other applicable requirements.
10. Utility easements within the City of Hailey, no structure that requires a county building permit shall be constructed on Parcel 4.
11. No roof-line constructed on Parcel 4 shall exceed twenty-five feet (25') from existing grade.
12. The Original Maurer Subdivision Plat was recorded under instrument #421806, refer to said Original Plat for other conditions which may affect this property.
13. The Gas line easement recorded in Book 194 of Records at Page 447 records of Blaine County, has been relinquished per Intermountain Gas Co.



HEALTH CERTIFICATE
 Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.
 Date: 8/2004
 South Central District Health Dept., EMS



REPLAT OF MAURER SUB'D.

LOCATED WITHIN
 SECTION 4, TOWNSHIP 2 NORTH, RANGE 18 EAST
 BOISE MERIDIAN, BLAINE COUNTY, IDAHO

PREPARED FOR: BCSD
 DRAWN BY: SMS
 DATE: 8/2004

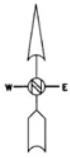
PROJECT NO. 03837
 PLAT FILE: 03837.PDWG
 SHEET 1 OF 2

A REPLAT OF MAURER SUB'D.

LOCATED WITHIN SECTION 4, TOWNSHIP 2 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

WHEREIN THE ORIGINAL MAURER SUBDIVISION IS REPLATTED INTO 3 LOTS AND 1 PARCEL

AUGUST 2004



SCALE 1" = 50'

LEGEND

- Property Boundary
 - 25% Approx. 25% Slope Line
 - 15% Approx. 15% Slope Line
 - BE Building Envelope per Original Plot
 - Found 1/2" Rebar LS3621
 - Found 5/8" Rebar as noted
 - Set 1/2" Rebar
 - Set 5/8" Rebar
- (N 89°28'15" W 332.27') NAD '83 Idaho Central Zone Grid Bearing & Dist.

CENTERLINE OF 20' WIDE WATER LINE EASEMENT SEE INST. #481909 thru #481911

PORTION OF FORMER LOT 1 ORIGINAL MAURER SUB'D. SEE INST. #506687

PORTION OF FORMER LOT 2 ORIGINAL MAURER SUB'D. SEE INST. #507012

LOT 2, BLK 1, NORTHRIDGE IV

PORTION OF FORMER LOT 3 ORIGINAL MAURER SUB'D. SEE INST. #506688

SAVARIA SUB'D. LOT 1

LOT 1A

44079 SQ. FT. 1.01 ACRES

TOP OF BANK

LOT 2A

43933 SQ. FT. 1.01 ACRES

PARCEL 4

24897 SQ. FT. 0.62 ACRES

LOT 3A

43958 SQ. FT. 1.01 ACRES

UNPLATTED

NOTES

1. Proposed lots are to be served by individual septic systems and individual wells.
2. All utilities will be installed underground. Except within the boundaries of Parcel 4, the 10 foot wide public utility easements which were reserved and centered upon on-site and rear lot lines per the original Maurer Subdivision plot still exist. The portions of said easements within Parcel 4 are hereby vacated.
3. The 60 foot Common Access Road shown herein will be dedicated to the City of Holley should any lot within this subdivision, excluding Parcel 4, become annexed into the City of Holley. All road and driveway construction, upon annexation, shall meet or exceed City of Holley and Holley Fire Department standards.
4. The purchaser(s) and/or owner(s) of these lots understand and agree that private driveway and road construction, maintenance and snow removal shall be the obligation of the owner, his successors in interest, or homeowners' association, until annexation into the City of Holley and that Blaine County is in no way obligated to except, maintain or improve these roads until the roads are brought up to county standards, dedicated and accepted by the county, and that each owner shall notify in writing any successor in interest of these facts. If and when this subdivision becomes annexed into the City of Holley, the gravel road along the east boundary line will be upgraded to Holley standards and costs to do so will be divided proportionately between the lots on a linear foot of frontage basis.
5. Fire protection requirements for each lot, including those of the City of Holley, the Wood River Rural Fire District, the Uniform Fire Code and/or those of the Blaine County Fire Protection Ordinance including, but not limited to, water supply, access and clear zones, shall be complied with prior to issuance of a building permit.
6. A 10 foot wide snow removal and public utility easement is reserved adjacent to the 60' and 30' wide common accesses and nothing may be placed on these easements except grass and driveways.
7. A trail maintenance and utility crossing agreement has been entered into with the Blaine County Recreation District recorded under inst. No. _____ records of Blaine County, Idaho.
8. Maintenance and weed control pursuant to State regulations for all lots are the responsibility of the developer until the lot is sold and thereafter the responsibility of the individual lot owners.
9. Each lot owner within this subdivision shall be responsible for coordinating with the other lot owners for placement of septic systems and domestic wells in accordance with Blaine County, State of Idaho and other applicable requirements.
10. Until annexed into the City of Holley, no structure that requires a county building permit shall be constructed on Parcel 4.
11. No roof-line constructed on Parcel 4 shall exceed twenty-five feet (25') from existing grade.
12. The Original Maurer Subdivision Plat was recorded under Instrument #421806, refer to said Original Plat for other conditions which may affect this property.
13. The Gas line easement recorded in Book 194 of Deeds of Page 447 records of Blaine County, has been relinquished per Intermountain Gas Co.



HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Date: 7-28-2004

South Central District Health Dept., EHS

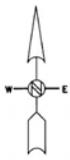
REPLAT OF MAURER SUB'D.		
LOCATED WITHIN SECTION 4, TOWNSHIP 2 NORTH, RANGE 18 EAST BOISE MERIDIAN, BLAINE COUNTY, IDAHO		
PREPARED FOR: BCSB		
FINAL PLAT	DRAWN BY: SWS	DATE: 8/2004
PROJECT NO. 03837	PLAT FILE 03837P.DWG	SHEET 1 OF 2

A REPLAT OF MAURER SUB'D.

LOCATED WITHIN SECTION 4, TOWNSHIP 2 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

WHEREIN THE ORIGINAL MAURER SUBDIVISION IS REPLATTED INTO 3 LOTS AND 1 PARCEL

AUGUST 2004



SCALE 1" = 50'

LEGEND

- Property Boundary
 - 25% Approx. 25% Slope Line
 - 15% Approx. 15% Slope Line
 - BE Building Envelope per Original Plot
 - Found 1/2" Rebar LS3621
 - Found 5/8" Rebar as noted
 - Set 1/2" Rebar
 - Set 5/8" Rebar
- (N 89°28'15" W 332.27') NAD '83 Idaho Central Zone Grid Bearing & Dist.

CENTERLINE OF 20' WIDE WATER LINE EASEMENT SEE INST. #481909 thru #481911

PORTION OF FORMER LOT 1 ORIGINAL MAURER SUB'D. SEE INST. #506687

PORTION OF FORMER LOT 2 ORIGINAL MAURER SUB'D. SEE INST. #507012

LOT 2, BLK 1, NORTHRIDGE IV

PORTION OF FORMER LOT 3 ORIGINAL MAURER SUB'D. SEE INST. #506688

SAVARIA SUB'D. LOT 1

LOT 1A

44079 SQ. FT. 1.01 ACRES

LOT 2A

43933 SQ. FT. 1.01 ACRES

LOT 3A

43958 SQ. FT. 1.01 ACRES

UNPLATTED

NOTES

1. Proposed lots are to be served by individual septic systems and individual wells.
2. All utilities will be installed underground. Except within the boundaries of Parcel 4, the 10 foot wide public utility easements which were reserved and centered upon on-site and rear lot lines per the original Maurer Subdivision plot still exist. The portions of said easements within Parcel 4 are hereby vacated.
3. The 60 foot Common Access Road shown herein will be dedicated to the City of Holyoke should any lot within this subdivision, excluding Parcel 4, become annexed into the City of Holyoke. All road and driveway construction, upon annexation, shall meet or exceed City of Holyoke and Holyoke Fire Department standards.
4. The purchaser(s) and/or owner(s) of these lots understand and agree that private driveway and road construction, maintenance and snow removal shall be the obligation of the owner, his successors in interest, or homeowners' association, until annexation into the City of Holyoke and that Blaine County is in no way obligated to except, maintain or improve these roads until the roads are brought up to county standards, dedicated and accepted by the county, and that each owner shall notify in writing any successor in interest of these facts. If and when this subdivision becomes annexed into the City of Holyoke, the gravel road along the east boundary line will be upgraded to Holyoke standards and costs to do so will be divided proportionately between the lots on a linear foot of frontage basis.
5. Fire protection requirements for each lot, including those of the City of Holyoke, the Wood River Rural Fire District, the Uniform Fire Code and/or those of the Blaine County Fire Protection Ordinance including, but not limited to, water supply, access and clear zones, shall be complied with prior to issuance of a building permit.
6. A 10 foot wide snow removal and public utility easement is reserved adjacent to the 60' and 30' wide common accesses and nothing may be placed on these easements except grass and driveways.
7. A trail maintenance and utility crossing agreement has been entered into with the Blaine County Recreation District recorded under inst. No. _____ records of Blaine County, Idaho.
8. Maintenance and weed control pursuant to State regulations for all lots are the responsibility of the developer until the lot is sold and thereafter the responsibility of the individual lot owners.
9. Each lot owner within this subdivision shall be responsible for coordinating with the other lot owners for placement of septic systems and domestic wells in accordance with Blaine County, State of Idaho and other applicable requirements.
10. Until annexed into the City of Holyoke, no structure that requires a county building permit shall be constructed on Parcel 4.
11. No roof-line constructed on Parcel 4 shall exceed twenty-five feet (25') from existing grade.
12. The Original Maurer Subdivision Plat was recorded under Instrument #421806, refer to said Original Plat for other conditions which may affect this property.
13. The Gas line easement recorded in Book 194 of Deeds of Page 447 records of Blaine County, has been relinquished per Intermountain Gas Co.



HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Date: 7-28-2004

South Central District Health Dept., EHS

REPLAT OF MAURER SUB'D.		
LOCATED WITHIN SECTION 4, TOWNSHIP 2 NORTH, RANGE 18 EAST BOISE MERIDIAN, BLAINE COUNTY, IDAHO		
PREPARED FOR: BCSB		
FINAL PLAT	DRAWN BY: SWS	DATE: 8/2004
PROJECT NO. 03837	PLAT FILE 03837P.DWG	SHEET 1 OF 2

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that Theodore C. Witt and Candace M. Witt, husband and wife, do hereby certify that they are the owners of the Real Property described as follows:

Lot 1 of Maurer Subdivision, according to the official plat thereof, recorded as Instrument #421806, records of Blaine County, Idaho.

EXCEPTING THEREFROM the following Parcel of Land:

A Parcel of land located within Section 4, Township 2 North, Range 18 East, Boise Meridian, Blaine County Idaho, being a portion of Lot 1 of Maurer Subdivision as Recorded as Instrument #421806, in the Office of the Recorder, Blaine County Idaho and being more particularly described as follows:

Beginning at the southwest corner of said Lot 1, said point being the REAL POINT OF BEGINNING; thence N 06°18'27" W 63.02' to an angle point in the westerly boundary of said Lot 1; thence N 21°34'58" E along the northwesterly boundary of said Lot 1 89.79' to the northeast corner of said Lot 1; thence N 71°15'36" E along the northerly boundary of said Lot 1, 22.94'; thence leaving said northerly boundary S 03°03'18" E 135.03', to the southerly boundary of said Lot 1; thence S 71°15'36" W 58.10' to the REAL POINT OF BEGINNING.

It is the intention of the undersigned to include said land in this plat. The Easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved forever. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

Pursuant to Idaho Code 50-1334, we the undersigned as the owners, further certify that the parcel described in this plat will not be served by any water system common to one or more of the lots, but will be served by an individual well.

IN WITNESS WHEREOF, we hereunto set our hands, the date first above written. Theodore C. Witt, Candace M. Witt. Signed this 13 day of August, 2004.

ACKNOWLEDGMENT STATE OF Idaho COUNTY OF Blaine

On this 13 day of August, 2004, before me, the undersigned, a Notary Public for said State, personally appeared Theodore C. Witt and Candace M. Witt, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year in this certificate first above written. My commission expires 6/30/07. Notary Public



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that Ada Aald VanDooren, does hereby certify that she is the owner of the Real Property described as follows:

Lot 3 of Maurer Subdivision, according to the official plat thereof, recorded as Instrument #421806, records of Blaine County, Idaho.

EXCEPTING THEREFROM the following Parcel of Land:

A Parcel of land located within Section 4, Township 2 North, Range 18 East, Boise Meridian, Blaine County Idaho, being a portion of Lot 3 of Maurer Subdivision. Recorded as Instrument #421806, in the Office of the Recorder, Blaine County Idaho and being more particularly described as follows:

Beginning at the southwest corner of said Lot 3, said point being the REAL POINT OF BEGINNING; thence N 06°18'27" W 256.37' to the northeast corner of said Lot 3; thence N 71°15'36" E 52.94' to an angle point on the northerly boundary of said Lot 3; thence S 83°29'41" E along said northerly boundary 29.39'; thence leaving said northerly boundary S 06°20'04" W 260.01' to the southerly boundary of said Lot 3; thence S 65°52'00" W 24.63' to the REAL POINT OF BEGINNING.

It is the intention of the undersigned to include said land in this plat. The Easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved forever. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

Pursuant to Idaho Code 50-1334, I the undersigned as the owner, further certify that the parcel described in this plat will not be served by any water system common to one or more of the lots, but will be served by an individual well.

IN WITNESS WHEREOF, we hereunto set our hands. Ada Aald VanDooren. Signed this 6 day of August, 2004.

ACKNOWLEDGMENT STATE OF Idaho COUNTY OF Blaine

On this 6 day of August, 2004, before me, the undersigned, a Notary Public for said State, personally appeared Ada Aald VanDooren, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year in this certificate first above written. My commission expires 7/8/05. Notary Public



SURVEYOR'S CERTIFICATE

I, STEVEN W. SCHWARTZ, a duly registered Professional Land Surveyor in the State of Idaho, do hereby certify that this plan is a true and accurate map of the land surveyed under my direct supervision, and that it is in accordance with the Idaho Statutes relating to plats and surveys.



STEVEN W. SCHWARTZ PLS 8806

COUNTY ENGINEER'S APPROVAL

This is to certify that I, JIM W. KOONCE, County Engineer for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

Jim W. Koonce 8/12/04. JIM W. KOONCE

APPROVAL OF COUNTY PLANNING AND ZONING COMMISSION

The foregoing plat was approved and accepted this 1st day of Sept, 2004, by the Blaine County Planning and Zoning Commission.

By: [Signature]

APPROVAL OF COUNTY COMMISSIONERS

The foregoing plat was approved and accepted this 2nd day of September, 2004, by the Blaine County Board of Commissioners.

By: [Signature]

BLAINE COUNTY TREASURER'S CERTIFICATE

On this 7 day of September, 2004, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: Vicki A. Dick by Helio England

COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed at the request of _____ at _____ minutes past _____ o'clock, _____, on this _____ day of _____, 2004, A.D., in my office and duly recorded in book _____ of plats at page _____.

Instrument No. _____ Fee \$ _____

By: _____

Instrument # 510570

HAILEY, BLAINE, IDAHO 2004-08-29 8:38:00 No. of Pages: 2 Recorded for: BENCHMARK ASSOCIATES MARIONA RIEMANN Fee: 11.00 E-Office Recorder Deputy. State of Idaho

REPLAT OF MAURER SUB'D. LOCATED WITHIN SECTION 4, TOWNSHIP 2 NORTH, RANGE 18 EAST BOISE MERIDIAN, BLAINE COUNTY, IDAHO. PREPARED FOR: BCSD. FINAL PLAT, DRAWN BY: SWS, DATE: 8/2004. PROJECT NO. 03837, PLOT FILE 03837FP.DWG, SHEET 1 OF 2.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that Stephen Donald Thompson and Gwendolyn Ann Thompson, husband and wife, do hereby certify that they are the owners of the Real Property described as follows:

Lot 2 of Maurer Subdivision, according to the official plat thereof, recorded as Instrument #421806, records of Blaine County, Idaho.

EXCEPTING THEREFROM the following Parcel of Land:

A Parcel of land located within Section 4, Township 2 North, Range 18 East, Boise Meridian, Blaine County Idaho, being a portion of Lot 2 of Maurer Subdivision. Recorded as Instrument #421806, in the Office of the Recorder, Blaine County Idaho and being more particularly described as follows:

Beginning at the southwest corner of said Lot 2, said point being the REAL POINT OF BEGINNING; thence N 06°18'27" W 99.37' to the northeast corner of said Lot 2; thence N 71°15'36" E along the northerly boundary of said Lot 2, 58.10 feet; thence leaving said northerly boundary S 18°45'14" E 109.57', to the southerly boundary of said Lot 2; thence N 83°29'41" W 29.39' to an angle point in said southerly boundary; thence S 71°15'36" W 52.94' to the REAL POINT OF BEGINNING.

It is the intention of the undersigned to include said land in this plat. The Easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved forever. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

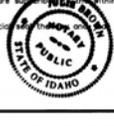
Pursuant to Idaho Code 50-1334, we the undersigned as the owners, further certify that the parcel described in this plat will not be served by any water system common to one or more of the lots, but will be served by an individual well.

IN WITNESS WHEREOF, we hereunto set our hands, the date first above written. Stephen Donald Thompson, Gwendolyn Ann Thompson. Signed this 15 day of August, 2004.

ACKNOWLEDGMENT STATE OF Idaho COUNTY OF Blaine

On this 15 day of August, 2004, before me, the undersigned, a Notary Public for said State, personally appeared Stephen Donald Thompson and Gwendolyn Ann Thompson, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year in this certificate first above written. My commission expires 7/1/05. Notary Public



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that the Blaine County School District No. 61 do hereby certify that they are the owners of the Real Property described as follows:

A Parcel of land located within Section 4, Township 2 North, Range 18 East, Boise Meridian, Blaine County Idaho, being a portion of Lots 1, 2 & 3 of Maurer Subdivision. Recorded as Instrument #421806, in the Office of the Recorder, Blaine County Idaho and being more particularly described as follows:

Beginning at the southwest corner of said Maurer Subdivision, said point being the REAL POINT OF BEGINNING; thence N 06°18'27" W along the westerly boundary of said Maurer Subdivision, 418.76' to an angle point in said westerly boundary; thence N 21°34'58" E 89.79' to the northeast corner of said Maurer Subdivision; thence N 71°15'36" W along the northerly boundary of said Maurer Subdivision 22.94'; thence leaving said northerly boundary S 03°03'18" E 135.03'; thence S 19°45'14" E 109.57'; thence S 06°20'04" W 260.01' to the southerly boundary of said Maurer Subdivision; thence S 65°52'00" W 24.63' to the REAL POINT OF BEGINNING.

It is the intention of the undersigned to include said land in this plat. The Easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved forever. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

Pursuant to Idaho Code 50-1334, I the undersigned as the Chairman of the Board of Trustees of Blaine County School District No. 61, further certify that the parcel described in this plat will not be served by any water system common to one or more of the lots, but will be served by an individual well.

IN WITNESS WHEREOF, we hereunto set our hands. Howard A. Royal, Chairman of the Board of Trustees, Blaine County School District No. 61. Signed this 16 day of August, 2004.

ACKNOWLEDGMENT STATE OF Idaho COUNTY OF Blaine

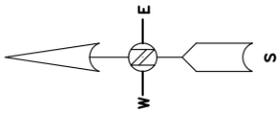
On this 16 day of August, 2004, before me, the undersigned, a Notary Public for said State, personally appeared Howard A. Royal, known or identified to me on the basis of satisfactory evidence, to be Chairman of the Board of Trustees of Blaine County School District No. 61, and acknowledged to me that he executed the same on behalf of Blaine County School District No. 61.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year in this certificate first above written. My commission expires 6/12/07. Notary Public



EXHIBIT MAP SHOWING PROPOSED ANNEXATION PARCEL

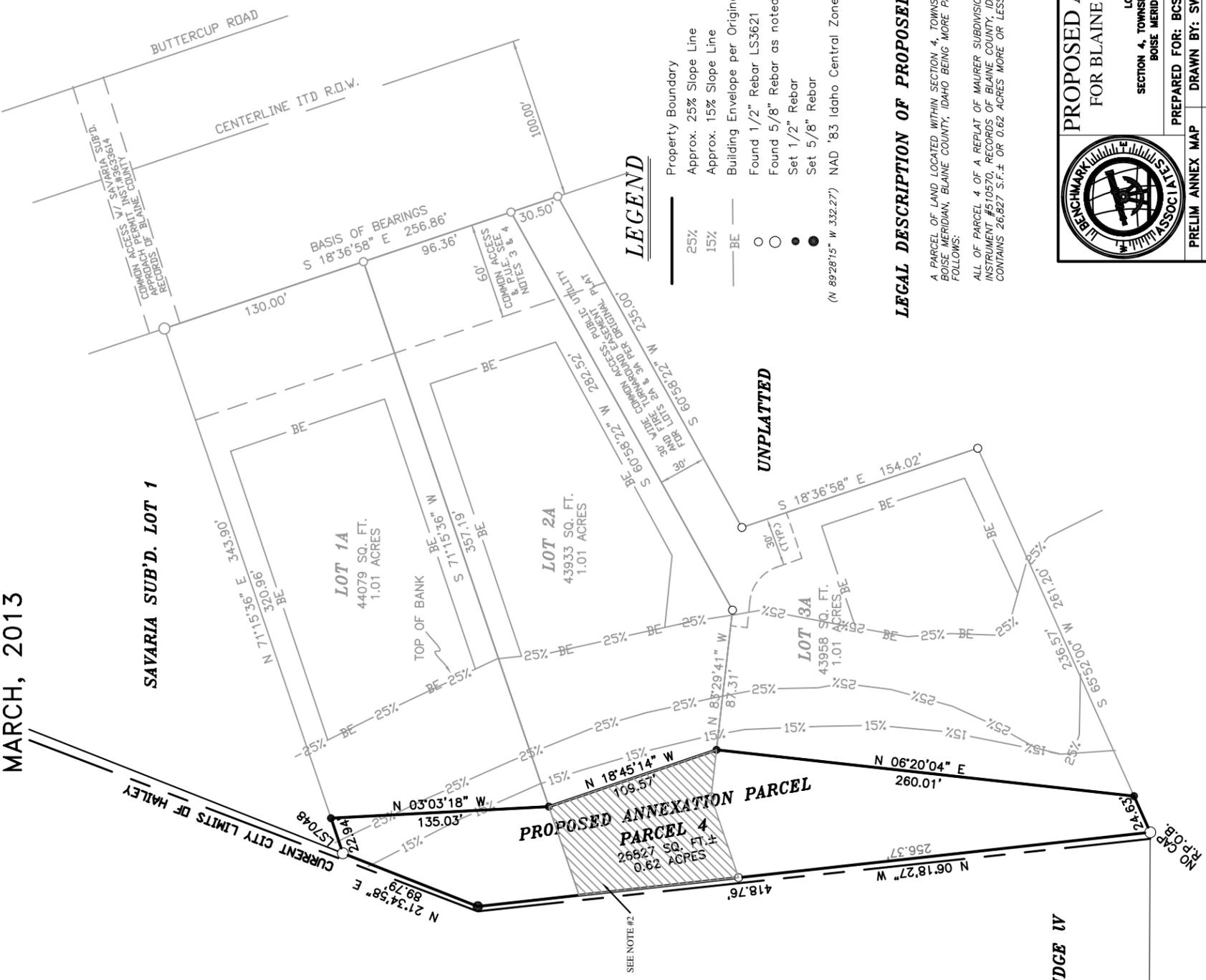
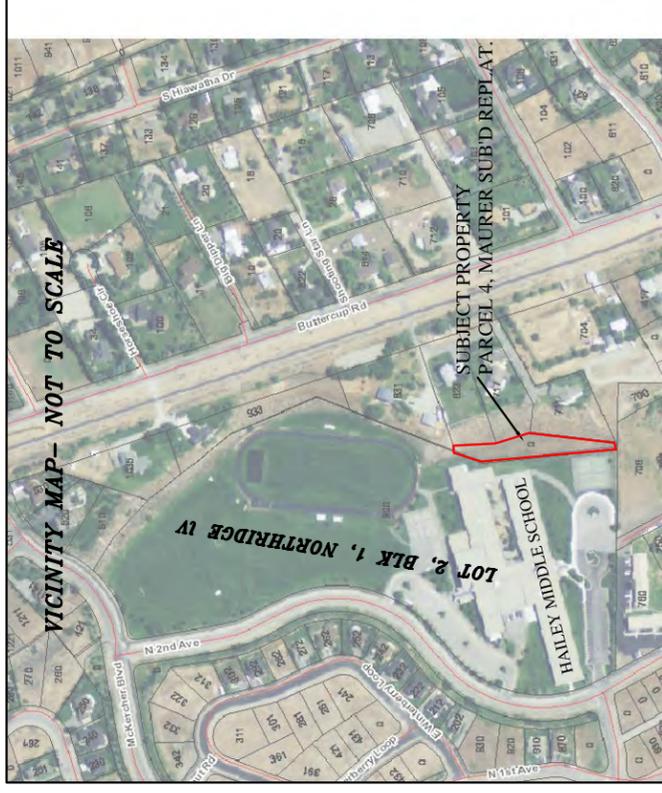
LOCATED WITHIN SECTION 4, TOWNSHIP 2 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.
 WHEREIN PARCEL 4 OF THE REPLAT OF MAURER SUBDIVISION IS PROPOSED FOR ANNEXATION INTO THE CITY OF HAILEY
 MARCH, 2013



SCALE 1" = 50'

NOTES:

1. THE PROPERTY SHOWN HEREON IS SUBJECT TO NOTES, CCR'S AND OTHER RESTRICTIONS AS LISTED ON THE ORIGINAL PLAT OF MAURER SUB'D. AND THE REPLAT OF MAURER SUB'D.
2. THE HATCHED AREA SHOWN WITHIN PARCEL 4 IS SUBJECT TO A HEIGHT RESTRICTION EASEMENT RECORDED UNDER INST. #507013, RECORDS OF BLAINE COUNTY.



LEGEND

- Property Boundary
- Approx. 25% Slope Line
- Approx. 15% Slope Line
- Building Envelope per Original Plat
- Found 1/2" Rebar LS3621
- Found 5/8" Rebar as noted
- Set 1/2" Rebar
- Set 5/8" Rebar

LEGAL DESCRIPTION OF PROPOSED ANNEXATION PARCEL

A PARCEL OF LAND LOCATED WITHIN SECTION 4, TOWNSHIP 2 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 ALL OF PARCEL 4 OF A REPLAT OF MAURER SUBDIVISION, RECORDED UNDER INSTRUMENT #510570, RECORDS OF BLAINE COUNTY, IDAHO. SAID PARCEL CONTAINS 26,827 S.F.± OR 0.62 ACRES MORE OR LESS.

PROPOSED ANNEXATION MAP
FOR BLAINE COUNTY SCHOOL DIST.

LOCATED WITHIN
SECTION 4, TOWNSHIP 2 NORTH, RANGE 18 EAST
BOISE MERIDIAN, BLAINE COUNTY, IDAHO

PREPARED FOR: BCSD

PRELIM ANNEX MAP	DATE: 3/2013
PROJECT NO. 13020	PLOT FILE 13020annex.DWG
DRAWN BY: SWS	
SHEET 1 OF 2	

LOT 2, BLK 1, NORTHRIDGE IV

N 89°43'03" W 332.37'
(N 89°28'15" W 332.27')

N 06°18'27" W 256.37'

N 03°03'18" W 135.03'

N 18°45'14" W 109.57'

N 06°20'04" E 260.01'

S 18°36'58" E 154.02'

S 60°58'22" W 282.52'

S 60°58'22" W 235.00'

Description of proposed project.

The Wood River Middle School was built nearly 20 (1995-1996) years ago on land that the City helped the School District acquire as part of the Northridge Annexation. The original WRMS campus is 20.82 acres in size and is within city limits and served by city services.

Approximately 9 years ago the Blaine County School District acquired 0.62 acres from the three Maurer Subdivision lot owners (lots 1-3 of Maurer Subdivision) to the east. At the time, the land was acquired to allow for non-motorized and emergency access around the school and the re-location of a municipal water line serving a needed fire hydrant southeast of the school by the tennis courts. A height limitation for any new expansion of the school was agreed to and a 25' height restriction was recorded on the Revised Maurer Subdivision Plat.

This petition is to bring an additional 0.62 acres of school-owned property into the city. This land abuts school property and is adjacent the municipal boundary. Annexation of this property will allow for the expansion of the 7th grade wing at the Wood River Middle School.

Upon annexation and approval of a lot line shift application, the legal description of Maurer Subdivision Parcel 4 will be vacated and merged with the existing 20.82 acre school site to create a new 21.44 acre lot within city limits.

Proposed zoning for the property is GR and "schools" are permitted uses in this zone. The existing WRMS property is zoned GR.

Municipal Impacts.

No new lots, roads or extensions of city infrastructure result from the annexation of this property into the city. The project is needed to serve existing students and the new class offerings resulting from the creation of the International Baccalaureate Middle School Year Program (IBMYP) as well as the ever increasing Autism Spectrum Disorder (ASD) student population.

The project is in accordance with the many city policies requiring development to: pay for itself, complement existing public services and infrastructure, protect the natural environment (including the city's potable wells), and be compatible with existing neighborhoods. No foreseen fiscal impacts have been noted and, consequently, neither a separate fiscal study nor additional dedications and / or contributions by the Blaine County School District are proposed. Annexation, design review, building permit, lot line shift and on-going utility fees will be paid by the applicant.

Phasing.

The annexation parcel currently functions as part of the existing WRMS campus. The property is flat, includes a buried city water line and is used for emergency / pedestrian access.

This Spring a separate design review hearing for plans to add onto the school building will be heard and starting in June of 2013 (it is hoped) that construction of the 7th grade wing will begin. Construction of the addition will take approximately 18 months.

The annexation and lot line shift are both proposed to occur this year.

Comprehensive Plan Compliance

Annexation of the 0.62 acres into the City Limits of Hailey is in compliance with the City Comprehensive Plan.

Annexation of the property will help implement the clearly stated land use policies established by the City of Hailey within the School Facilities and Transportation Section of the Comprehensive Plan, including:

- Recognizing the positive community benefits provided by public schools, including continuing education, recreation, public facilities and resources and positive economic benefits (Refer to Section X.1. - School Facilities, Policy 1, Implementation Item G)
- Encouraging the shared use of all public facilities in order to minimize potential burden on property tax payers and maximize opportunities for public use (Refer to Section X.1. - School Facilities, Policy 2)
- Supporting collaborative efforts with other public and philanthropic entities to maximize tax dollar efficiency (Refer to Section X.1. - School Facilities, Policy 2, Implementation Item B)
- Recognizing that public education facilities provide community benefits which extend beyond education, and include recreation, public outreach, social support and cultural enhancement (Refer to Section X.1. - School Facilities, Policy 2, Implementation Item C)

The proposed annexation property will be used for school purposes to benefit the community as noted in Item G (above). The school –without fail—has shared the use of its facilities (including gyms, recreation fields and classrooms) to maximize taxpayer dollars and opportunities for the public, as recommended in the above noted policy statements. Future use of the WRMS property, as deemed appropriate by BCSD in collaboration with the City and public, will help assure the continuation of the community benefits associated with school programs.

Parcel Number	Owner 1	Owner 2	Mail Address Line 1
RP00403000001A	WITT THEODORE C	WITT CANDACE M	BOX 4074
RP00403000002A	THOMPSON STEPHEN DONALD	THOMPSON GWENDOLYN ANN	717 BUTTERCUP RD
RP00403000003A	VAN DOOREN ADA ALEID		BOX 3753
RP00508000001A	ALLRED JACKSON W II	ALLRED LAURIE K	BOX 2023
RP02N18004235B	MARCROFT BETTY V TURNER	MARCROFT GARY C	BOX 732
RP02N180092630	ALLRED JAMES J	ALLRED CINDY M	BOX 1047
RPH04760010020	BLAINE COUNTY SCHOOLS		118 W BULLION ST
RPH0000072001A	MIZER JACALYN		BOX 3744
RPH0000072003A	QUESNELL BART E	QUESNELL PEGGY S	1111 KOUSE
RPH0000072013A	LLOYD MICHAEL	IRION SIMONE	PO BOX 42
RPH0000073013A	MAC LEOD ROBERT D	MAC LEOD APRIL L	BOX 961
RPH2N180090650	VALLEY VIEW ASSOCIATES	C/O PROPERTY MGM'T WEST	2922 EVERGREEN PKWY STE 311
RPH2N180090660	GRAHAM JOHN TRUSTEE	JOHN D GRAHAM TRUST	4796 BEAR MOUNTAIN DR

Thompson's are also easement holders (height restriction)

Mail Address Line 2	Property Address	Legal Desc 1	Legal Desc 2
KETCHUM ID 83340-0000	823 BUTTERCUP RD	MAURER SUB	AM LOT 1A BLK 1
HAILEY ID 83333-0000	717 BUTTERCUP RD	MAURER SUB	AM LOT 2A BLK 1
HAILEY ID 83333-0000	711 BUTTERCUP RD	MAURER SUB	AM LOT 3A BLK 1
HAILEY ID 83333-0000	831 BUTTERCUP RD	SAVARIA SUB	AM LOT 1A BLK 1
HAILEY ID 83333-0000	704 N 4TH AVE	FR W1/2SE & NE TL 7178	2N 18E SEC 4 & 9
HAILEY ID 83333-0000	702 N 3RD AVE	FR NWNE TL 5977, SEC 9	2N 18E
HAILEY ID 83333-0000	900 N 2ND AVE	NORTHBRIDGE SUB #4	LOT 2 BLK 1
HAILEY ID 83333-0000	617 N 4TH AVE	HAILEY	LOTS 1 & 2 BLK 72
MOSCOW ID 83843-0000	615 N 4TH AVE	HAILEY	LOTS 3 & 4 BLK 72
HAILEY ID 83333-0000	652 N 3RD AVE	HAILEY	LOTS 13,14,15 BLK 72
HAILEY ID 83333-0000		HAILEY	LOTS 13 THRU 24 BLK 73
EVERGREEN CO 80439-7915	750 N 2ND AVE	HAILEY	FR NE NW TL 4916
EVERGREEN CO 80439-5629	760 N 2ND AVE	HAILEY	FR NE NW TL 4932

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Stephen and Gwendolyn Thompson
17 Buttercup Road
Hailey, Idaho 83333

Instrument # 507013

HAILEY, BLAINE, IDAHO
2004-07-21 01:57:00 No. of Pages: 3
Recorded for : BLAINE COUNTY TITLE
MARSHA RIEMANN Fee: 9.00
Ex-Officio Recorder Deputy *msd*
Index to: EASEMENTS

(Space Above for Recorder's Use)

EASEMENT

FOR VALUE RECEIVED, and the payment of \$1.00, receipt of which is hereby acknowledged, Blaine County School District No. 61 hereinafter "Grantor," of Hailey, Idaho, hereby grants unto Stephen Thompson and Gwendolyn Thompson, whose address is 17 Buttercup Road, Hailey, Idaho 83333, a view easement as follows:

1. The real property which is subject to this Easement is described as the "Portion of Lot 2" on the attached Exhibit A, incorporated by reference, hereinafter the "Property."
2. No roof-line constructed on the Property will exceed twenty-five feet (25') from existing grade.
3. The foregoing easement shall be deemed a covenant running with the land.

Dated: 7-20-04

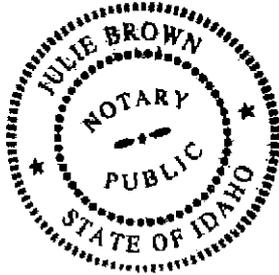
Blaine County School District No. 61

Howard Royal
By: Howard Royal, Chairperson, Board of Trustees

STATE OF Idaho)
) ss.
County of Blaine)

On this 20th day of ~~April~~ July, 2004, before me, the undersigned, a Notary Public in and for the State, personally appeared HOWARD ROYAL, known or identified to me to be the Chairperson, of the Board of Trustees, Blaine County School District #61, whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



A handwritten signature in black ink, appearing to be "Julie Brown", written over the notary seal.

Notary Public for Idaho
Residing at Blaine County
My commission expires 7/14/05

LEGAL DESCRIPTION

Order Number: 04012481

A parcel of land located within Section 4, Township 2 North, Range 18 East, Boise Meridian, Blaine County Idaho, being a portion of Lot 2 of Maurer Subdivision as recorded in the office of the recorder, Blaine County, Idaho and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 2, said point being the REAL POINT OF BEGINNING; thence North 05°18'27" West 99.37 feet to the Northwest corner of said Lot 2; thence North 71°15'36" East along the Northerly boundary of said Lot 2, 58.10 feet; thence leaving said Northerly boundary South 18°45'14" East 109.57 feet to the Southerly boundary of said Lot 2; thence North 83°29'41" West 29.39 feet to an angle point in said Southerly boundary, thence South 71°15'36" West 52.94 feet to the REAL POINT OF BEGINNING.

CERTIFICATE OF OWNERSHIP

This is to certify that we, the undersigned are the owners in fee simple of the following described parcel of land: A parcel of land located within Section 4, T.2N., R.18E., B.M., City of Halley, Blaine County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the south 1/4 corner of Section 4, which is the TRUE POINT OF BEGINNING;

- thence N 89° 33' 39" W 742.20 feet;
- thence N 29° 27' 34" W 296.64 feet;
- thence N 89° 33' 41" W 410.26 feet;
- thence N 29° 28' 05" W 88.31 feet;
- thence N 61° 51' 58" E 154.43 feet;
- thence N 17° 04' 38" W 334.08 feet;
- thence N 00° 30' 58" E 1307.54 feet;
- thence N 88° 30' 00" E 245.08 feet;
- thence N 23° 30' 03" W 83.53 feet;
- thence N 68° 30' 29" E 200.00 feet;
- thence N 29° 35' 58" W 184.32 feet;
- thence N 23° 29' 31" W 198.47 feet;
- thence S 11° 58' 19" E 81.07 feet;
- thence N 62° 40' 20" E 94.53 feet;
- thence N 17° 59' 44" W 128.86 feet;
- thence N 85° 40' 38" W 178.38 feet;
- thence N 69° 38' 04" W 108.07 feet;
- thence N 15° 49' 22" W 505.93 feet;
- thence N 40° 09' 01" W 115.00 feet;
- thence N 31° 15' 48" E 498.42 feet;
- thence S 17° 36' 04" W 2773.03 feet;
- thence S 39° 45' 19" E 331.92 feet;
- thence S 23° 12' 00" E 283.42 feet;
- thence S 21° 34' 58" W 547.13 feet;
- thence S 08° 18' 25" E 418.86 feet;
- thence N 89° 40' 43" W 332.38 feet to the TRUE POINT OF BEGINNING, containing 113.26 acres more or less.

The easements indicated herein are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated herein and no permanent structures are to be erected within the lines of said easements. It is the intent of the owner to hereby include said land in this plat.

Lynn Fleckinger
Chairperson, Blaine County School District No. 61

ACKNOWLEDGEMENT

STATE OF Idaho }
COUNTY OF Blaine } ss
On this 5th day of November, 1993, before me, a Notary Public in and for said State, personally appeared Lynn Fleckinger, known or identified to me to be the Chairperson for the Blaine County School District No. 61, and the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Richard L. Beckley, D. Beaud
Notary Public

ACKNOWLEDGEMENT

EMB-Haley L.P., a California limited partnership
Eliot M. Coplow, President of
F.M. Coplow & Associates, Inc., G.P.
STATE OF Idaho }
COUNTY OF Blaine } ss
On this 5th day of November, 1993, before me, a Notary Public in and for said State, personally appeared Eliot M. Coplow, known or identified to me to be the person who executed the within instrument as President, on behalf of F.M. Coplow & Associates, Inc., the Corporation therein named, and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of directors, said corporation being known to me to be the general partner of EMB-Haley L.P., a California limited partnership the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written

Richard L. Beckley, D. Beaud
Notary Public

SURVEYOR'S CERTIFICATION

I, Richard D. Feabury, a duly licensed land surveyor in the State of Idaho, do hereby certify that this plot of Northridge No. 4 Subdivision is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to plats and surveys.



ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF Blaine } ss
On this 5th day of November, 1993, before me, a Notary Public in and for said State, personally appeared Richard D. Feabury, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Richard L. Beckley, D. Beaud
Notary Public in and for the State of Idaho
Commission Expires 11/09/99

COUNTY ENGINEER'S APPROVAL

I, Jim W. Koontz, County Engineer for Blaine County, Idaho, have checked the foregoing plat and computations including the same and have determined that they comply with the laws of the state of Idaho relating thereto.

Jim W. Koontz
11/09/93

APPROVAL OF CITY ZONING COMMISSION

The foregoing plat was approved by the Halley City Zoning Commission on this 3 day of November, 1993.

Chad Smith
Chairman

APPROVAL OF CITY COUNCIL

The foregoing plat was approved by the City Council of Halley on this 11 day of November, 1993.

Richard L. Beckley, D. Beaud
Mayer

CITY ENGINEER'S APPROVAL

The foregoing plat was approved by Richard L. Beckley, D. Beaud, City Engineer for Halley on this 11 day of November, 1993.

Richard L. Beckley, D. Beaud
City Engineer

COUNTY TREASURER'S APPROVAL

The taxes on the foregoing parcel of land have been paid to this date and this plot of Northridge No. 4 Subdivision is hereby approved this 3rd day of September, 1993.

Richard L. Beckley, D. Beaud
Blaine County Treasurer

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF BLAINE } ss
No. 4 Subdivision is hereby approved by the office of the Recorder of Blaine County, Idaho on this 22nd day of August, 1993, at 2:00 P.M., and duly recorded in Plat Book , at page .

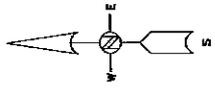
Richard L. Beckley, D. Beaud
Ex-officio Recorder

Northridge No. 4 Subdivision
Golenz Engineering, Inc.
Secretary, Idaho
State of Idaho
Job No. 2849

A REPLAT OF MAURER SUB'D.

LOCATED WITHIN SECTION 4, TOWNSHIP 2 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.
WHEREIN THE ORIGINAL MAURER SUBDIVISION IS REPLATTED INTO 3 LOTS AND 1 PARCEL

AUGUST 2004



SCALE 1" = 50'

LEGEND

- Property Boundary
- Approx. 25% Slope Line
- Approx. 15% Slope Line
- Building Envelope per Original Plat
- Found 1/2" Rebar US3621
- Found 5/8" Rebar as noted
- Set 1/2" Rebar
- Set 5/8" Rebar



NOTES

1. Proposed lots are to be served by individual septic systems and individual wells.
2. All utilities will be installed underground. Except within the boundaries of Parcel 4, all utility lines shall be located within the easement shown on all side and rear lot lines and the original Maurer Subdivision plat shall exist. The portions of said easements within Parcel 4 are hereby vacated.
3. The 80 foot Common Access Road shown hereon will be dedicated to the City of Holley should any lot within this subdivision, excluding Parcel 4, become annexed into the City of Holley. All road and driveway construction, upon annexation, shall meet or exceed City of Holley and Holley Fire Department standards.
4. The purchaser(s) only/or owner(s) of these lots understand and agree that private driveway and road construction, maintenance and snow removal shall be the obligation of the owner(s) of the lots. The City of Holley and Blaine County is in no way obligated to accept, maintain or improve these roads until the roads are brought up to county standards, dedicated and accepted by the county and it is understood that the subdivision is being annexed into the City of Holley, the gravel road along the east boundary line will be upgraded to Holley standards and costs to do so will be divided proportionately between the lots on a linear foot of frontage basis.
5. Fire protection requirements for each lot, including those of the City of Holley, the Wood River Rural Fire District, the Uniform Fire Code and/or those of the Blaine County Fire Department, shall be complied with prior to issuance of a building permit, and other zoning, shall be complied with prior to issuance of a building permit.
6. A 10 foot wide motor removed and public utility easement is reserved adjacent to the 80' wide common access road and shall be used for the installation of utility easements except grass and driveways.
7. A soil reconnaissance and utility crossing agreement has been entered into with the Blaine County Recreation District recorded under last No. _____ records of Blaine County, Idaho.
8. Maintenance and weed control pursuant to State regulations for all lots are the responsibility of the developer until the lot is sold and thereafter the responsibility of the individual lot owner.
9. Each lot owner within this subdivision shall be responsible for coordinating with the other lot owners for placement of septic systems and domestic wells in accordance with Blaine County, State of Idaho and other applicable requirements.
10. Until annexed into the City of Holley, no structure that requires a county building permit shall be constructed on Parcel 4.
11. No post-line constructed on Parcel 4 shall exceed twenty-five feet (25') from existing grade.
12. The Original Maurer Subdivision Plat was recorded under Instrument #421006, refer to said Original Plat for other conditions which may affect this property.
13. The Cop the easement recorded in Book 194 of Sheet of Page 447 records of Blaine County, has been relinquished per Instrument #421006.

REPLAT OF MAURER SUB'D.

LOCATED WITHIN
SECTION 4, TOWNSHIP 2 NORTH, RANGE 18 EAST
BOISE MERIDIAN, BLAINE COUNTY, IDAHO

PREPARED FOR: BCSB DATE: 8/2004

DRAWN BY: SMS

PROJECT NO. 03887 PLOT FILE: 03887P.DWG SHEET 1 OF 2



HEALTH CERTIFICATE

Sanitary conditions as required by Idaho Code Title 50, Chapter 13, have been inspected. Sanitary conditions may be improved, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1328, by the issuance of a certificate of disapproval.

Date: 8-12-2004
South Central District Health Dept., BMS

LOT 2, BLK 1, NORTHRIDGE IV

PORTION OF FORMER
LOT 3 ORIGINAL
MAURER SUB'D. SEE
INST. #506668

PORTION OF FORMER
LOT 2 ORIGINAL
MAURER SUB'D. SEE
INST. #507012

PORTION OF FORMER
LOT 1 ORIGINAL
MAURER SUB'D. SEE
INST. #481911

CENTERLINE OF 20' WIDE
WATER LINE EASEMENT
SEE INST. #481909 THRU #481911

UNPLATTED

GUARANTEE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, AND SUBJECT TO THE FURTHER EXCLUSION AND LIMITATION THAT NO GUARANTEE IS GIVEN NOR LIABILITY ASSUMED WITH RESPECT TO THE IDENTITY OF ANY PARTY NAMED OR REFERRED TO IN SCHEDULE A OR WITH RESPECT TO THE VALIDITY, LEGAL EFFECT OR PRIORITY OF ANY MATTER SHOWN THEREIN.

ISSUED BY



a corporation, herein called the Company,

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

Dated: February 28, 2013

Signed under seal for the Company, but this endorsement is to be valid only when it bears an authorized countersignature.

Countersigned by:

Terry Washburn

Blaine County Title
Company
Ketchum, ID
City, State



Stewart M. ...
Senior Chairman of the Board

Malcolm ...
Chairman of the Board

Michael ...
President

Serial No. G-2222-57015
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GUARANTEE CONDITIONS AND STIPULATIONS

1. **Definition of Terms** – The following terms when used in this Guarantee mean:
 - (a) "the Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
 - (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
 - (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
 - (e) "date": the effective date;
2. **Exclusions from Coverage of this Guarantee** – The Company assumes no liability for loss or damage by reason of the following:
 - (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
 - (b) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water: whether or not the matters excluded by (1), (2) or (3) are shown by the public records.
 - (c) Assurances to title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A)(C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
 - (d) (1) Defects, liens, encumbrances, or adverse claims against the title, if assurances are provided as to such title, and as limited by such assurances. (2) Defects, liens, encumbrances, adverse claims or other matters (a) whether or not shown by the public records, and which are created, suffered, assumed or agreed to by one or more of the Assureds; (b) which result in no loss to the Assured; or (c) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of assurances provided.
3. **Notice of Claims to be Given by Assured Claimant** – An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required, provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
4. **No Duty to Defend or Prosecute** – The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
5. **Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate** – Even though the Company has no duty to defend or prosecute as set forth in Paragraph 4 above:
 - (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
 - (b) If the Company elects to exercise its option as stated in Paragraph 5(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
 - (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
 - (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.
6. **Proof of Loss or Damage** – In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.
7. **Options to Pay or Otherwise Settle Claims; Termination of Liability** – In case of a claim under this Guarantee, the Company shall have the following additional options:
 - (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

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The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such Purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of the indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its option under Paragraph 5, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To Pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5.

8. **Determination and Extent of Liability** - This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the exclusions stated in Paragraph 2.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- the amount of liability stated in Schedule A;
- the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

9. **Limitation of Liability** -

- If the Company establishes the title or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

10. **Reduction of Liability or Termination of Liability** - All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to paragraph 5 shall reduce the amount of liability pro tanto.

11. **Payment of Loss** -

- No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

12. **Subrogation Upon Payment or Settlement** - Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest and costs of collection.

13. **Arbitration** - Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provisions or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgement upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof. The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules. A copy of the Rules may be obtained from the Company upon request.

14. **Liability Limited to This Guarantee; Guarantee Entire Contract** -

- This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

15. **Notices, Where Sent** - All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at P.O. Box 2029, Houston, Texas 77252-2029.

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**LOT BOOK GUARANTEE
SCHEDULE A**

Order Number: 1318203 tw

Guarantee No.: G-2222-57015

Date of Guarantee: February 28, 2013 at 8:00 AM

Liability: \$1,000.00

Premium: \$150.00

A. Assured:

Benchmark Associates, Steve Schwarz PLS

B. Assurances, given without examination of the documents listed or referred to an only to the specifically named documents and no others:

1. Description of the land in Blaine County, Idaho:

Lot 2, Block 1 of NORTHRIDGE NO. IV SUBDIVISION, according to the official plat thereof, recorded as Instrument No. 370829, Records of Blaine County, Idaho.

Purported Property Address: 900 N. 2nd Avenue, Hailey ID 83333

AND

Parcel 4 of A REPLAT OF MAURER SUB'D, according to the official plat thereof, recorded as Instrument No. 510570, Records of Blaine County, Idaho.

2. The last recorded instrument in the public records purporting to transfer title to the said land was conveyed to:

Blaine County School District No. 61, an Idaho Corporate Politic

3. That there are no mortgages or deeds of trust describing the land that have not been released or reconveyed by an instrument recorded in the public records, other than those shown below under Exceptions.

4. That there are no contracts for sales, contracts for deed, including memorandums giving notice of such contracts, attachments, tax deed recorded within the last 9 years, which purport to affect the land other than shown below under Exceptions.

C. Exceptions:

As to Northridge IV Subdivision

1. Notes, Easements and Restrictions, if any, as shown on the plat of Northridge No. IV Subdivision, recorded September 21, 1994 as Instrument No. 370829, records of Blaine County, Idaho.
2. Facts evidenced by that certain Survey, recorded February 19, 1997, as Instrument No. 399289, records of Blaine County, Idaho.

As to Maurer Subdivision

3. Levies and Assessments of Maurer Subdivision owners association.
4. Grant of Easement, including the terms and provisions thereof, in favor of Intermountain Gas Company, recorded October 22, 1970 in Book 194 of Deeds at page 447, records of Blaine County, Idaho.
5. Facts evidenced by that certain Survey, recorded September 14, 1993, as Instrument No. 356731, records of Blaine County, Idaho.
6. Notes, Easements and Restrictions as shown on the official plat of Maurer Subdivision, recorded December 11, 1998 as Instrument No. 421806, records of Blaine county, Idaho.
7. Terms and provisions of Easement by and between Blaine County School District No. 61 and Stephen Thompson and Gwendolyn Thompson, recorded July 21, 2004 as Instrument No. 507013, records of Blaine County, Idaho.
8. Notes, Easements and Restrictions as shown on the official plat of A Replat of Maurer Sub'd September 29, 2004 as Instrument No. 510570, records of Blaine county, Idaho.



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

INVOICE #	INVOICE DATE
10731	03/07/2013
DUE DATE	CUSTOMER ACCOUNT NUMBER
03/07/2013	238
AMOUNT DUE	TERMS:
1,771.35	Open Terms

BILL TO:

BLAINE COUNTY SCHOOL DISTRICT

118 W. BULLION STREET
 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 ANNEXATIONS BCSD Middle School Annex			1,771.35
Annexation application fee for the Blaine County School District's project to expand on the Middle School.			1,771.35
			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

STAFF REPORT

TO: Hailey Planning and Zoning Commission
FROM: Bart Bingham, Principal Planner
RE: Design Review – Strata Capital Inc. Alteration to Exterior of Existing Residence
HEARING April 8, 2013

Applicant: Robert Barrow for Strata Capital Inc.

Request: Design Review

Location: Hailey Townsite, Blk 24, Lots 4 & 5 (305 S. 4th Ave.) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

Zoning: General Residential (GR) and Townsite Overlay (TO)

Notice

Notice for the public hearing was published in the Idaho Mountain Express on March 20, 2013 and mailed to public agencies and property owners within 300 feet on March 19, 2012.

Application

Robert Barrow (Strata Capital Inc.), represented by Thomas Dabney of TND Architects, submitted a Design Review Application proposing to alter the exterior of an existing residence by altering the roof type over the front entry from a shed roof to a gabled roof and an existing installed window to a garage door and vehicle entry area.

Procedural History

The application was submitted on February 27, 2013 and certified complete on February 28, 2013.

Department Comments:

Engineering:

No issues

Life/Safety:

No issues

Water and Sewer:

No issues

Building:

No issues

Streets:

No issues

Standards of Evaluation

8.2 Signs.

Proposed addition does not include signage.

9 Parking and Loading Spaces

9.1.1 No building or structure shall be erected unless permanently maintained parking and loading spaces have been provided in accordance with the provisions of this Ordinance.

Standards are applied below.

9.2.1 Location of On-Site Parking Spaces. The following regulations shall govern the location of on-site parking spaces and areas, except as otherwise provided below and in section 9.4.8.

A. parking spaces for all single family dwellings shall be located on the same lot as the dwelling which they serve, except as otherwise provided in section 9.4.1.

Parking is shown to remain in front of garage door being replaced with a window.

9.4 On-Site Parking Space Requirements.

9.4 On-Site Parking Space Requirements.

A. For the purpose of this Ordinance, the following on-site parking space requirements shall apply:

Requirements are applied below.

9.4.1 Residential.

A. Single family dwellings: 2 per dwelling minimum, 6 per dwelling maximum.

1. Parking spaces within any garage, carport or similar structure shall be credited at 1 space per nine (9) feet of floor width and 18 feet of floor length.

Proposed residential addition will not change the required amount of parking at the single family residence. Existing parking area in front of proposed garage door entry area is 25' plus in length, and therefore can be credited as 2 parking spaces. Proposed one car garage can count as one parking space.

8B.4. Outdoor Lighting Standards.

8B.4.1 General Standards

a. All exterior lighting shall be designed, located and lamped in order to prevent:

- 1. Overlighting;**
- 2. Energy waste;**
- 3. Glare;**
- 4. Light Trespass;**
- 5. Skyglow.**

b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

c. Canopy lights, such as service station lighting shall be fully recessed or fully

shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.

- d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.**
- e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**

New lighting is included in packet.

Bulk Requirements:

4.13.6 Bulk Requirements (For other supplementary location and bulk regulations, see Article VII.)

- a. Minimum Lot Size –
Limited Business, Transitional, General Residential districts: 4,500 square feet.**

Lot is approximately 5,950 sq. ft.

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

Lot width is 50’.

- c. Maximum Building Height –
Transitional, General Residential, Limited Residential-1 districts: 30 feet**

Existing building height is 16’-1/8” and will remain unchanged.

- d. Minimum Setbacks in LR, GR, TN, and LB Districts:**
 - 1. Setback from any street right-of-way – twelve (12) feet. The following exceptions apply:**
 - a. Unenclosed features of a residence (e.g. front porches, stoops, and decks without walls) shall be no closer than five (5) feet to the lot line. Such features do not include carports.**

Setback from 4th Ave. is approximately 25’.

- b. No garage door shall be within twenty (20) feet of any street right-of-way, as measured from the garage door to the street providing access to the garage.**

Proposed garage door is more than 25’ from street right-of-way.

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

Not applicable.

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

By this standard, the setback is required to be 7.5'. However, existing south side setback is approximately 4' and northside existing setback is less. Both are proposed to remain unchanged. As the residences' year of original construction was in the 1950's, not extending new construction beyond what was the original setback (or outside the original building) qualifies as a nonconforming use as established in Article 13 of the Zoning Code and may remain as it is.

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

Building wall height is proposed to remain unchanged.

- c. **Roof overhangs, fire escapes, standard chimneys, bay windows and other features, which are subject to Section 7.2 of this Ordinance (Supplementary Yard Regulations), shall not have a setback less than five (5) feet from property lines abutting other private property.**

All proposed new roof overhangs are greater than 5' from abutting private property lines. However, existing south side roof overhangs are less than 4' and northside overhangs are even less distance from abutting property lines. Both are proposed to remain unchanged. As the residence's year of original construction was in the 1950's, not extending new construction beyond what was the original setback (or outside the original building area) qualifies as a nonconforming use as established in Article 13 of the Zoning Code and may remain as it is.

- d. **Wainscot detail not higher than three (3) feet as measured from record grade may intrude not more than six (6) inches into the required setback.**

Not applicable. No new wainscot is proposed.

- e. **Maximum lot coverage:**
General Residential, Limited Residential-1 districts:

Building Height	Maximum Lot Coverage
2 or more stories above grade, no garage	25%
2 or more stories above grade, with garage	30%

Less than 2 stories above grade, no garage	35%
Less than 2 stories above grade, with garage	40%

House area is 1,699 sq. ft. and the lot area is approximately 5,950 sq. ft. Proposed lot coverage area equates to being approximately 28.55 % which is well within the 40% allowed

i. Maximum Lot Size—
 Lot size will remain unchanged.

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

Applicant is hereby advised height of building is from the lowest point of Record Grade or finish grade, whichever is lower.

6A.7 Improvements Required.

A. Streets.

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

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

Proposed alteration is less than 500 square feet.

B. Water Line Improvements.

1. 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.

Proposed alteration will not be accessed from the alley, so water service lines will not be infringed upon.

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

I. Purpose

The Hailey Townsite Design Review Guidelines have been developed to provide standards for development in Old Hailey. The term —Old Hailey” means all land within the Townsite Overlay District. These Design Guidelines address the basic elements of design related to building location, orientation, function and scale, as well as how the building and improvements relate to the neighborhood.

Proposed residential addition is in the Townsite Overlay District.

II. Applicability

Proposals for new Single Family Dwellings, Accessory Dwelling Units, Accessory Structures and Duplexes and additions thereto that add floor area equal to or greater than 50% of the original structure will be reviewed for compliance with these Design Guidelines.

Application proposes a 225 sq. ft. area to be reconverted to a garage, an approximate 325 sq.ft. gable roof shed conversion area, and the remaining existing living area of 1474 sq.ft. The alteration areas do not equate to a 50% or more floor area addition; thus the guidelines for residential buildings in the TO are not applicable.

6A.6 Criteria.

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

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

2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards.

B. Conditions. The Commission 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.
- d) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- g) This Design Review approval is for plans dated March 8, 2013 (AS-01, A01, A02, & A03). 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.

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 of Robert Barrow (Strata Capital Inc.) to alter

the exterior of an existing residence, located at Hailey Townsite, Blk 24, Lots 4 & 5 (305 S. 4th Ave.) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, by altering the roof type over the front entry from a shed roof to a gabled roof and an existing installed window to a garage door and vehicle entry area, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, and City Standards, provided conditions (a) through (g) are met.

Denial:

Motion to deny the design review application of Robert Barrow (Strata Capital Inc.) to alter the exterior of an existing residence, located at Hailey Townsite, Blk 24, Lots 4 & 5 (305 S. 4th Ave.) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, by altering the roof type over the front entry from a shed roof to a gabled roof and an existing installed window to a garage door and vehicle entry area, finding that _____ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing upon the design review application of Robert Barrow (Strata Capital Inc.) to alter the exterior of an existing residence, located at Hailey Townsite, Blk 24, Lots 4 & 5 (305 S. 4th Ave.) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, by altering the roof type over the front entry from a shed roof to a gabled roof and an existing installed window to a garage door and vehicle entry area to _____ [Commission should specify a date].

City of Hailey - Design Review Application

Submission Date: 02 / 27 / 13

Project Name: BARROW - 305 S. 4TH AVE Parcel No. _____
 RPH 0000024004A
 Legal Description of Property: Subdivision Hailey Townsite Lot(s) 4+5, Block 24,
 Street Address of Property: 305 S 4th Ave
 Current Zoning of Property: LR-1 / TOWNSITE OVERLAY Year of original construction: 1950
(Only applicable if property is within the Townsite Overlay)
 Existing building gross sq. ft. (if applicable) 1474 Proposed addition or new construction sq. ft. NA

Name of Owner of the Property: STRADA CAPITAL INC
 Mailing Address: PO Box 6152 City: Boise State: ID Zip: 83707
 Phone: (208) 572-6076 Fax: (888) 529-5508 Cell: () _____
 Email Address: BARROWDC@ymail.com

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

Property Owner's Signature: [Signature] Date: 2 / 26 / 2013

Name of individual to contact on behalf of Trust or LLC (if applicable): Robert Barrow
 Mailing Address: POB 6152 City: Boise State: ID Zip: 83707
 Phone: (208) 572-6076 Fax: (888) 572-6076 Cell: () _____
 Email Address: BARROWDC@ymail.com

Application Contact (if different than above): THOMAS DABNEY TND ARCHITECTS PLLC
**Application Contact will be the Planning Department's primary point of contact for questions related to the application.
 Mailing Address: 9 E. ELM ST. City: HAILEY State: ID Zip: 83333
 Phone: (208) 725-2255 Fax: () _____ Cell: () _____
 Email Address: TOM@TNDARCH.COM
 Signature: [Signature] Date: 02 / 27 / 13

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

Appeals: Any interested party may appeal in writing any final decision of the Planning and Zoning Administrator, Hearing Examiner, or Commission to the City Council by filing an appeal with the Hailey City Clerk within fifteen (15) days 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.

<input type="checkbox"/> Commercial, Mixed-Use or Multi-Family.....	\$ 450.00
plus \$25 / 1,000 gross square feet.....	\$ _____
OR <input checked="" type="checkbox"/> Single-Family Dwelling, Duplex or Accessory Structure in TO.....	\$ <u>250.00</u>
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 <u>30</u>) x (. <u>46</u> postage + .15 paper, envelope & label)	\$ <u>18.30</u>
<small>DO NOT COUNTY DUPLICATES OR CITY OF HAILEY</small>	<u>61</u>
Total Due.....	\$ <u>308.30</u>



DESIGN REVIEW - CHECKLIST

City Use Only -

Project Name: BARROW - 305 S. 4TH AVE

Certified Complete by: _____

Date: ____/____/____

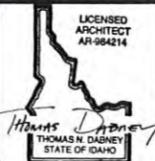
The following items must be submitted with the application for the application to be considered complete (✓):

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

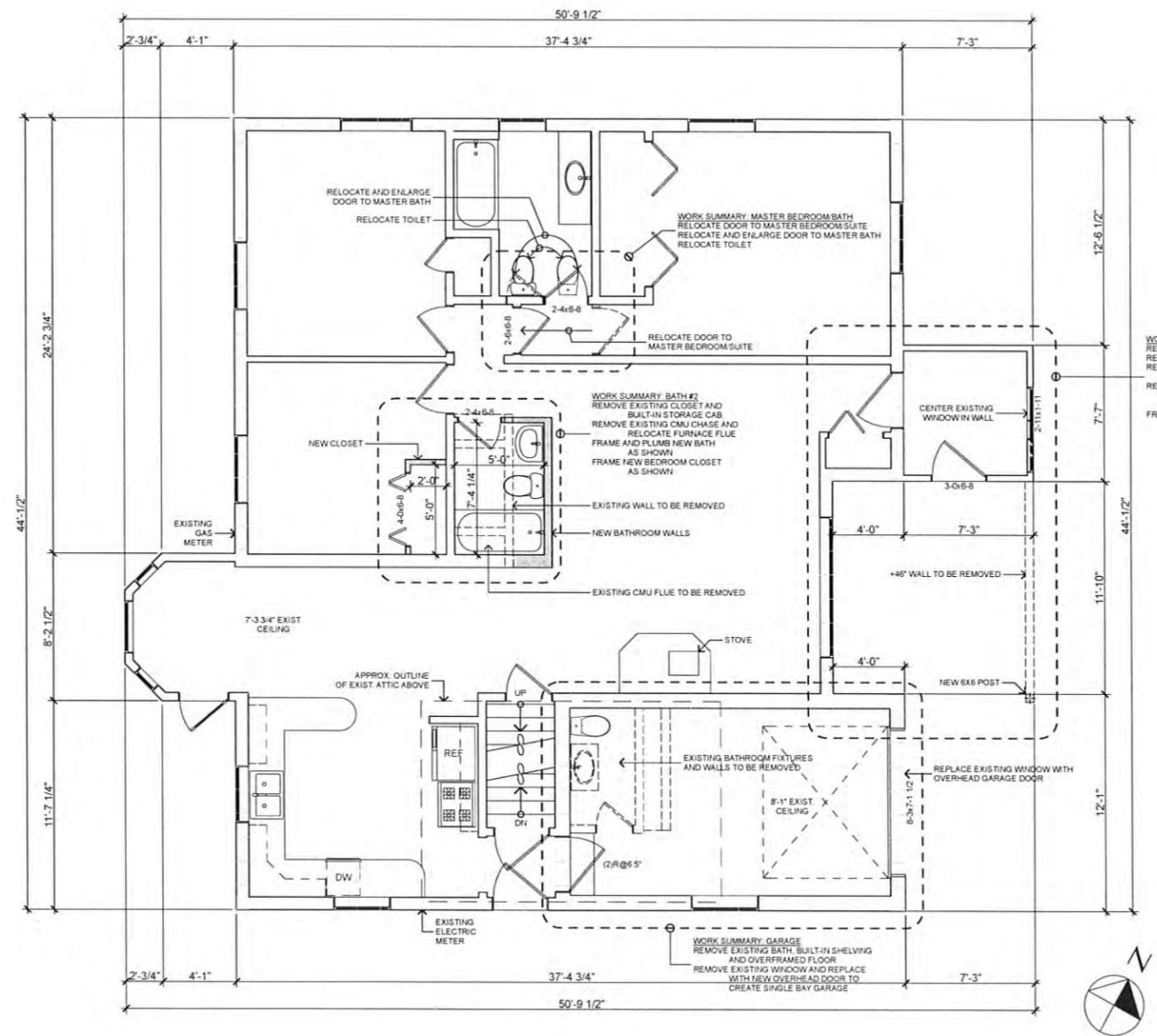
City Use Only:

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

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



THOMAS NICOLSON DABNEY
ARCHITECT
 9 east elm street
 hailey, idaho 83333
 tel: 208.725.2255
 email: tom@tndarch.com
 web: tndarch.com
 TND ARCHITECTS PLLC



WORK SUMMARY ENTRY ROOF
 REMOVE EXISTING SHED ROOF OVER ENTRY
 REMOVE EXISTING +48" WALL AT ENTRY
 RELOCATE EXISTING WINDOW IN COLD ENTRY
 AS SHOWN
 REFRAME EXISTING COLD ENTRY WALLS TO
 ACCOMMODATE NEW GABLE ENTRY
 ROOF AND NEW COLD ENTRY DOOR
 FRAME NEW GABLE ROOF OVER ENTRY



BARROW DESIGN & CONSTRUCTION
 305 S. FOURTH AVE., HAILEY, IDAHO
FLOOR PLAN-PROPOSED

REVISIONS

00/00/00	

PRINT DATE

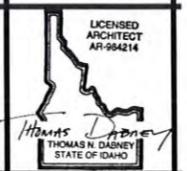
2/27/13

DRAWING SCALE

1/4"=1'-0"

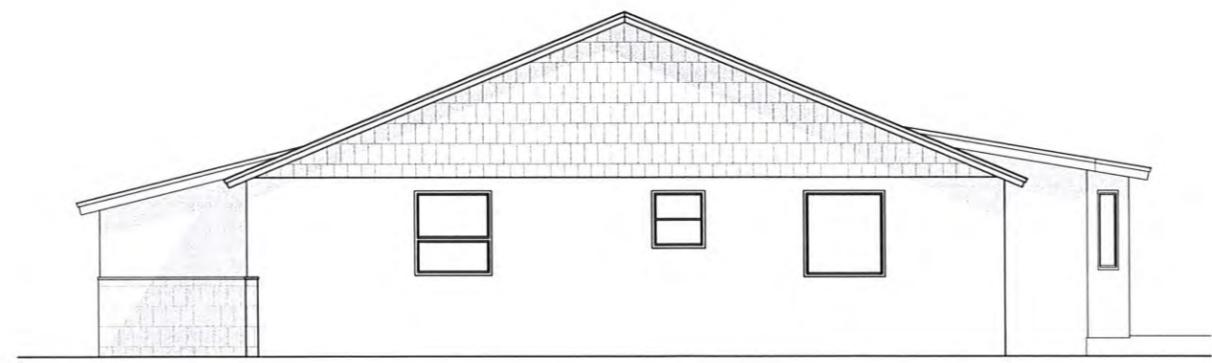
A02

RECEIVED
 MAR 08 2013
 CITY OF HAILEY

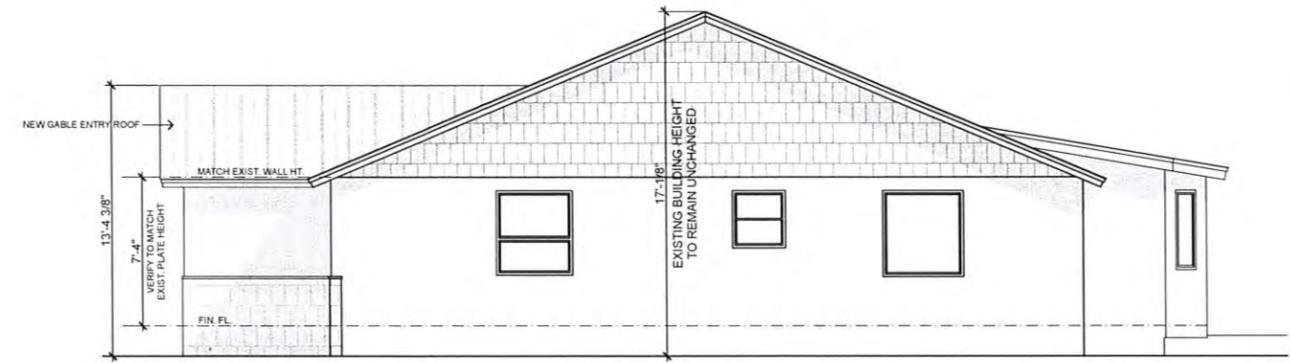


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BARROW DESIGN & CONSTRUCTION
 305 S. FOURTH AVE., HAILEY, IDAHO
EXTERIOR ELEVATIONS



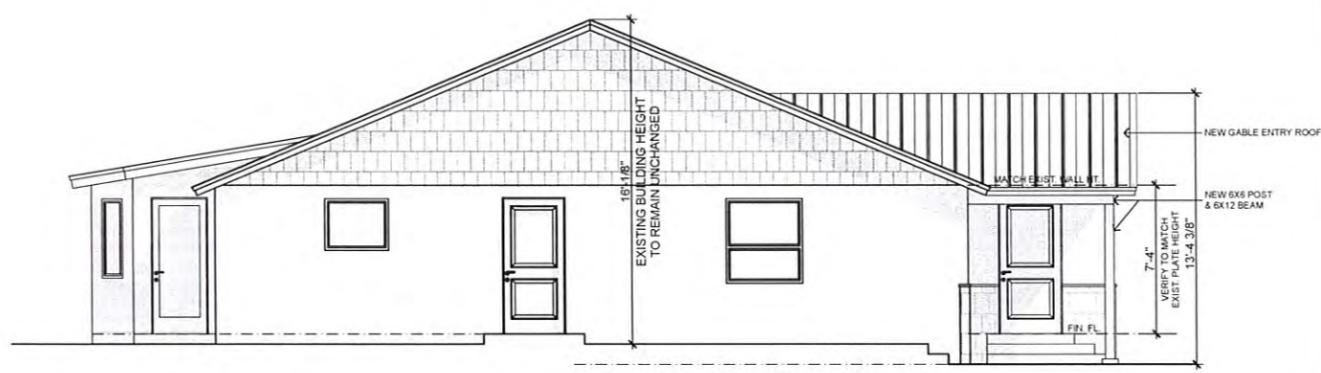
NORTH ELEVATION-EXISTING 1/4" = 1'-0"



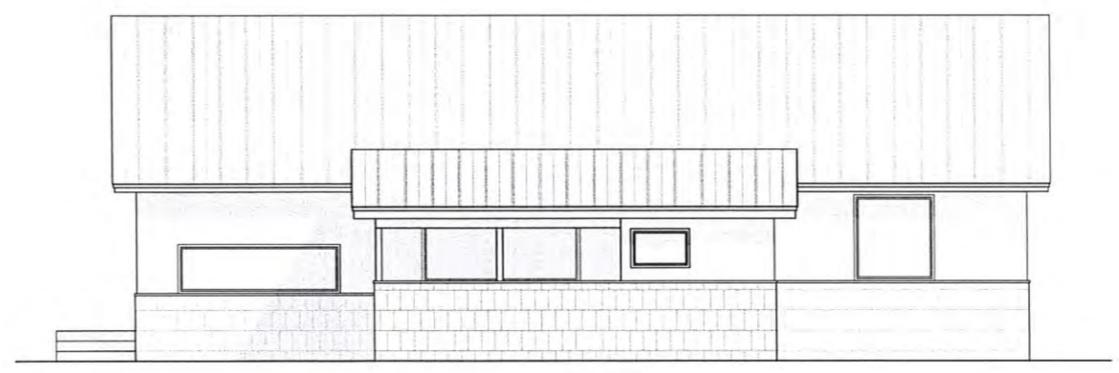
NORTH ELEVATION-PROPOSED 1/4" = 1'-0"



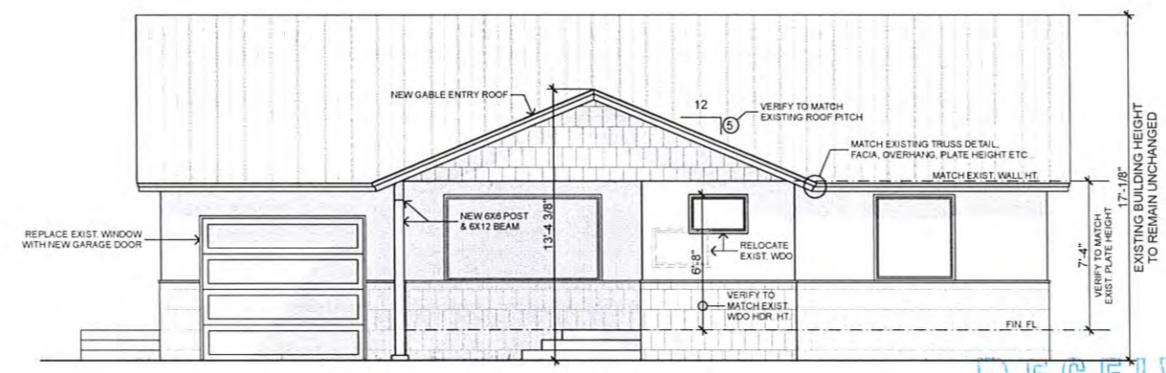
SOUTH ELEVATION-EXISTING 1/4" = 1'-0"



SOUTH ELEVATION-PROPOSED 1/4" = 1'-0"



EAST ELEVATION-EXISTING 1/4" = 1'-0"



EAST ELEVATION-PROPOSED 1/4" = 1'-0"

REVISIONS

00/00/00	

PRINT DATE

2/27/13

DRAWING SCALE

1/4"=1'-0"

A03

RECEIVED
 MAR 08 2013
 CITY OF HAILEY

Valley Taupe (Body)

Basket Beige (Trim)



305 4TH AVE., HAILEY
EXISTING STRUCTURE

Fri 3/22/2013 9:19 AM

Good.

Tom Hellen
Public Works Director/City Engineer
(208) 788-9830 X14

Please be aware that all email correspondence is public record

From: Bart Bingham
Sent: Monday, March 18, 2013 5:11 PM
To: bldg; Mike Baledge; Roger Parker; Kelly Schwarz; Tom Hellen; Parks Board; Jeff Gunter
Cc: Micah Austin
Subject: Strata Capital Residential Exterior Alteration - DR

Hi All,

COMMENT DUE DATE: Please reply with your comments/concerns and if appropriate approval for your department by April 1, 2013.

HEARING DATE: April 8, 2013

- **PROJECT DESCRIPTION:** Consideration of an application by Strada Capital Inc. for Design Review of an alteration to the exterior of an existing residence by altering the roof over front entry from a shed roof to a gabled roof type and an existing installed window to a garage door and vehicle entry area. The residence being located at Hailey Townsite, Blk 24, Lots 4 & 5 (305 S. 4th Ave.) is within the Townsite Overlay (TO) and General Residential (GR) Zoning Districts.

Attached are 11x17 plans and other applicable documents. A full set of plans are available for review in the Community Development office.

FREE SHIP TO STORE[†] OR HOME*. NOW AVAILABLE ON OVER 300,000 ITEMS.



Your Store: Twin Falls #1805 [\(Change\)](#)

Like 0

SECURITY WARNING: Please treat the URL above as you would your password and do not share it with anyone.
World Imports Dark Sky Essen Collection 9 in. Wall Mount 1-Light Outdoor Rust Sconce



Model #WI9003S42 Internet #202047257

SECURITY WARNING: Please treat the URL above as you would your password and do not share it with anyone.
(3) Write a Review
\$88.20 /EA-Each

This item cannot be shipped to the following state(s): GU,PR,VI

Free Shipping

Buy Online, Ship to Store

Fixture Color/Finish

Rust finish

PRODUCT DESCRIPTION

Essen outdoor lanterns are specially designed with a unique style that complements the exterior decor of any home. The sturdy, weather resistant aluminum and brass construction with waterproof seal protects the lantern from harsh outdoor elements to ensure the long life of the fixture. The dark sky feature focuses the light where you need it without shining through neighbors windows.

- Weather resistant construction; decorative Rust finish
- Dark Sky design focuses light downward; prevents light pollution
- Assembled dimensions: 9 1/4 in. W x 8 1/4 in. H x 10 1/2 in. Ext.
- Uses 1 regular light bulb, 100-watt maximum (not included)
- MFG Model # : WI9003S42
- MFG Part # : WI9003S42

SPECIFICATIONS

Assembled Depth (in.)	21.5 in	Assembled Height (in.)	22 in
Assembled Width (in.)	12 in	Bulb Type	Incandescent
CSA Listed	No	Color/Finish	Rust
Dusk to Dawn	No	ETL Listed	No
Energy Star Compliant	No	Exterior Lighting Product Type	Wall Mount Light

Fixture Finish	Rust	Fixture Material	Aluminum & Brass
Glass/Lens Type	No glass/lens	Light Bulb Base Type	Medium
Light Source	Incandescent	Manufacturer Warranty	1
Maximum Bulb Wattage	60 W	Motion Sensor	No
Number of Bulbs Required	1	Product Height (in.)	8.25
Product Length (in.)	10.25	Product Weight (lb.)	2.8
Product Width (in.)	9.25	Returnable	90-Day
Size	Medium	Solar Powered	No
Style	Transitional	Weather Resistant	Yes

MORE INFO

Warranty

For warranty information on this product, please call our Internet Customer Service Center at 1-800-435-4654.

SHIPPING OPTIONS

Most orders process within 1 business days.

Please allow an additional 3-5 business days for **Standard Ground Delivery** in the U.S. Orders for this item may be expedited for an additional fee.

Other Delivery Options:

Expedited Delivery: Delivery the second business day.

Express Delivery: Delivery the next business day.

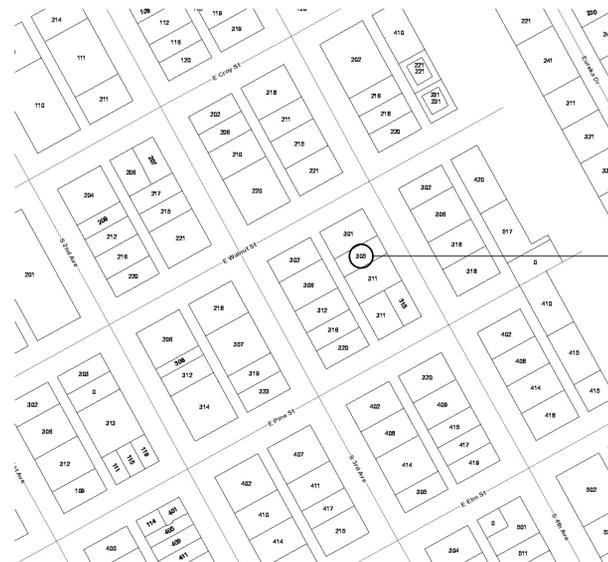
If product is eligible for shipping to AK, HI and US Territories additional transit time and remote surcharges may apply.

This item is also available for pick up in your local store (FREE) within 4-7 business days, plus order processing time.



VICINITY MAP

SITE



NEIGHBORHOOD MAP

SITE

BUILDING DATA:
 STREET ADDRESS: 305 S. FOURTH AVE.
 LEGAL DESCRIPTION: LOTS 4&5, BLOCK 24
 PARCEL NUMBER: RPH0000024004A
 CITY OF HAILEY ZONE: LR-1/TOWNSITE OVERLAY
 IBC OCCUPANCY CLASS.: GROUP-R
 IBC TYPE OF CONSTRUCTION: V-B

RESIDENCE BUILDING DATA:
 LIVING AREA: 1,474 sq.ft.
 GARAGE: 225 sq.ft.

- DRAWING INDEX**
- AS-01 SITE PLAN
 - A01 FLOOR PLAN-EXISTING
 - A02 FLOOR PLAN-PROPOSED
 - A03 EXTERIOR ELEVATIONS
 - S1 FRAMING PLANS AND STRUCTURAL SPECIFICATIONS
 - S2 STRUCTURAL DETAILS



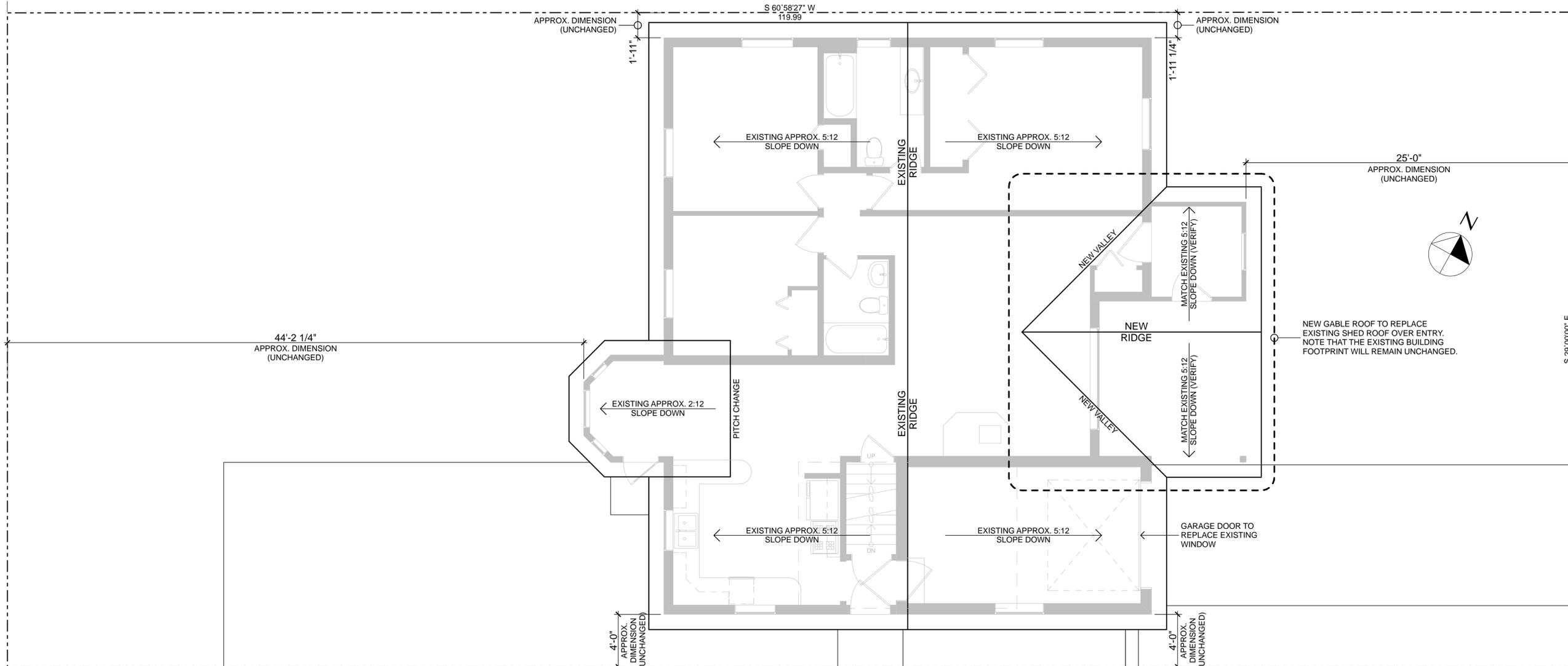
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 NICOLSON
 DABNEY**

ARCHITECT

9 east elm street
 hailey, idaho 83333
 tel: 208.725.2255

email: tom@tndarch.com
 web: tndarch.com

TND ARCHITECTS PLLC



S. FOURTH AVENUE

SITE INFORMATION
 THE DIMENSIONS AND BUILDING LOCATIONS ON THIS SITE PLAN ARE NOT BASED ON INFORMATION PROVIDED BY A LICENSED CIVIL ENGINEER. TND ARCHITECTS PLLC IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SITE PLAN, DIMENSIONS OR BUILDING LOCATIONS RELATIVE TO PROPERTY LINES SHOWN ON THIS PLAN. THIS PLAN IS TO BE USED FOR SCHEMATIC PURPOSES ONLY.

BARRON DESIGN & CONSTRUCTION

305 S. FOURTH AVE., HAILEY, IDAHO

ARCHITECTURAL SITE PLAN

REVISIONS

00/00/00

PRINT DATE

2/27/13

DRAWING SCALE

1/4" = 1'-0"

AS-01



Hailey13-016

[Back](#) [Forward](#) [Projects](#) [Profile](#) [Logout](#)

Main Contact: Cedric "Suds" Knehans

[Task List](#) [Info](#) [Notes](#) [Email](#) [Edit](#)

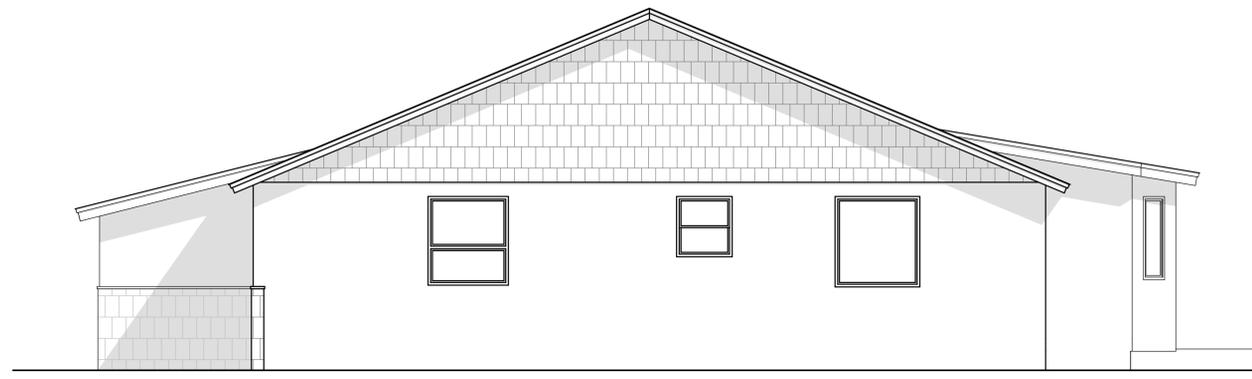
Folder: [Hailey13-016\Drawings](#) (5 Files - 0 New)

Strada 305 S. 4th Ave.

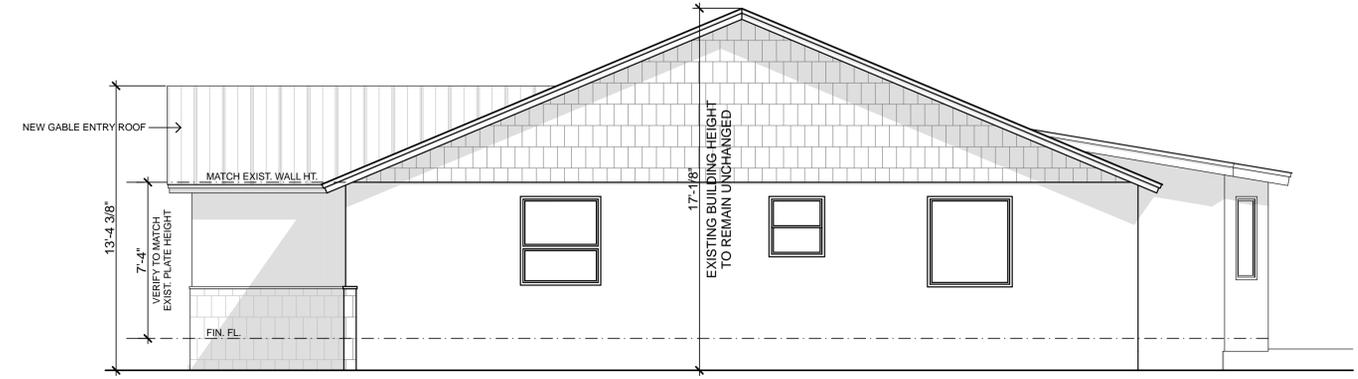
[View Folders](#) [Upload Files](#)

Current Sort: - Select -

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	<p>A01 FLOOR PLAN-EXISTING.PDF</p> <p>2/28/2013 12:33:21 PM, 700 KB CEDRIC "SUDS" KNEHANS</p> <p></p>
	<p>A02 FLOOR PLAN-PROPOSED.PDF</p> <p>2/28/2013 12:33:21 PM, 736 KB CEDRIC "SUDS" KNEHANS</p> <p></p>
	<p>A03 EXTERIOR ELEVATIONS.PDF</p> <p>2/28/2013 12:33:21 PM, 785 KB CEDRIC "SUDS" KNEHANS</p> <p></p>
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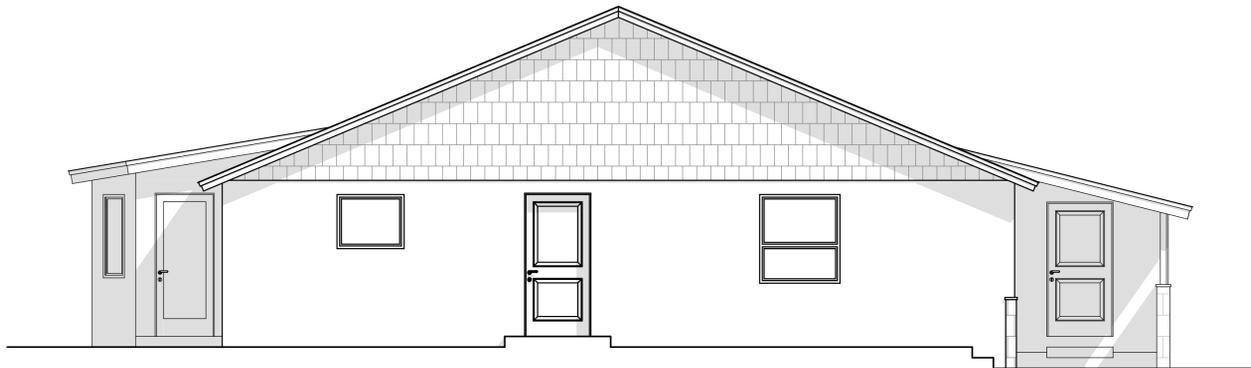
NORTH ELEVATION-EXISTING 1/4" = 1'-0"



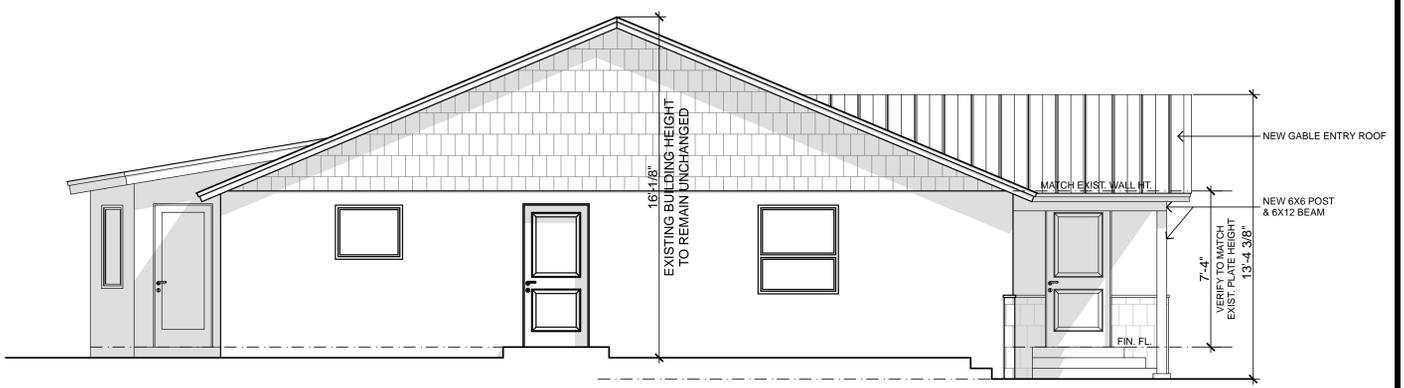
EXISTING SHED ENTRY ROOF TO BE REMOVED AND REPLACED WITH NEW ENTRY GABLE ROOF

EXISTING RESIDENCE - TO REMAIN UNCHANGED

NORTH ELEVATION-PROPOSED 1/4" = 1'-0"



SOUTH ELEVATION-EXISTING 1/4" = 1'-0"



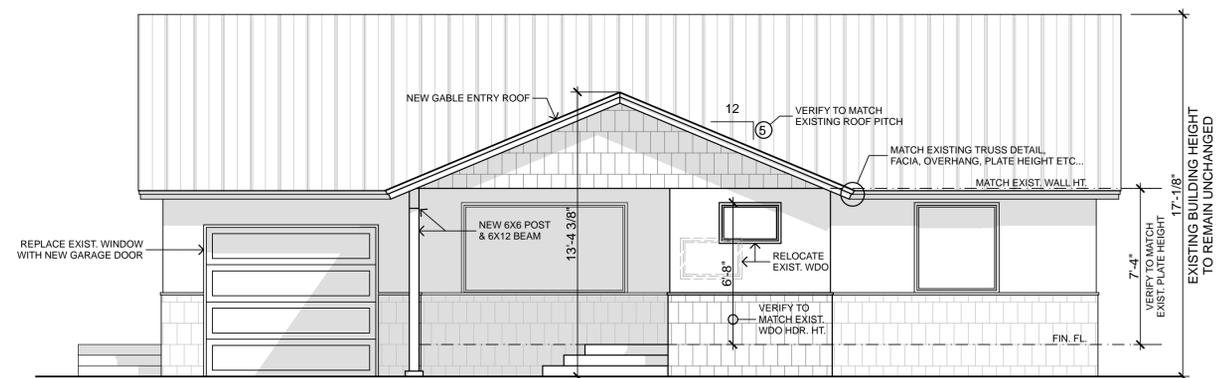
EXISTING RESIDENCE - TO REMAIN UNCHANGED

EXISTING SHED ENTRY ROOF TO BE REMOVED AND REPLACED WITH NEW ENTRY GABLE ROOF

SOUTH ELEVATION-PROPOSED 1/4" = 1'-0"



EAST ELEVATION-EXISTING 1/4" = 1'-0"



REPLACE EXIST. WINDOW WITH NEW GARAGE DOOR

NEW GABLE ENTRY ROOF

12

VERIFY TO MATCH EXISTING ROOF PITCH

MATCH EXISTING TRUSS DETAIL, FACIA, OVERHANG, PLATE HEIGHT ETC...

MATCH EXIST. WALL HT.

NEW 6X6 POST & 6X12 BEAM

13'-4 3/8"

6'-8"

RELOCATE EXIST. WDO

VERIFY TO MATCH EXIST. WDO HDR. HT.

FIN. FL.

7'-4"

VERIFY TO MATCH EXIST. PLATE HEIGHT

17'-1/8"

EXISTING BUILDING HEIGHT TO REMAIN UNCHANGED

EXISTING RESIDENCE - CONVERT LIVING SPACE BACK TO GARAGE

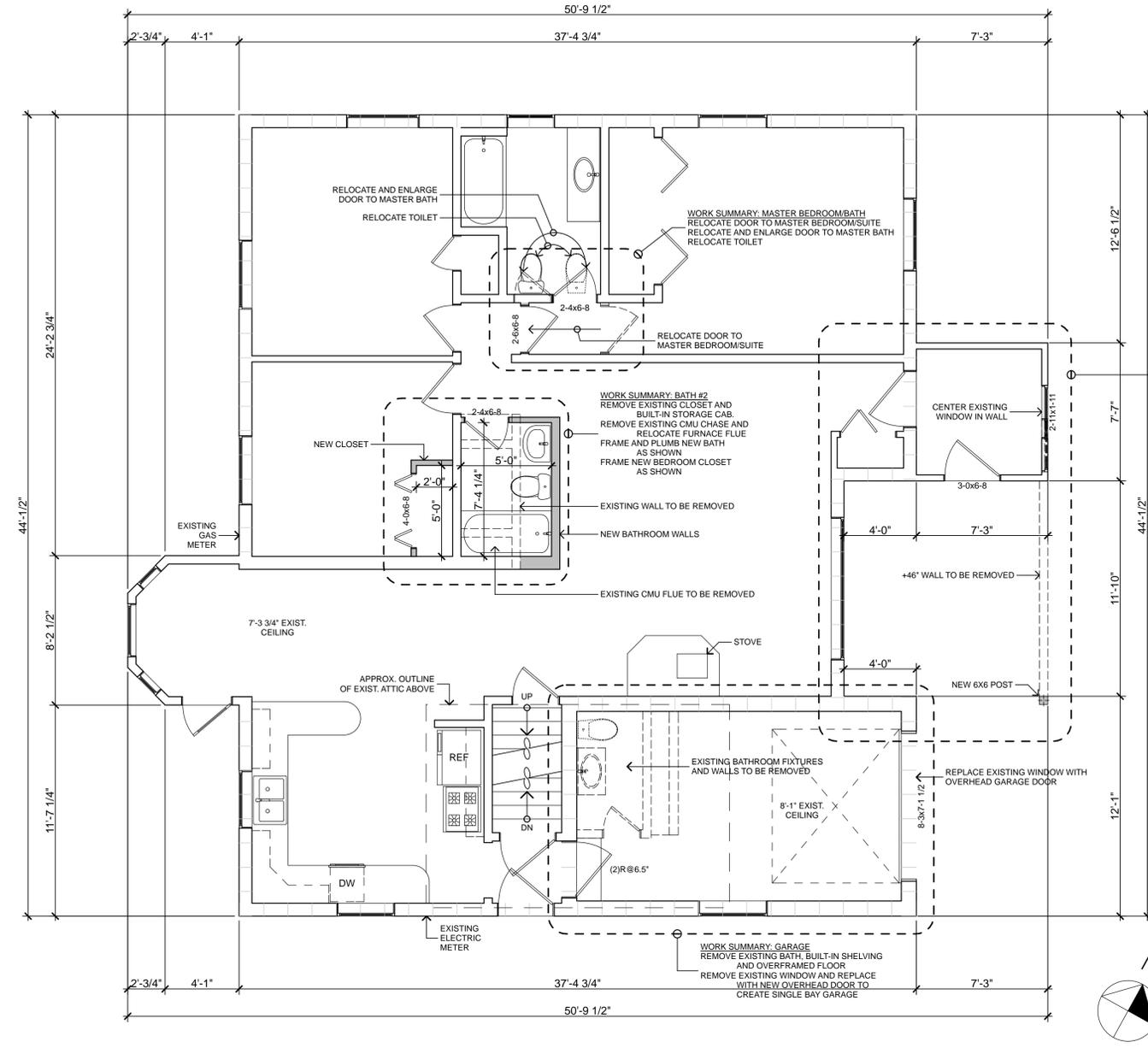
EXISTING SHED ENTRY ROOF TO BE REMOVED AND REPLACED WITH NEW ENTRY GABLE ROOF

EXISTING RESIDENCE - TO REMAIN UNCHANGED

EAST ELEVATION-PROPOSED 1/4" = 1'-0"

REVISIONS
00/00/00

PRINT DATE	2/27/13
DRAWING SCALE	1/4" = 1'-0"



WORK SUMMARY: ENTRY ROOF
REMOVE EXISTING SHED ROOF OVER ENTRY
REMOVE EXISTING +46\" WALL AT ENTRY
RELOCATE EXISTING WINDOW IN COLD ENTRY
AS SHOWN
REFRAME EXISTING COLD ENTRY WALLS TO
ACCOMMODATE NEW GABLE ENTRY
ROOF AND NEW COLD ENTRY DOOR
FRAME NEW GABLE ROOF OVER ENTRY

REPLACE EXISTING WINDOW WITH
OVERHEAD GARAGE DOOR



BARROW DESIGN & CONSTRUCTION
305 S. FOURTH AVE., HAILEY, IDAHO
FLOOR PLAN-PROPOSED

REVISIONS
00/00/00

PRINT DATE
2/27/13

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

A02

STAFF REPORT

TO: Hailey Planning and Zoning Commission
FROM: Bart Bingham, Principal Planner
RE: Design Review – New (Curran) Single Family Residence
HEARING April 8, 2012

Applicant: Craig Johnson (Curran Residence)
Request: Design Review
Location: Hailey Townsite, Blk 47, Am Lot 9A (205 N. 3rd Ave.).
Zoning: General Residential (GR) and Townsite Overlay (TO)

Notice

Notice for the public hearing was published in the Idaho Mountain Express on March 20, 2012 and mailed to property owners within 300 feet on March 19, 2012.

Application

Craig Johnson submitted a Design Review Application proposing to construct a new two level single family residence with an attached garage.

Procedural History

The application was submitted on March 14, 2013 and certified complete on March 16, 2013.

Department Comments:

Engineering:

The water meter connection should be reduced to be ¾” rather than the present 1” connection. This would reduce the connection fee amount.

Life/Safety:

No issues

Water and Sewer:

No issues

Building:

No issues

Streets:

No issues

Standards of Evaluation

8.2 Signs.

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

9 Parking and Loading Spaces

9.1.1 No building or structure shall be erected unless permanently maintained parking and loading spaces have been provided in accordance with the provisions of this Ordinance.

Standards are applied below.

9.2.1 Location of On-Site Parking Spaces. The following regulations shall govern the location of on-site parking spaces and areas, except as otherwise provided below and in section 9.4.8.

A. parking spaces for all single family dwellings shall be located on the same lot as the dwelling which they serve, except as otherwise provided in section 9.4.1.

Parking in proposed garage will be on the same lot as proposed residence; this is Lot 9A.

D. New on-site parking areas shall be located at the rear of the building, except within the SCI zoning district where parking is allowed at the side of the building.

Proposed onsite parking is in the garage at the rear of proposed residence.

E. On-site parking areas are not permitted between the sidewalk within the public right-of-way and the primary frontage of a building, except where the location of an existing buildings or site conditions precludes another location for parking; such parking requires a landscape buffer, or an alternative approved by the Administrator, between sidewalk and parking.

Proposed onsite parking is in the garage at the rear of the property.

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

Owners are hereby advised they shall maintain parking and /or loading area according to standard.

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

a. Parking areas and driveways for single family and duplex residences may be improved with compacted gravel or other dustless material.

Compacted gravel is proposed for garage driveway.

9.2.6 Drainage. All parking, loading, or other non-permeable surface areas shall provide for on-site drainage of surface water to prevent the drainage of such water onto adjacent

properties, walkways, or into the public right-of-way. Drainage provided shall be in accordance with City Standards.

Compacted gravel is proposed for garage driveway.

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

Proposed Kirkham 8 ½" Wide Dark sky Outdoor Wall Light is dark sky down lighting.

9.2.8 Access.

A. Except as otherwise provided herein, any parking area on private property, shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public street shall be traveling in a forward motion.

Proposed parking area in garage will be accessed from the alley, not a street.

B. Where alleys exist, access to on-site parking for any non-residential use or for any multifamily dwelling of three or more units shall be from the alley. Parking areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.

Proposed parking area in garage will be accessed from the alley.

C. If the site is not serviced by an alley, access shall be 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.

Site is serviced by an alley.

D. Access for on-site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.

Proposed onsite parking area is in the garage, accessible from the alley.

F. Parking areas containing no more than two (2) parking spaces in any zoning district or parking areas within the LR, GR, TN, TI and LI Districts may be designed to allow a vehicle to back from the parking area into the public right-of-way.

One parking space is proposed to be in the garage and vehicles may back from the garage parking area. If a future parking area fronting Third Ave. is constructed, one space in the area may be designed so vehicles utilizing the space may back in to the public right-of-way.

G. Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus "stacking" the parking area.

Not applicable, because driveway to proposed garage does not have length sufficient for "stacking" parking.

9.2.9 Screening and Landscaping.

A. All loading space areas and parking areas shall be screened from a public street and shall be screened on all sides which adjoin or face any residential property.

1. The screening shall consist of an acceptably designed wall, fence or drought tolerant landscaping.

Cedar fencing is proposed to be installed between adjoining properties on both sides of garage driveway.

9.4.1 Residential.

A. Single family dwellings: 2 per dwelling minimum, 6 per dwelling maximum.

1. Parking spaces within any garage, carport or similar structure shall be credited at 1 space per nine (9) feet of floor width and 18 feet of floor length.

Proposed garage is credited 1 parking space, and at least one and probably two spaces can be credited for garage gravel driveway.

8B.4. Outdoor Lighting Standards.

8B.4.1 General Standards

a. All exterior lighting shall be designed, located and lamped in order to prevent:

- 1. Overlighting;**
- 2. Energy waste;**
- 3. Glare;**
- 4. Light Trespass;**
- 5. Skyglow.**

b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.

d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.

e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.

Kirkham 8 ½" Wide Dark sky Outdoor Wall Light is proposed exterior lighting. It is a condition of approval that all existing lighting comply with Article 8B of the Hailey Zoning Ordinance.

Bulk Requirements:

4.13.6 Bulk Requirements (For other supplementary location and bulk regulations, see Article VII.)

- a. **Minimum Lot Size –**
Limited Business, Transitional, General Residential districts: 4,500 square feet.

Lot is approximately 5,990 sq. ft.

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

Lot width is 49.96’.

- c. **Maximum Building Height –**
Transitional, General Residential, Limited Residential-1 districts: 30 feet

Residence is proposed to be 24’ tall.

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

1. **Setback from any street right-of-way – twelve (12) feet. The following exceptions apply:**
a. **Unenclosed features of a residence (e.g. front porches, stoops, and decks without walls) shall be no closer than five (5) feet to the lot line. Such features do not include carports.**

Setback from 3th Ave. is more than 12’.

- b. **No garage door shall be within twenty (20) feet of any street right-of-way, as measured from the garage door to the street providing access to the garage.**

Proposed garage door is accessed from the alley not 3rd Ave.

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

Proposed garage door is 13’ from the alley.

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

By this standard, the setback is required to be approximately 7.5’. Setbacks on south side of residence are shown to be 13’-6” and setbacks on the north side are shown to be 10’ – 6” satisfying the setback requirement.

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

Building highest height is 24' which would require setback to be no less than 9.6 ft. Setbacks on south side of residence are shown to be 13'-6" and setbacks on the north side are shown to be 10' – 6" satisfying the setback requirement.

- c. Roof overhangs, fire escapes, standard chimneys, bay windows and other features, which are subject to Section 7.2 of this Ordinance (Supplementary Yard Regulations), shall not have a setback less than five (5) feet from property lines abutting other private property.**

One bay window is proposed to extends 2' into south setback area, but is still significantly further than 5' from the south property line.

- d. Wainscot detail not higher than three (3) feet as measured from record grade may intrude not more than six (6) inches into the required setback.**

Not applicable. No wainscot is proposed.

- e. Maximum lot coverage:
General Residential, Limited Residential-1 districts:**

Building Height	Maximum Lot Coverage
2 or more stories above grade, no garage	25%
2 or more stories above grade, with garage	30%
Less than 2 stories above grade, no garage	35%
Less than 2 stories above grade, with garage	40%

House area is 1,745 sq. ft. and the lot area is approximately 5,990 sq. ft. Proposed lot coverage area equates to being approximately 29% which is within the 30% allowed.

- i. Maximum Lot Size—
Transitional, General Residential: 18,000 square feet**

Lot size is approximately 5,990 sq ft.

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

Applicant is hereby advised height of building is from the lowest point of Record Grade or finish grade, whichever is lower.

7.1.1 Cornices, canopies, eaves or similar roof overhang features and cantilevered balconies may extend into a required yard setback not more than three (3) feet.

Eaves or similar roof overhang features will not be more than 3 feet.

7.1.2 Fire escapes required by the IBC or IRC may extend into a required yard setback not more than six (6) feet.

Applicant is hereby advised of standard.

7.1.3 All portions of a chimney shall not extend into a required yard setback by more than two (2) feet.

Proposed chimney does not extend into setback.

7.1.4 Bay windows shall not extend into a required yard setback by more than two (2) feet. Such windows shall be a minimum of two (2) feet from the top of the interior floor.

Proposed bay window extends 2' from main house exterior wall on south elevation.

7.1.5 Pergolas. Supporting columns for Pergolas shall meet required yard setbacks. The roof of a pergola shall not extend into a required yard setback by more than five (5) feet.

No pergolas are proposed.

6A.7 Improvements Required.

A. Streets.

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

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

Project is greater than 500 sq. ft.

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

Project is construction of new principle building- a new residence. Thus sidewalks shall be required.

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

Applicant is hereby advised of standard.

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

Proposed plans do not show sidewalk and drainage improvements along 3rd Ave. and Spruce St. A sidewalk and drainage improvements, running the length of the property line adjacent to 3rd Ave. is required and shall be included in an updated plan.

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

A sidewalk and drainage improvements, running the length of the property line adjacent to 3rd Ave. is required and shall be included in an updated plan.

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

Not applicable.

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

a. The Hearing Examiner or Commission and Council shall ensure that the alternative configuration or location shall not reduce the level of service or convenience to either residents of the development or the public at large.

No alternatives were proposed.

b. If an alternative location is approved, the cost of construction of the required square footage of sidewalk and lineal feet of drainage improvements shall be paid by the applicant to the City. The City shall ensure construction of sidewalk and drainage improvements occurs within two years of the date the Design Review findings of fact, conclusions of law and decision is signed.

No alternatives were proposed.

7. The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110% of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy. In-lieu contributions for sidewalks shall not be accepted in B, LB, TI and SCI districts.

No in-lieu contribution has been proposed.

B. Water Line Improvements.

1. 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.

Blue board insulating material is required for water mains and individual water service lines less than 6 feet deep.

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

II. Applicability:

Proposals for new Single Family Dwellings and Accessory Structures and will be reviewed for compliance with these Design Guidelines.

Proposal includes construction of a new single family dwelling (residence).

III. Design Guidelines

C. Specific Guidelines

1. Site Planning

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

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

Lot 9A is rectangular in shape.

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

- **scale and massing of new buildings consistent with the surrounding neighborhood;**

Proposed house is similar to scale and massing of surrounding neighborhood; two surrounding lots remain vacant.

- **building orientation that respects the established grid pattern of Old Hailey;**

House is proposed to orient east and west with entrance doors on both the north and south elevations.

- **clearly visible front entrances;**

Proposed entrances on north and south appear clearly visible.

- **use of alleys as the preferred access for secondary uses and automobile access;**

Garage and shop are shown to be accessed from alley.

Alley is proposed access.

- **adequate storage for recreational vehicles;**

Storage of recreational vehicles would be possible in garage or shop.

Garage may be used to store recreational vehicles.

- **yards and open spaces;**

Steep terrain and large elevation variations on the lot make having open space areas more difficult, but garden areas are shown on north and south elevations.

- **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;**

Solar access on site is available from the east, the south, and west. Current plans do not include solar energy.

- **snow storage appropriate for the property;**

Snow storage area is shown to be at southwest corner of property off the alley and adjacent to garage driveway access area.

- **underground utilities for new dwelling units.**

All utilities for new dwelling shall be underground.

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

Applicant is hereby advised of guideline.

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

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

- **The height of taller buildings should be stepped down on the streetside elevation.**

The Height of the house steps down to a single story porch on the east end of the house and a single story garage on the west end of the house.

- **Buildings with greater mass should be broken into smaller modules.**

Single story porch and single story garage assist in breaking proposed two story house into smaller modules.

- **Changes in wall planes and building materials should be used to reduce the visual impacts of taller buildings.**

Each of the four elevations are proposed to have changes in wall planes (e.g. south elevation has a bay window) and building materials (e.g. south, east and west elevations have textured plywood and vertical shingle siding).

3. Architectural Character

These standards are not intended to restrict design styles, but to ensure that new ideas and styles also respect the scale and elements of the existing neighborhood.

a. General

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

Single siding, textured plywood, facia, and trim are proposed for various portions of the elevations for the residence.

b. Building Orientation

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

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

Front entry to house (primary structure) is identified with inset steps.

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

Front wall is proposed to face the south and not a street; Lot 9A is split into two parts by a significant change in elevation. The elevation change makes aligning the front wall to the street a difficult and costly option.

c. Building Form

Buildings in Old Hailey were most commonly rectangular in shape. In addition, the older buildings were generally oriented with the short side facing the street, and the longer side along the side lot lines. This basic building form is encouraged in the Design Guidelines. Some variations may be compatible where the overall mass and scale of the new building is similar to the other buildings in the neighborhood.

The long side of the proposed house faces adjacent empty lot to the south.

Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.

House is comprised of a combination of rectangles.

d. Roof Form

Roofs help define a neighborhood by creating a pattern on the horizon, framing views to distant areas, and defining light and air between buildings. While a variety of roof styles are present in Old Hailey, most of these roofs are pitched roofs with gable elements. Typically, gabled roof slopes were in the range of 8:12 to 12:12. Ridge lengths were typically a maximum of 40-50 feet in length. This ridge length is an important element in the scale and feel of Old Hailey neighborhoods.

House and garage contain gabled roofs as shown on elevations.

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

Front entry to house is defined with an inset entry area with steps.

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

Steeper roof pitches on house and garage provide for appropriate snow shedding

Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are

similar to those traditionally found in the neighborhood are encouraged.

Roofs of proposed house are gabled, similar to those found in surrounding neighborhoods.

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

Roofs of proposed house are gabled, similar to those found in surrounding neighborhoods.

e. Wall Planes

Wall planes are the walls of buildings as viewed two-dimensionally. Traditionally, front wall planes in Old Hailey were 25-30 feet in width. The gables ends most often ran parallel to the street. Side wall planes were typically the longer wall plane. Often these side wall planes were broken up with either a jog in the building wall, or a pop-out such as a bay window.

House is proposed to be positioned so at least one gabled roof fronts the west, the south, and the east.

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

Primary wall planes are proposed to be parallel to abutting lot lines on the north and south, not to the front lot line on the east.

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

Wall plans appear proportional to lot dimensions. The longer wall planes front the longer north and south lot lines and shorter wall planes front the east and west shorter lot lines.

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

A bay window is proposed along the long south elevation wall plane.

f. Windows

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

Not applicable as large elevation change on the lot will reduce capability of seeing windows from the street or seeing out windows to the street (3rd Ave.)

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

Not applicable. Presently there are no buildings on either the lot to the south or the lot to the north.

g. Decks and Balconies

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

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

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

Proposed entry porch faces 3th Ave. and is a little shorter than half the height of the house.

Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.

Proposed entry porch faces east away from neighbors who could potentially occupy the lots to the north and south of Lot 9A where house is proposed.

h. Building Materials and Finishes

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

Building materials include textured plywood, shingle siding, facia, trim, and VG fir doors.

i. Ornamentation and Architectural Detailing

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

Ornamental details include a rusted metal roof, shingle siding, and a bay window on the south wall plane.

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

House is proposed to have covered porches, pella windows, and trim detailings.

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

Proposed windows, doors, and roof pitch match nearby buildings.

4. Circulation and Parking

Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.

One parking space is proposed within garage with access from alley. Pedestrian sidewalks fronting 3rd Ave. are not shown on the plans, but are required.

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

Parking is proposed to be accessed from the alley with potential off-street parking off of 3rd Ave.

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

Parking is proposed to be from alley side of property.

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

Garage may provide storage areas for recreational vehicles.

5. Alleys

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

Parking is proposed in garage, so alley will remain uninhibited.

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

Garage is proposed to be located off alley with access from alley.

Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface,

Proposed project is within General Residential so surface of adjacent alley may utilize a dust-free gravel surface.

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

Proposed landscaping provides nearest to alley is only a vegetable garden area; no other landscaping is proposed to be near or closer to the alley than the vegetable garden.

7. Snow Storage

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

Snow storage area is shown on southwest corner of the lot adjacent to the alley. The snow storage area is 16' x 16' totaling 256 sq. ft. Total parking area is 808 sq. ft. which equates to 31% snow storage area to parking area.

8. Existing Mature Trees and Landscaping

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

Existing plant material (including a large tree where the steep terrain exists onsite) is shown, but the plans do not indicate whether the tree will be retained or removed.

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

Berry and vegetable garden areas are shown on plans, as are new plum and apple trees.

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

Applicant is hereby notified of requirement.

9. Fences and Walls

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

No fences or walls are proposed to abut 3rd Ave. or the adjacent Alley.

10. Non-residential and Multi-family Uses

Not applicable.

6A.6 Criteria.

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

- 1. The project does not jeopardize the health, safety or welfare of the public.**
- 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards.**

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

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

Zoning Ordinance.

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

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
 - Sidewalk and drainage improvements, designed according to applicable City Standards, are required along the front property lines adjacent to 4th Avenue and Spruce Street; these sidewalks shall run from property line to property line on both frontages.

- 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) A sidewalk and drainage improvements, running the length of the property line adjacent to 3rd Ave. are required and shall be included in an updated plan.
- g) The water meter connection should be reduced to be ¾” rather than the present 1” connection. This will reduce the connection fee amount.
- h) Blue board insulating material is required for water mains and individual water service lines less than 6 feet deep.
- i) Existing plant material (including a large tree where the steep terrain exists onsite) is shown, but the plans do not indicate whether the tree will be retained or removed. All new trees shall conform to approved Hailey tree types and specifications.
- j) Building service areas shall be located off alley and away from public view or building frontage areas.
- k) All utilities for new dwelling shall be underground.
- l) 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.
- m) This Design Review approval is for plans dated March 14, 2013 (Site Plan, Landscape Plan, Floor Plans, Elevations (North, East, South, & West), and Kirkham Dark sky Outdoor Wall Light Spec Sheet). 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.

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 by Craig Johnson for design review of a new single family residence (Curran Residence) proposed to be built at Hailey Townsite, Blk 47, Am Lot 9A (205 N. 3rd Ave.), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, and City Standards, provided conditions (a) through (m) are met.

Denial:

Motion to deny the design review application by Craig Johnson for design review of a new single family residence (Curran Residence) proposed to be built at Hailey Townsite, Blk 47, Am Lot 9A (205 N. 3rd Ave.), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, finding that _____ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the design review application by Craig Johnson for design review of a new single family residence (Curran Residence) proposed to be built at Hailey Townsite, Blk 47, Am Lot 9A (205 N. 3rd Ave.), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts to _____ [Commission should specify a date].

City of Hailey - Design Review Application

Submittal Date: 03 / 14 / 13

Project Name: CURRAN RESIDENCE
Legal Description of Property: Subdivision Hailey Townsite Lot(s) A-1m Lot 9A, Block 47
Street Address of Property: 205 N 3RD AVE. HAILEY ID
Current Zoning of Property: General Residential ETO Year of original construction: N/A
Existing building gross sq. ft. (if applicable) N/A Proposed addition or new construction sq. ft. 2421

Name of Owner of the Property: CRAIG JOHNSON
Mailing Address: PO Box 579 City: HAILEY State: ID Zip: 83333
Phone: (208) 788-0996 Fax: (208) 788-0796 Cell: (208) 309-1096
Email Address: CWJ2@MINDSPRING.COM

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

Property Owner's Signature: [Signature] Date: 3 / 13 / 13

Name of individual to contact on behalf of Trust or LLC (if applicable):
Mailing Address: City: State: Zip:
Phone: () - Fax: () - Cell: () -
Email Address:

Application Contact (if different than above):
**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 [X] 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 34) x (.61 postage + .15 paper, envelope & label) \$ 20.74
DO NOT COUNTY DUPLICATES OR CITY OF HAILEY
Total Due..... \$ 310.74

DESIGN REVIEW - CHECKLIST

City Use Only -

Project Name: CURRAN RESIDENCE

Certified Compete by: _____

Date: ____/____/____

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

- ✓ One (1) large set of plans with scale indicated containing the following:
 - ✓ Vicinity map showing project location in relationship to adjacent buildings and surrounding area.
 - ✓ Site plan showing proposed parking, loading, general circulation, snow storage and parking stall dimensions (must show location of adjacent buildings and structures).
 - ✓ Total square footage of subject property, including lot dimensions.
 - ✓ Building setbacks.
 - ✓ Staging and contractor parking plan.
 - ✓ Exterior lighting plan (location, type, height, lumen output, luminance levels for area lighting, and spec sheets for fixtures).
 - ✓ Landscape plan
 - ✓ Existing tree to be shown as retained/relocated/removed.
 - ✓ All proposed species type/size/quantity of each.
 - ✓ Drought tolerant and xeriscape species must be identified for at least 50% of landscaped area.
 - ✓ Floor plan (include gross square footage for each floor, occupancy classification and type of construction).
 - ✓ Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
 - ✓ Drainage plan (grading, catch basins, piping, and dry-wells).
 - ✓ Detailed elevations showing facade of all sides of proposed building and other exterior elements. Must show elevation points of record grade. Include notes on colors, materials, dimensions.
 - ✓ Colored rendering of at least one side of the proposed building.
 - N/A Idaho licensed architect (plans for single family dwellings may be stamped by an Idaho licensed structural engineer)
 - ✓ North point and scale.
 - ✓ Six (6) 11" x 17" copies of any larger plans/maps OR two (2) 11" x 17" copies of any larger plans/maps if project is within the Townsite Overlay.
 - ✓ PDF files of all required documents and 11" x 17" plans/maps.
 - N/A Color photographs of any existing structures on the site.
 - ✓ Materials and colors sample board. Each sample approximately 12" x 12".
 - N/A Sign Plan (if applicable).
 - N/A Area Development Plan (required if property owner also owns adjacent parcels).
 - N/A For property located in Airport West, Design Review approval by Airport West Design Board.
 - ✓ Names and address of all property owners within three hundred (300) feet of the exterior boundaries of the land being considered. Names and addresses can be obtained using the Blaine County map server <http://maps.co.blaine.id.us/> or from the Blaine County Assessor's office. Assistance can be provided by the Hailey Planning staff upon request.
 - N/A Names and addresses of easement holders within subject property.
 - N/A Written statement of how each design review standard is met (contact the Planning Department for which set of standards is applicable to your project).
 - _____ Other information as required by the P&Z Administrator, Hearing Examiner or Commission.

City Use Only:

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

_____ Density	_____ Lot coverage
_____ Setbacks	_____ Floor area
_____ Height (plans must show elevation points of record grade)	_____ Parking (# of spaces)



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

INVOICE #	INVOICE DATE
10741	03/14/2013
DUE DATE	CUSTOMER ACCOUNT NUMBER
03/14/2013	6832
AMOUNT DUE	TERMS:
310.74	Open Terms

BILL TO:

LMJ BUILDERS, LLC

PO BOX 579
 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- Curran Review	1.		250.00
PLANNING PUBLICATION	.		40.00
PLANNING MAIL	34.	.61	20.74
			310.74
			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 LOUISIANA
121 N. BROAD ST. SUITE 1000
MONROE, LA 70131
504 233-1001

Receipt No. 104108
Nov 11, 2001

02

NAME
LNU SERVICES, LLC
PO BOX 978
MONROE, LA 70131

Account Name
11a.74
Account - Revenue Public Deposits
118.74
111-11-1000 Revenue Public Deposits

New Current Balance:
.00

Comments:

Check 310.74 ORN No. 0108
LNU SERVICES, LLC

Total Applied:
310.74

Change Tendered:
.00

Comments:

Duplicate Copy

01/11/01 10:10 a

IDAHO MOUNTAIN EXPRESS
March 20, 2013

NOTICE OF PUBLIC HEARING
HAILEY PLANNING AND ZONING
COMMISSION
Monday, April 8, 2013

PUBLIC NOTICE IS HEREBY GIVEN that the Hailey Planning and Zoning Commission will hold a Public Meeting at **6:30 p.m. on Monday, April 8, 2013**, to be held in the upstairs meeting room of Hailey City Hall and will hold Public Hearings on the following items:

- Consideration of an application by Blaine County School District for Design Review of a 4,370 sq. ft. classrooms and hallway addition to the existing Wood River Middle School. The school is located at Northridge Sub No. 4, Blk 1, Lot 2 (900 N. 2nd Ave.) and within the General Residential (GR) Zoning District.
- Consideration of an application by Strada Capital Inc. for Design Review of an alteration to the exterior of an existing residence by altering the roof over front entry from a shed roof to a gabled roof type and an existing installed window to a garage door and vehicle entry area. The residence being located at Hailey Townsite, Blk 24, Lots 4 & 5 (305 S. 4th Ave.) is within the Townsite Overlay (TO) and General Residential (GR) Zoning Districts.
- Consideration of an application by Craig Johnson for Design Review of a new single family residence (Curran Residence) proposed to be built at Hailey Townsite, Blk 47, Am Lot 9A (205 N. 3rd Ave.), which is within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

* Consideration of an annexation request from the Blaine County School District to annex Parcel 4 of a Replat of Maurer Subdivision (Inst.510590), comprising a total of .62 acres, into Hailey City Limits for the purpose of expanding the Wood River Middle School.

* Consideration of a Conditional Use Permit request from Mountain Rides Transportation Authority for operating a South Valley Facility on Woodside Subdivision Plat #10, Lot 38, Block 42 (otherwise known as 4021 Glenbrook Dr.) which is located in the Business (B) Zone.

* Consideration of an application by AT&T (Powder River Development Services, LLC) for a Wireless Permit for the installation and operation of roof top equipment, including antennas and associated equipment cabinets for AT&T's Wireless telecommunications network. The equipment would be located at Pine Street Station Condos (400 S. Main St.) within the Business (B) and Townsite Overlay (TO) Zoning Districts.

Any and all interested persons are invited to attend the public hearings or submit written comments to the Community Development Department at 115 South Main Street, Hailey, Idaho, 83333 or planning@haileycityhall.org. Supporting documents for these item(s) can be viewed on the City of Hailey's website as of the date of this publication; go to www.haileycityhall.org, under Meeting, click on the Planning and Zoning Commission and select the link for the most current Planning and Zoning agenda. The staff reports will be posted in this same location on the Friday before the meeting. If documents are not posted please call 208-788-9815 to have documents emailed or visit the front counter at city hall.

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

PUBLISH:
IDAHO MOUNTAIN EXPRESS
March 20, 2013

PUBLIC NOTICE

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

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

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

March 19, 2013

Dear Property Owner:

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

- Consideration of an application by Craig Johnson for Design Review of a new single family residence (Curran Residence) proposed to be built at Hailey Townsite, Blk 47, Am Lot 9A (205 N. 3rd Ave.), which is within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

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

A public hearing will be held on this application as part of the Hailey Planning and Zoning Commission's meeting on **Monday, April 8, 2013**, at 6:30 p.m., at Hailey City Hall. You are invited to attend this public hearing and/or submit written comments to the Principal Planner at 115 South Main Street, Hailey, Idaho, 83333 or planning@haileycityhall.org.

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

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

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

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

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

March 21, 2013

Dear Public Agency:

The Hailey Planning and Zoning Commission will hold a public hearing on the item(s) listed below on **Monday, April 8, 2013**, at 6:30 p.m., Hailey City Hall.

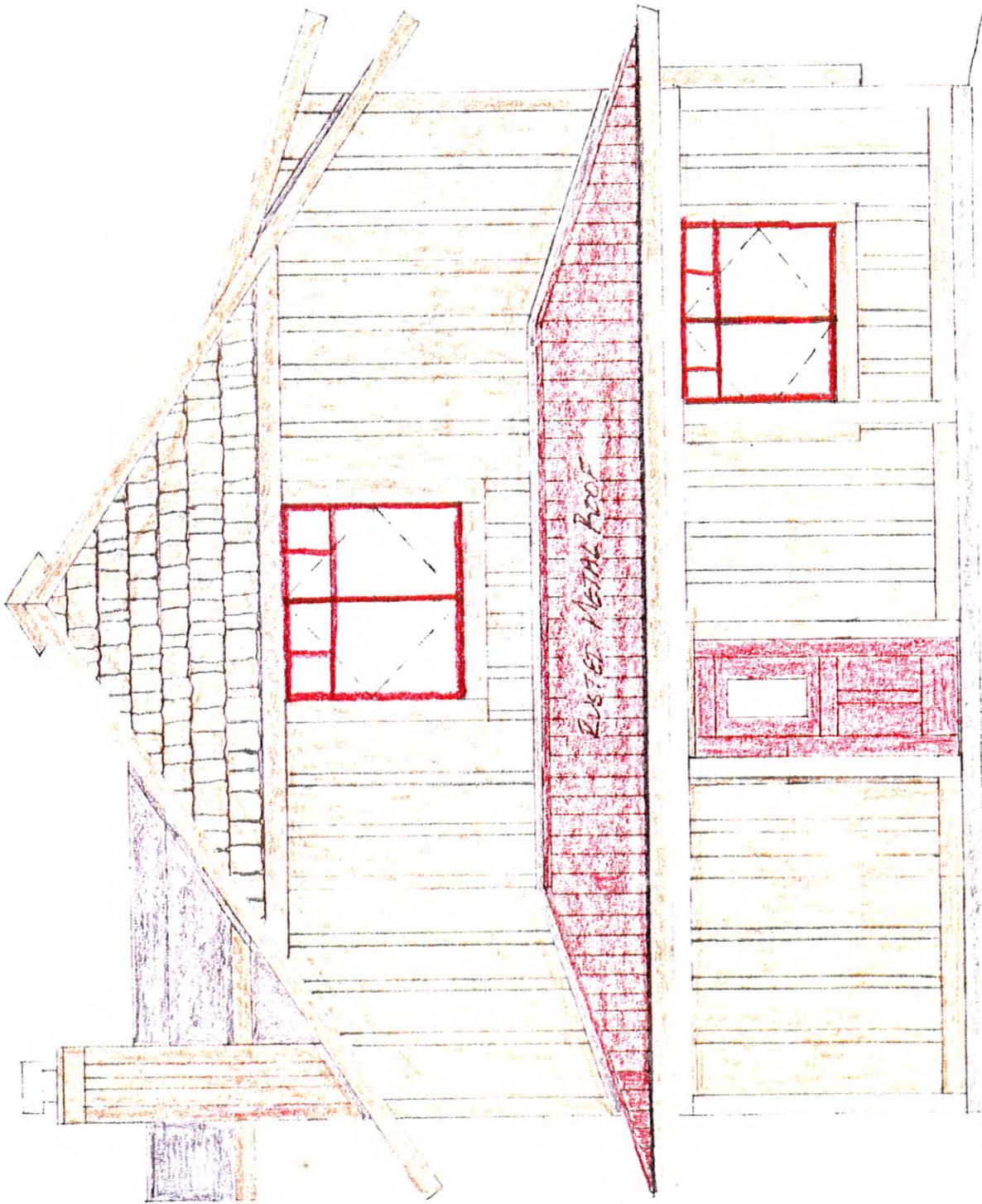
- Consideration of an application by Blaine County School District for Design Review of a 4,370 sq. ft. classrooms and hallway addition to the existing Wood River Middle School. The school is located at Northridge Sub No. 4, Blk 1, Lot 2 (900 N. 2nd Ave.) and within the General Residential (GR) Zoning District.
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This Notice is issued pursuant to Idaho State Code (Local Land Use Planning Act), Section 67-6509, whereby notice must be provided to all political subdivisions providing services within the planning jurisdiction at least 15 days prior to public hearings regarding proposed amendments to the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, or any other land use ordinance.

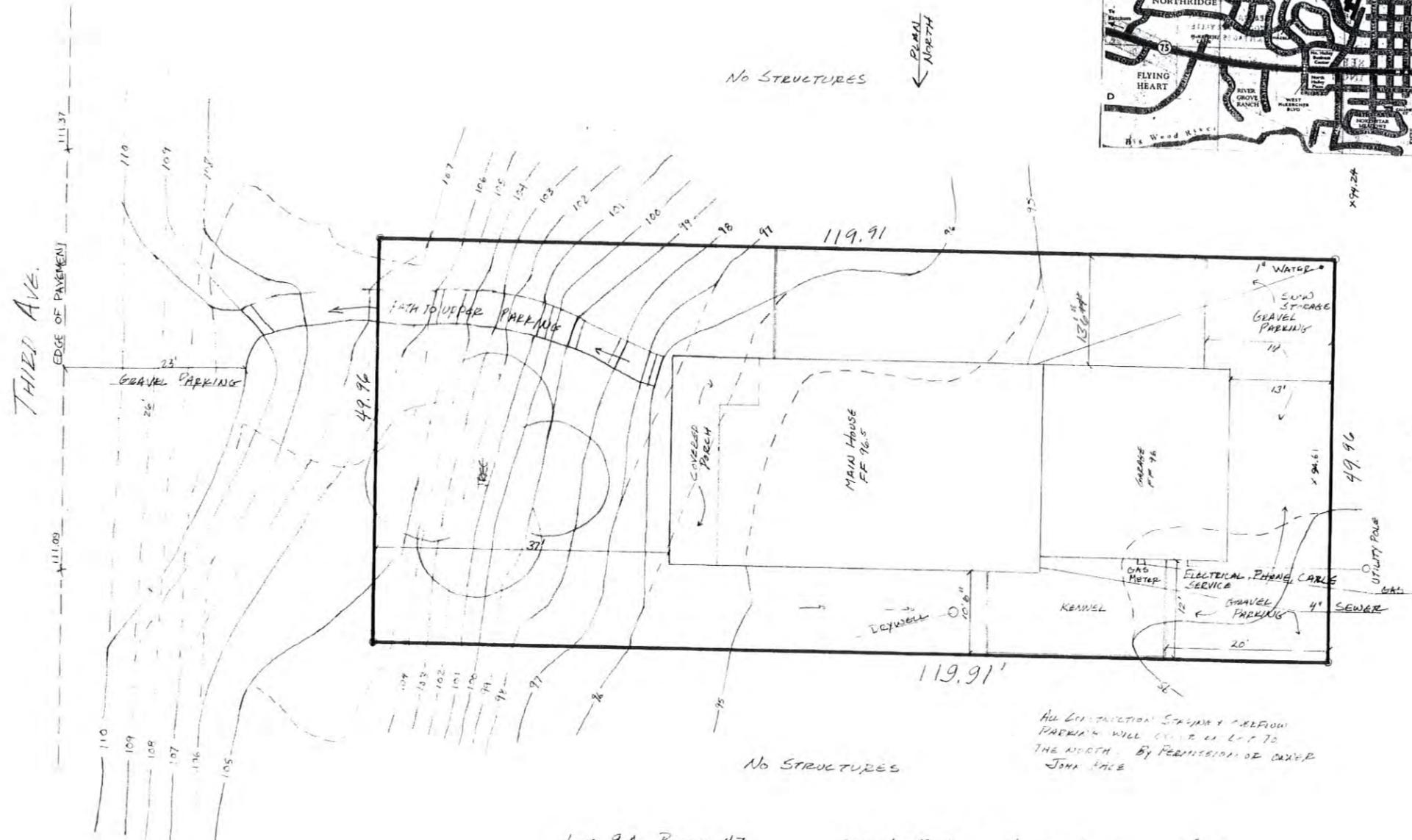
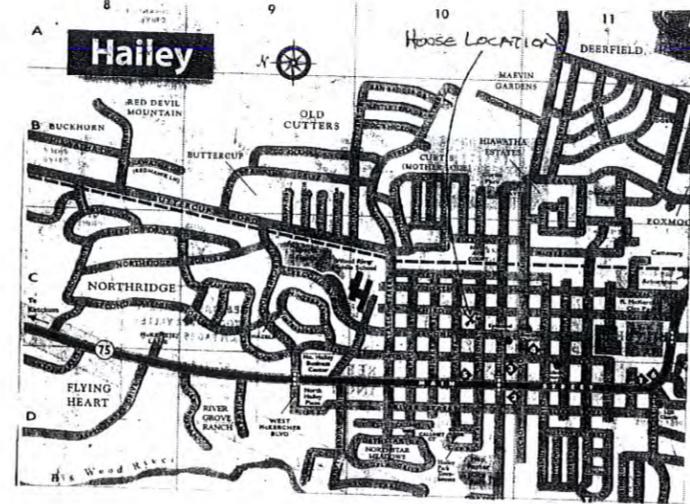
You are invited to attend this public hearing or submit written comments to the Community Development Department at 115 South Main Street, Hailey, Idaho, 83333 or planning@haileycityhall.org.

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

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



EAST ELEVATION 1/4" = 1'



NO STRUCTURES

PLUM NORTH

NO STRUCTURES

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE PERMITS AND ORDINANCES OF THE CITY OF HAILEY, IDAHO.

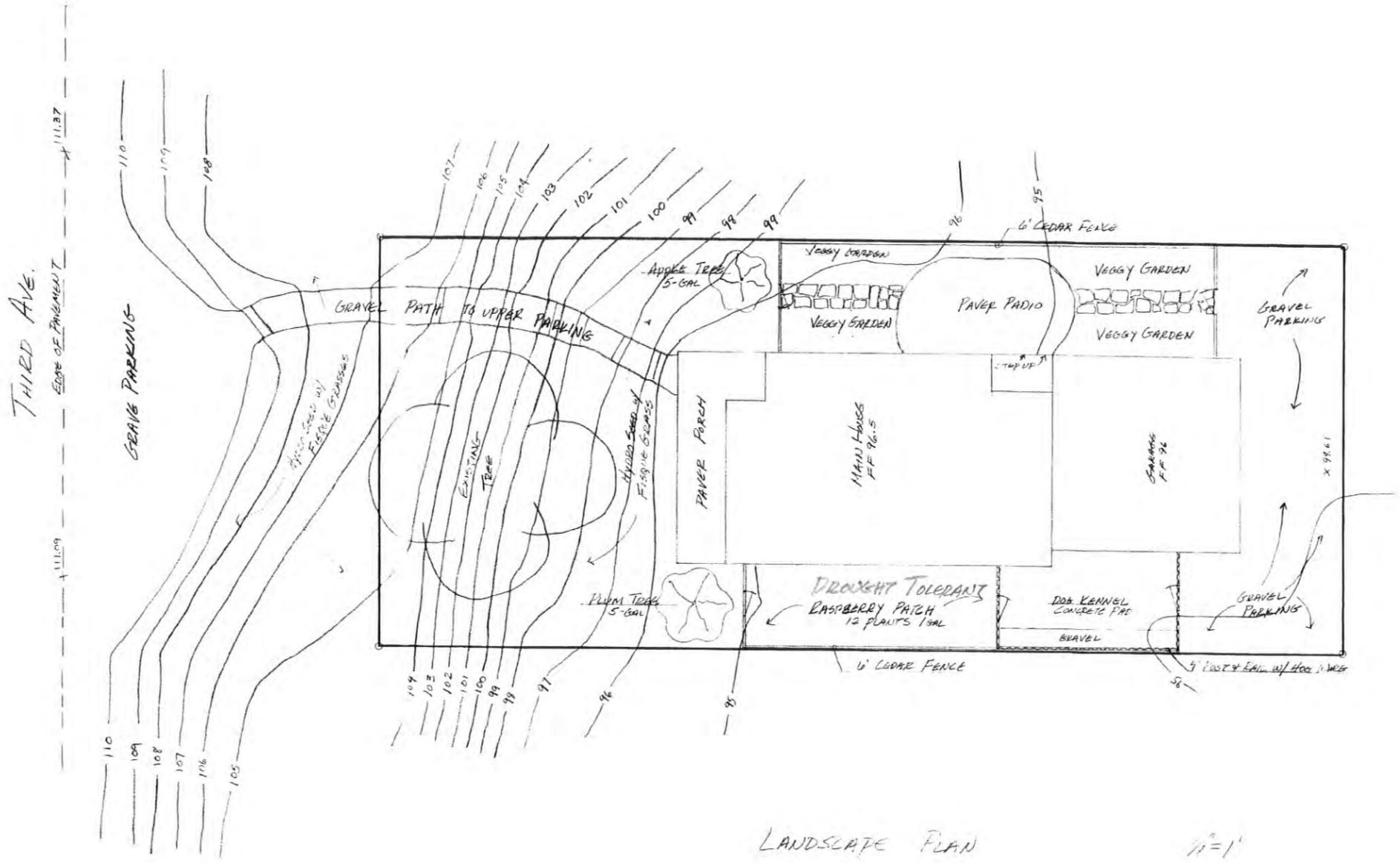
LOT 9A BLOCK 47 205 N. 3RD AVE. HAILEY, IDAHO 1/4" = 1'
 FIRST FLOOR SQ/FT 1005, SECOND FLOOR SQ/FT 740, GARAGE SQ/FT 576
 COVERED PORCH SQ/FT 186 1/2 LOT COVERAGE 27% LOT SIZE 8990.70 SQ/FT

SITE PLAN

--- EXISTING CONTROLS
 ——— NEW CONTROLS

CURRAN RES.

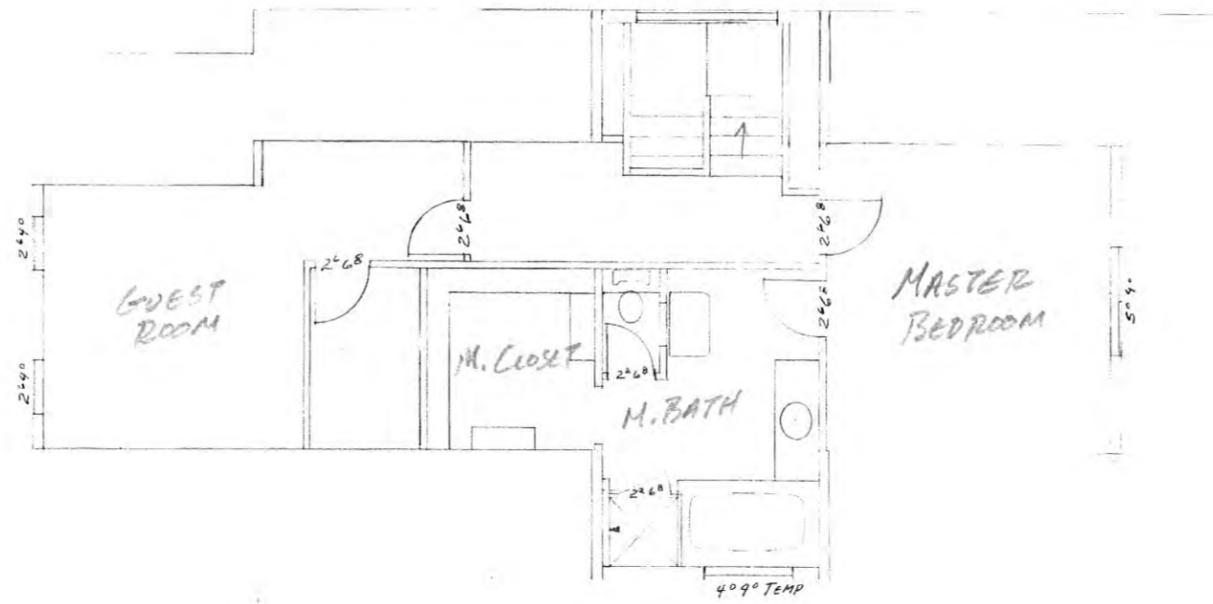
RECEIVED
 MAR 14 2013
 CITY OF HAILEY



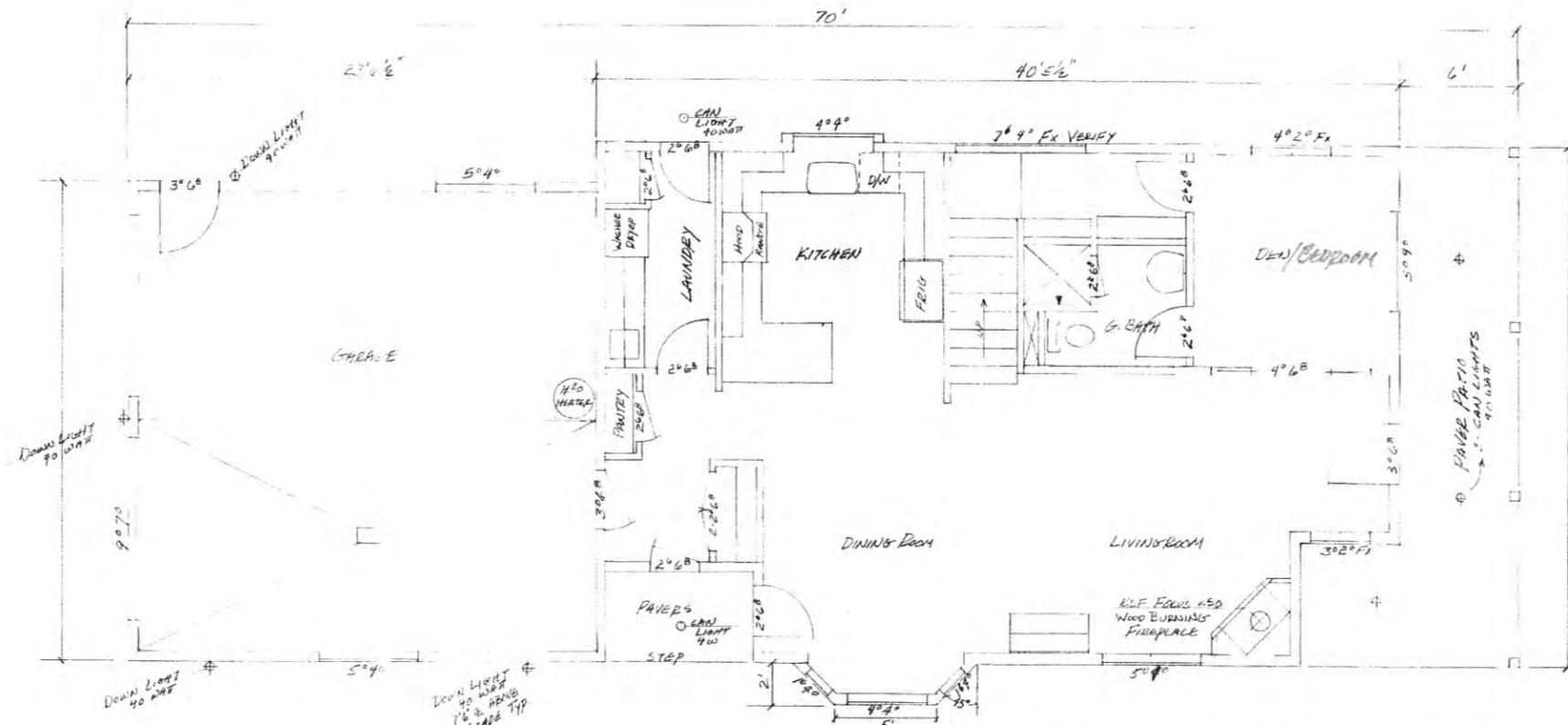
LANDSCAPE PLAN

1/4" = 1'

RECEIVED
 MAR 14 2013
 CITY OF HAILEY

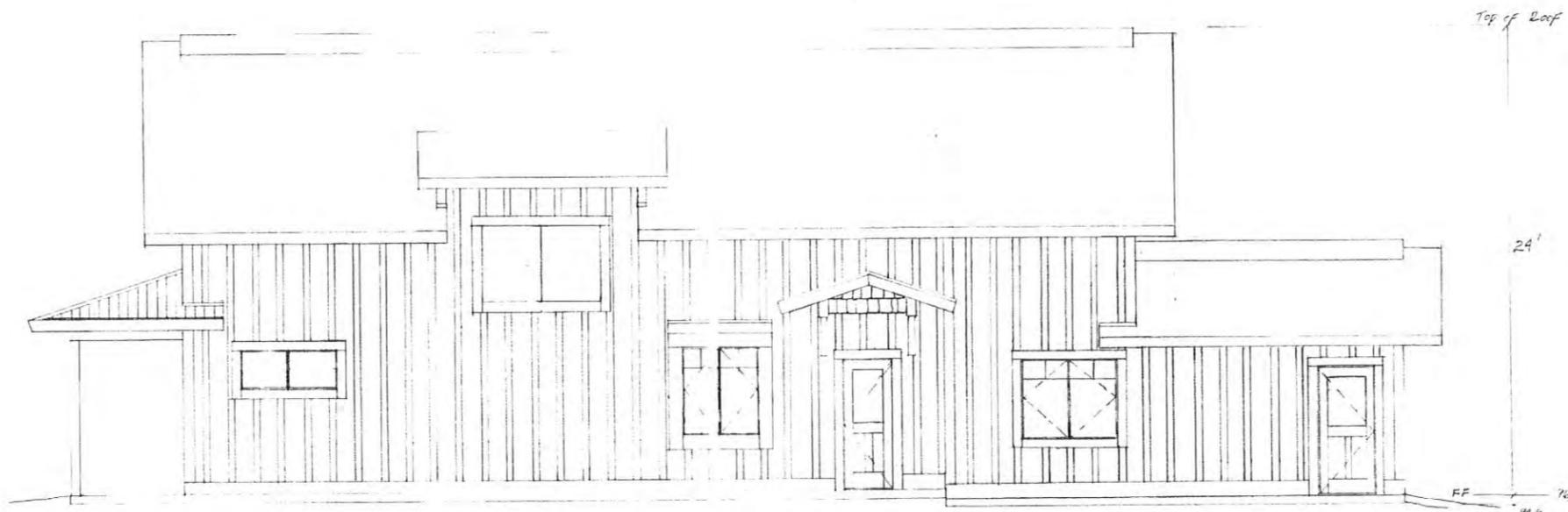


SECOND FLOOR PLAN 1/8" = 1'

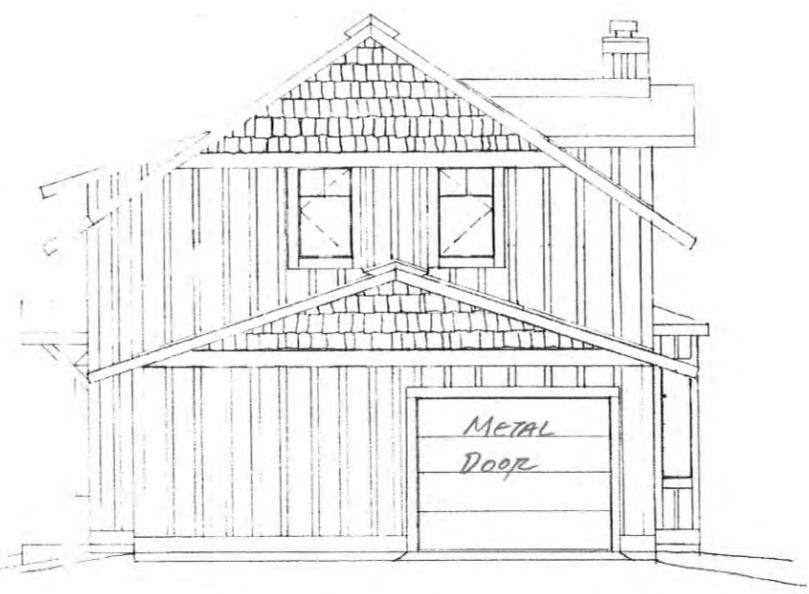


FIRST FLOOR PLAN 1/4" = 1' WOOD FRAME CONSTRUCTION

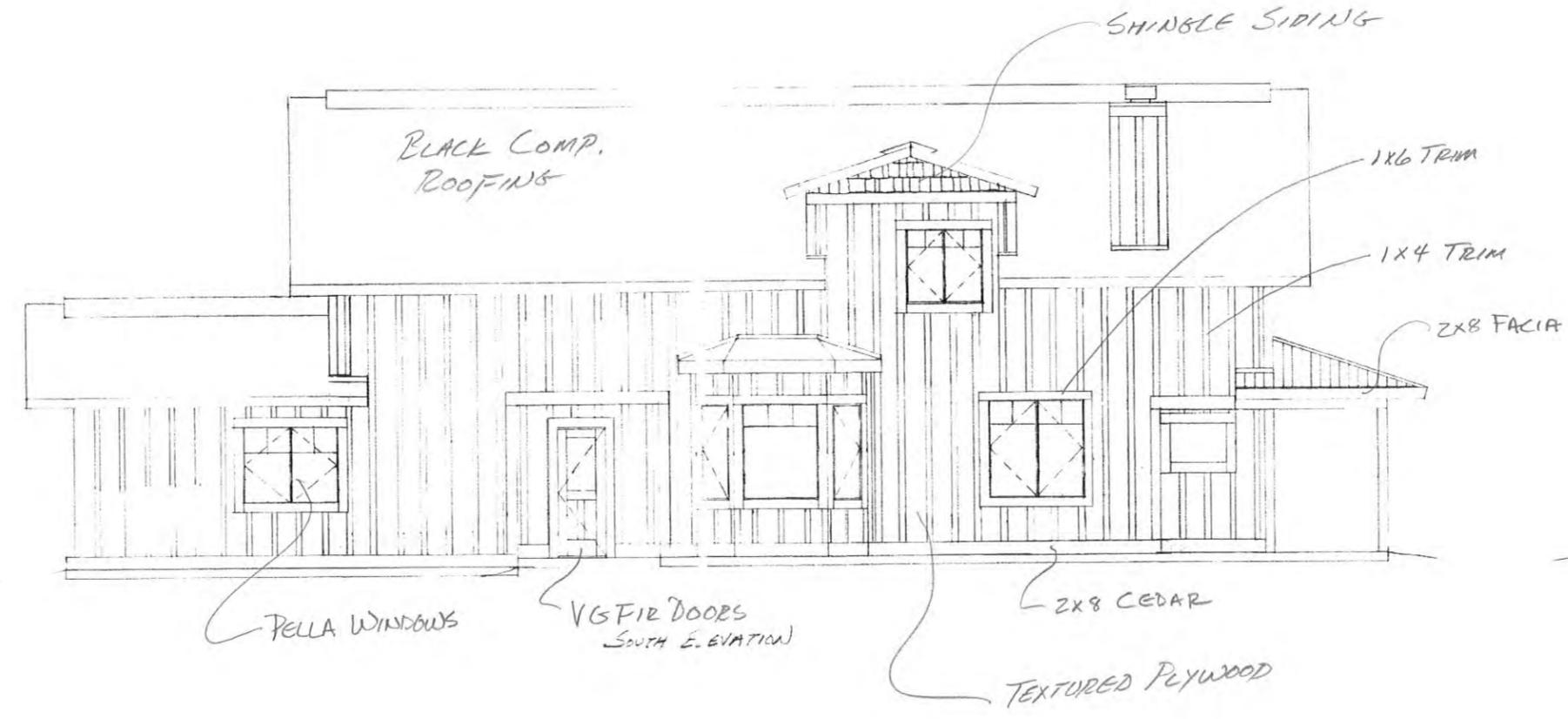
REC'D
MAR 14 2013
CITY OF HAILEY



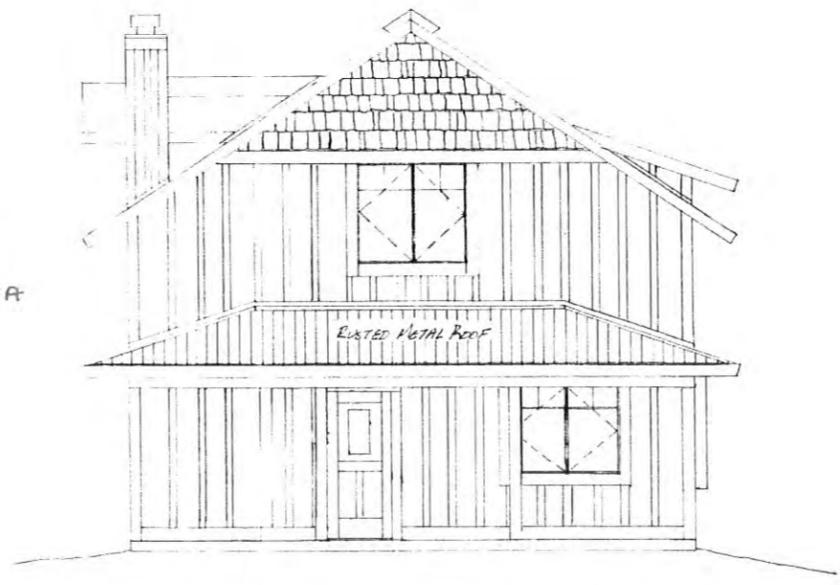
NORTH ELEVATION



WEST ELEVATION

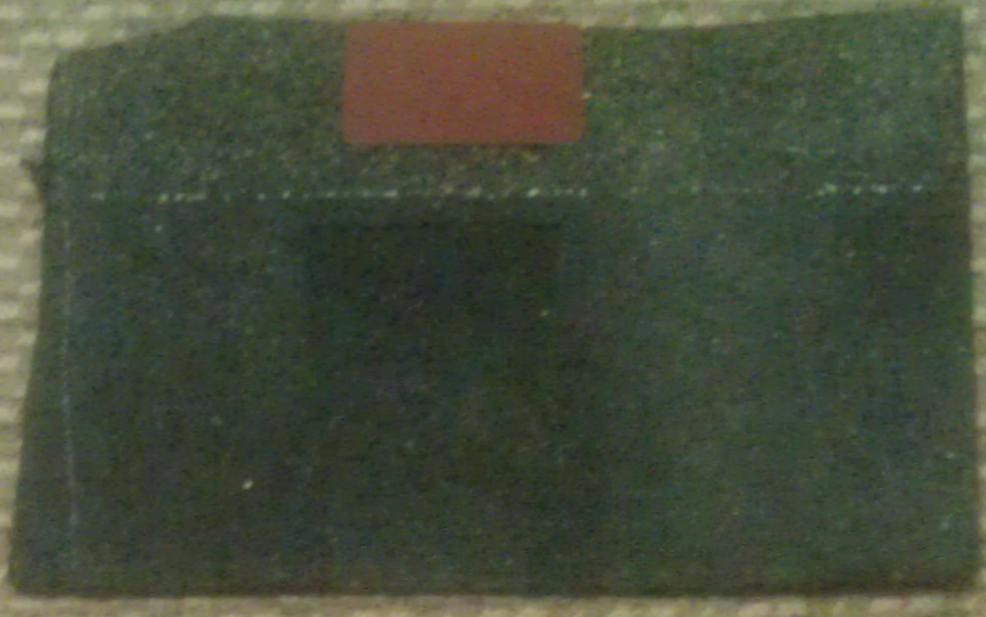


SOUTH E. ELEVATION



EAST ELEVATION 1/4" = 1'

RECEIVED
 MAR 14 2013
 CITY OF HAILEY



EXTERIOR WALL LIGHT FOR CURRAN RESIDENCE

LAMPS PLUS

THE NATION'S LARGEST LIGHTING RETAILER

Sale Clearance Shop by Room Shop by Trend Stores Catalogs 800-782-1967 Rate Us

1/2 PRICE DAYS and SALE SAVE 10-50% ON 100's OF STYLES Shop Sale ▶

LAMPS PLUS | Outdoor Lighting | Dark Sky | Kirkham 8 1/2" Wide Dark Sky Outdoor Wall Light

< Go Back

Kirkham 8 1/2" Wide Dark Sky Outdoor Wall Light Style # 48404

Read 27 Reviews Write a Review

Warmly styled outdoor wall light is Dark Sky regulation approved for full cut-off.

\$53.99+ FREE SHIPPING* Low Price Guarantee!

QTY: 1

Save Energy! Purchase with a dimmer

In Stock - Ships in 1 to 2 Days | Check Store Availability

Need Help? Live Chat | Personal Callback



Light the night, but not the night sky, with this Dark Sky regulation approved wall light. A bent arm extends the light housing away from the wall and directs light downward. Rated for full cut-off, the design features a warm hammered Aspen bronze finish. From Minka's Kirkham lighting collection.

- Hammered Aspen bronze finish.
• Takes one 60 watt A15 bulb (not included).
• 6" high.
• 8 1/2" wide.
• Extends 10 1/2" from the wall.

MINKA LAVERY



Zoom/Full Screen Email Print 7 Like 2

Check size & position before you buy! Printable Life-Size Image

Related Items Read Reviews

select all | none

add selected to Cart | to Wish List



Kirkham 11" Wide Dark Sky Outdoor Wall Light (48638) - \$57.99

select



Kirkham Dark Sky Outdoor Post Mount Light (48700) - \$59.99

select



Wireless Command Motion And Dimmer Control Outdoor Light Kit (00085) - \$65.99

select

select all | none

add selected to Cart | to Wish List

More You May Like!



Bayport Collection Dark Sky 7 3/4" High Outdoor Wall Light

(M5911) - \$59.91

RECEIVED MAR 14 2013 CITY OF HAILEY

* Offer applies only to shipments made to the 48 continental US states.

STAFF REPORT

TO: Hailey Planning and Zoning Commission
FROM: Bart Bingham, Principal Planner
RE: Design Review – Blaine County School District (Wood River Middle School Classrooms and Hallway Addition)
HEARING: April 8, 2013

Applicant: Blaine County School District (Wood River Middle School Classrooms and Hallway Addition)

Request: Design Review

Location: Northridge Sub No. 4, Blk 1, Lot 2 (900 N 2ND Ave).

Zoning: General Residential District

Notice

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

Application

Blaine County School District (hereinafter “BCSD”) submitted a Design Review Application for a 4,370 sq. ft. Wood River Middle School Classrooms and Hallway Addition (hereinafter “WRMS Classrooms and Hallway Addition”). Representing BCSD as the project architect is Jolyon H. Sawrey, Vital ink Environmental Architecture & Consulting, and the project location is the WRMS location noted above.

Procedural History

The application was submitted on March 8, 2013 and certified complete on March 14, 2013.

Department Comments:

Engineering:

No issues.

Life/Safety

No issues.

Water and Sewer:

No issues.

Building:

No issues.

Streets:

No issues.

Standards of Evaluation

8.2 Signs.

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

6A.1 Applicability.

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

- 2. A building for a Public or Semi-Public Use within any zoning district.**

WRMS Classrooms and Hallway Addition will be to a school used for a public use.

6A.3 Permits.

A. No permits shall be issued by any administrative officer or inspector of the City for construction of any building, project, or other improvement requiring a permit before the requirements specified by this Article are met and approval is granted.

Applicant is hereby advised of requirement.

6A.4 Design Review Process.

F. In order for a building permit to be issued after final Design Review approval, final construction drawings must be reviewed and approved by the Building Department. Application for a building permit must occur within one year of Design Review approval, or as otherwise provided by agreement authorized by law. The expiration date may be extended once, for an additional six (6) months, upon written request. Such request must be received prior to the expiration date.

Applicant is hereby advised of requirement.

6A.7 Improvements Required.

A. Streets.

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

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

Proposed addition is greater than 500 sq. ft.

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

Proposed addition is an addition to a Principle Building.

c. The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110% of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor.

No in-lieu contributions have been made to the City.

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

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

No alternatives have been proposed.

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

Proposed addition does not front a public or private street.

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

No future sidewalks are proposed to connect the south entry alcove to parking or pedestrian areas. An existing paved lane providing pedestrian access from the south entry cove (south elevation) to the WRMS south parking area is proposed to remain.

6A.8 Design Standards.

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

1. Site Planning

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

Proposed addition's east elevation is proposed to have eight eastward facing windows. Paved pedestrian path for access to south entry cove is proposed to remain.

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

Existing plant material is native grasses and sage. Both are proposed to remain or to be replanted where needed to return the landscape to its existing state (except for where addition is proposed).

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

Existing paved lane providing pedestrian access from the south entry cove (south elevation) to the WRMS south parking area is proposed to remain.

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

Loading and trash storage pickup for building are existing and are at the northern rear portion of the building.

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

Applicant is hereby notified of requirement.

f. Except as otherwise provided herein, on-site parking areas shall be located at the rear of the building and buffered from the sidewalk adjacent to the street. Parking and access shall not be obstructed by snow accumulation.

Existing parking areas will remain unchanged.

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

Snow storage has been previously addressed onsite and proposed new addition does not create any additional need for new parking or snow storage.

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

Snow storage has been previously addressed onsite.

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

Snow storage has been previously addressed onsite.

j. 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.

Snow storage has been previously addressed onsite.

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

Snow storage has been previously addressed onsite.

2. Building Design

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

Addition is proposed to match existing school in masonry, metal flashing, windows, and flat roof.

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

Existing paved lane providing pedestrian access from the south entry cove (south elevation) to the WRMS south parking area is proposed to remain.

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

Addition is proposed to match existing school in masonry, metal flashing, windows, and flatroof.

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

Exterior walls are proposed to incorporate various types of masonry (CMU smooth face, CMU split faced), flashing-parapet, and windows/doors.

e. 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.

Exterior walls are proposed to match existing building.

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

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

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

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

Existing building's windows on south elevation contain architectural overhangs and make up a large portion of existing buildings roof coverage.

iii) Double glazed windows.

Proposed windows will match existing building windows.

iv) Windows with Low Emissivity glazing.

Proposed windows will match existing building windows.

v) Earth berming against exterior walls

Earth berming against exterior walls is not proposed.

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.

Not applicable. Proposed addition does not propose any additional windows on south elevation.

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

Metal flashing with hemed drip edge is proposed over entry alcove and where appropriate.

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

Metal flashing with hemed drip edge is proposed over entry alcove and where appropriate, but no downspouts or drains are shown.

4. Landscaping

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.

Existing native grass is proposed to remain or be reseeded as needed.

b. All plant species shall be hardy to the Zone 4 environment.

Existing native grass is proposed to remain or be reseeded as needed.

c. 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.

All non-irrigated native grass areas and irrigated Kentucky Blue Grass areas are proposed to remain, or be restored from construction effects.

d. **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.**

All existing deciduous trees onsite are not shown to be effected. All non-irrigated native grass areas and irrigated Kentucky Blue Grass areas are proposed to remain, or be restored from construction effects.

e. **Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.**

Proposed plans do not show storm water being retained onsite.

f. **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).**

Existing and previously used landscape maintenance plan is proposed to continue.

8B.1 Outdoor Lighting General Provisions.

a. **Title – Article VIII B Hailey Outdoor Lighting Ordinance.**

8B.2 Applicability.

8B.2.1 New Lighting. All exterior lighting installed after the effective date of this Article shall conform to the standards established by this Article.

Outdoor OLW LED wall packs as shown on attached spec sheets will be installed in place of where elevations show lighting matching existing lighting.

8B.2.2 Existing Lighting. All existing exterior lighting installed before the effective date of this Article shall be brought into conformance with this Article, except Section 8B.4.3, within the following time periods:

a. **All existing exterior lighting located on a subject property that is part of an application for design review approval, a conditional use permit, subdivision approval, or a building permit is required to be brought into conformance with this Article before issuance of a Certificate of Occupancy, final inspection or final plat recordation, when applicable.**

All existing exterior lighting on the school shall be brought into conformance by replacing exterior lighting not in conformance, by replacing them with OLW LED wall packs matching proposed lights for addition.

c. All existing exterior lighting on property used for residential, institutional, public and semi-public uses, not affected by Section 8B.2.2 (1) above, that does not comply with this Article is required to be brought into conformance with this Article.

All existing exterior lighting on the school shall be brought into conformance by replacing exterior lighting not in conformance, by replacing them with OLW LED wall packs matching proposed lights for addition.

6A.6 Criteria.

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

- 1. The project does not jeopardize the health, safety or welfare of the public.**
- 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards.**

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

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

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

1. If any extension of the one year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.

2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.

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

- a) All applicable Fire Department and Building Department requirements shall be met.

- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.
- 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 on the school shall comply with the Outdoor Lighting Ordinance.
- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- g) This Design Review approval is for plans dated March 14, 2013 (1.2, 2.1, 2.2, 6.1), March 14, 2013 (1.3, OLW LED Lighting Wall Pack,), and April 1 (1.1 Site Plan). 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.

Motion Language

Approval:

Motion to approve the design review application by Blaine County School District for a 4,370 sq. ft. classrooms and hallway addition to the existing Wood River Middle School, located at Northridge Sub No. 4, Blk 1, Lot 2 (900 N. 2nd Ave.) within the General Residential (GR) Zoning District, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, and City Standards, provided conditions (a) through (g) are met.

Denial:

Motion to deny the design review application by Blaine County School District for a 4,370 sq. ft. classrooms and hallway addition to the existing Wood River Middle School, located at Northridge Sub No. 4, Blk 1, Lot 2 (900 N. 2nd Ave.) within the General Residential (GR) Zoning District, 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 design review application by Blaine County School District for a 4,370 sq. ft. classrooms and hallway addition to the existing Wood River Middle School, located at Northridge Sub No. 4, Blk 1, Lot 2 (900 N. 2nd Ave.) within the General Residential (GR) Zoning District, to _____ [Commission should specify a date].



NEW CLASSROOMS IN THIS AREA



HALLWAY TO CONTINUE



SOUTH ELEVATION (ALIGN WITH)



EXISTING SOUTH ELEVATION- NEW ADDITION TO BE LOCATED AT FAR RIGHT



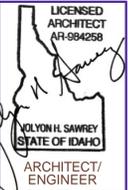
LOOKING DUE NORTH TO NEW ADDITION AREA



COLORS AS MATERIALS WILL BE MATCHED



EXTERIOR WALL SCONCE LIGHT FIXTURE



A NEW ADDITION:
NEW CLASSROOMS
 HAILEY, IDAHO
 WOOD RIVER MIDDLE SCHOOL

(208) 720-6315 PH

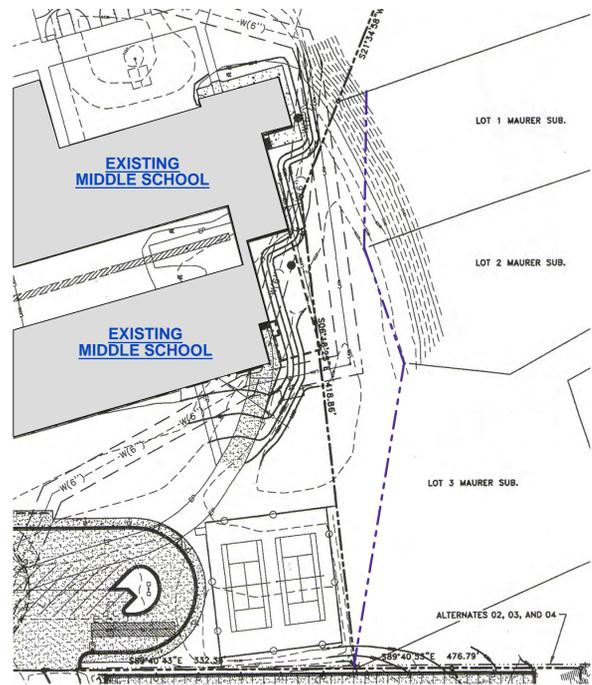


30 Wyatt Drive
 Bellevue, Idaho 83313

REVISIONS

DATE
 08 MARCH, 2013

0.1



PROJECT NORTH

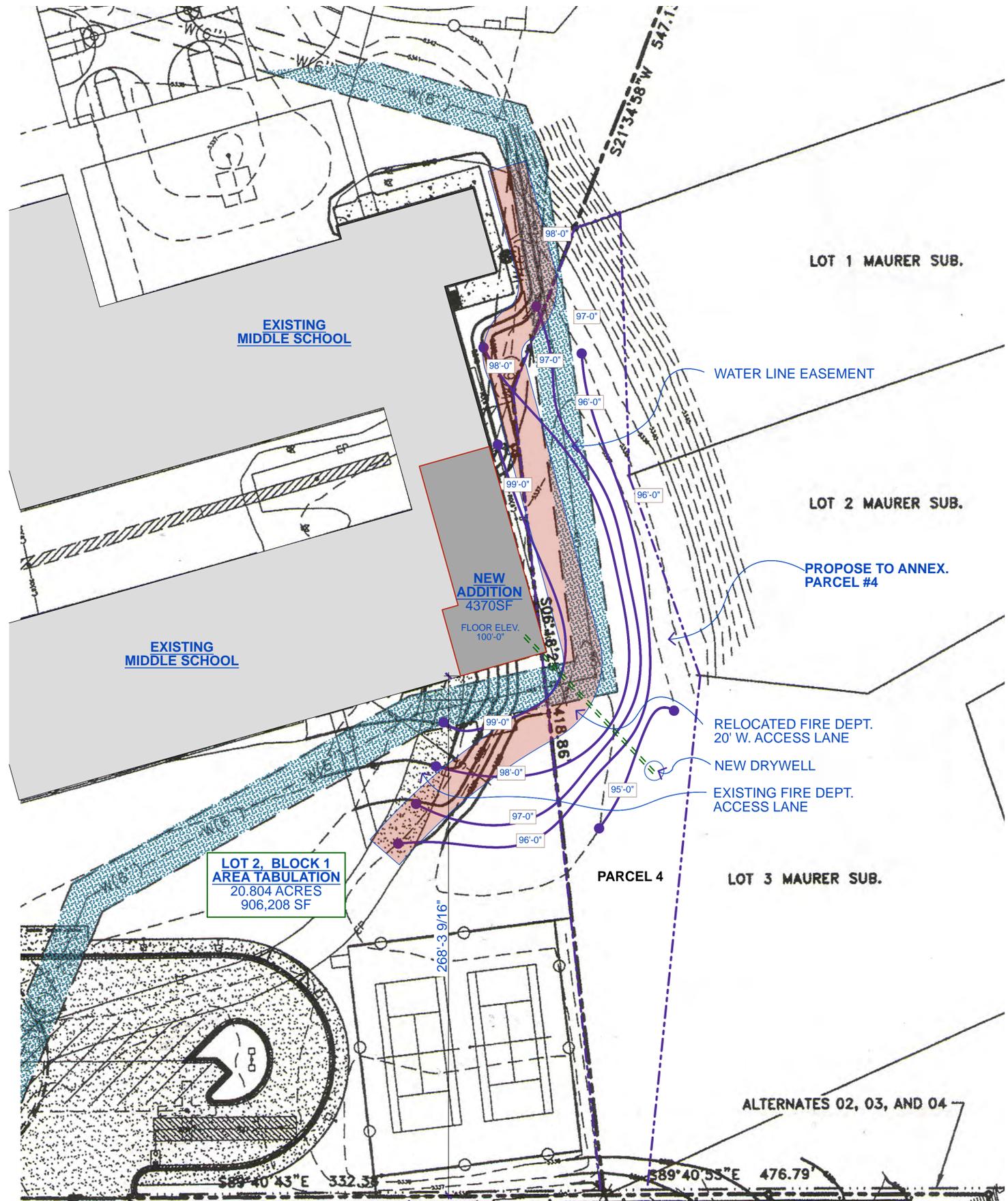


EXISTING SITE PLAN

NTS

2

NOTES:
1. ALL PARKING, LOADING, GENERAL CIRCULATION, SNOW STORAGE WILL REMAIN THE SAME AS EXISTING. THE FIRE ACCESS LANE WILL MOVE AS SHOWN ONTO THE NEWLY ANNEXED PARCEL 4.



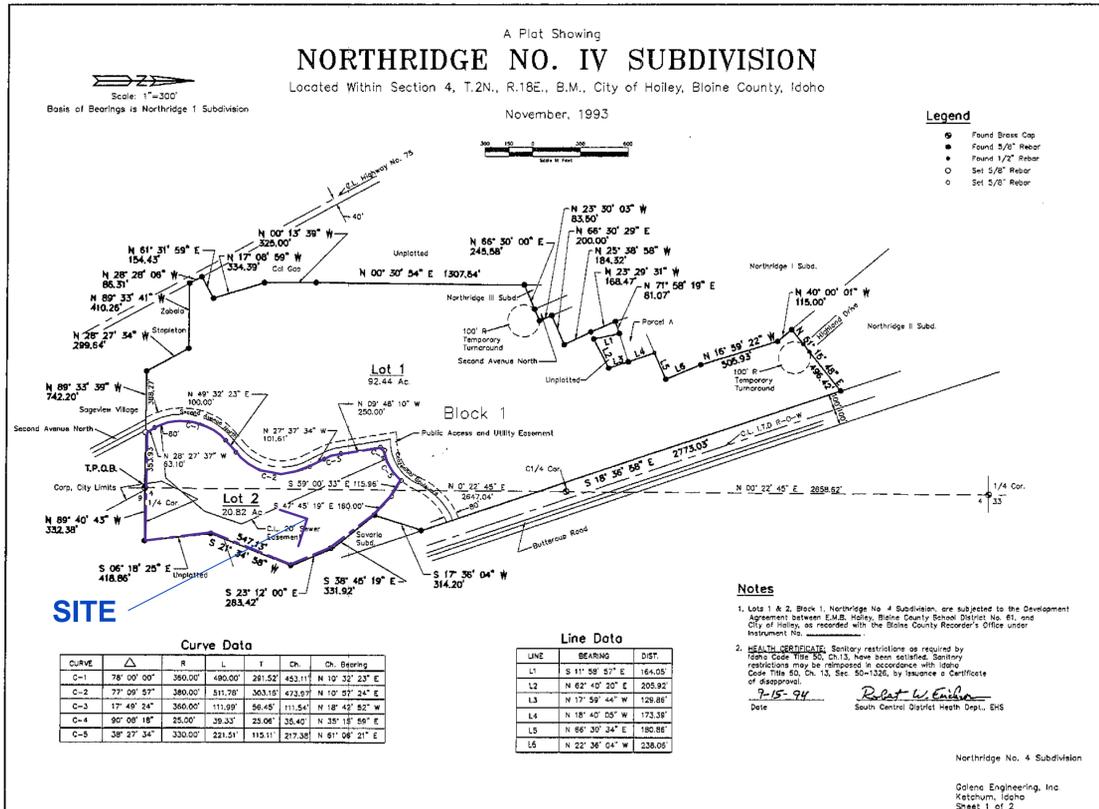
PROJECT NORTH



PROPOSED SITE PLAN

1"=30'-0"

1



LOT 2 BLOCK 1- PLAT

NTS

3

LICENSED ARCHITECT AR-984268
VICTOR H. SAWREY
STATE OF IDAHO
ARCHITECT/ENGINEER

A NEW ADDITION:
NEW CLASSROOMS
HAILEY, IDAHO
WOOD RIVER MIDDLE SCHOOL

(208) 720-6315 PH

Vital ink
Environmental Architecture
& Consulting
AIA

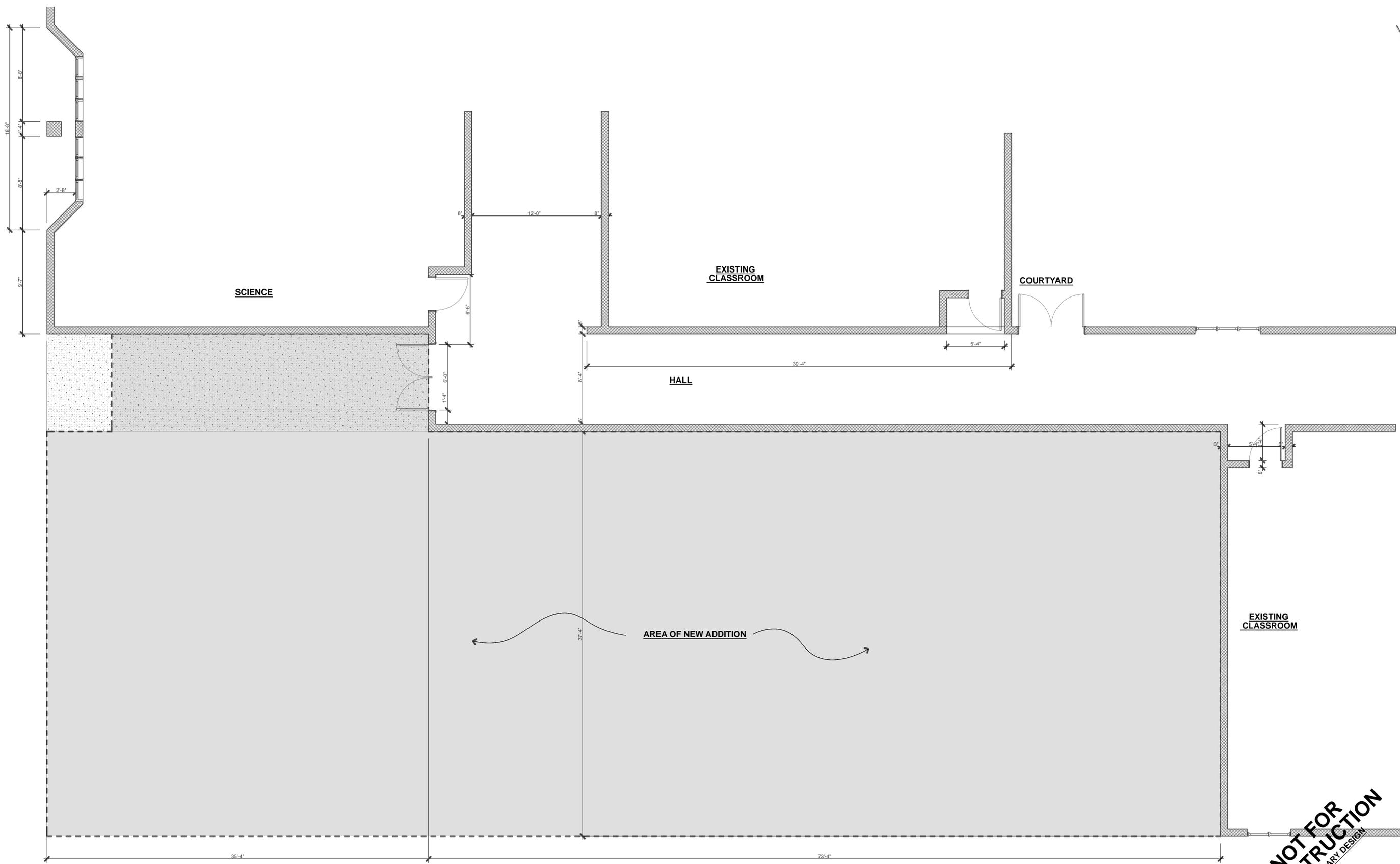
30 Wyatt Drive
Bellevue, Idaho 83313

REVISIONS

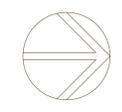
DATE
08 MARCH, 2013

1.1

PLATTEN, 03/08/13 7:00 AM



SYMBOL LEGEND	
	NEW MASONRY WALL
	EXISTING MASONRY WALL
	NEW FRAME WALLS
	EXISTING FRAME WALLS



EXISTING FLOOR PLAN

NOT FOR CONSTRUCTION
PRELIMINARY DESIGN

1/4"=1'-0" 1

LICENSED ARCHITECT
AR-984268
KOLYON H. SAWREY
STATE OF IDAHO
ARCHITECT/
ENGINEER

A NEW ADDITION:
NEW CLASSROOMS
HAILEY, IDAHO
WOOD RIVER MIDDLE SCHOOL

(208) 720-6315 PH
Vital ink LLC
Environmental Architecture
& Consulting AIA
30 Wyatt Drive
Bellevue, Idaho 83313

REVISIONS

DATE
08 MARCH, 2013

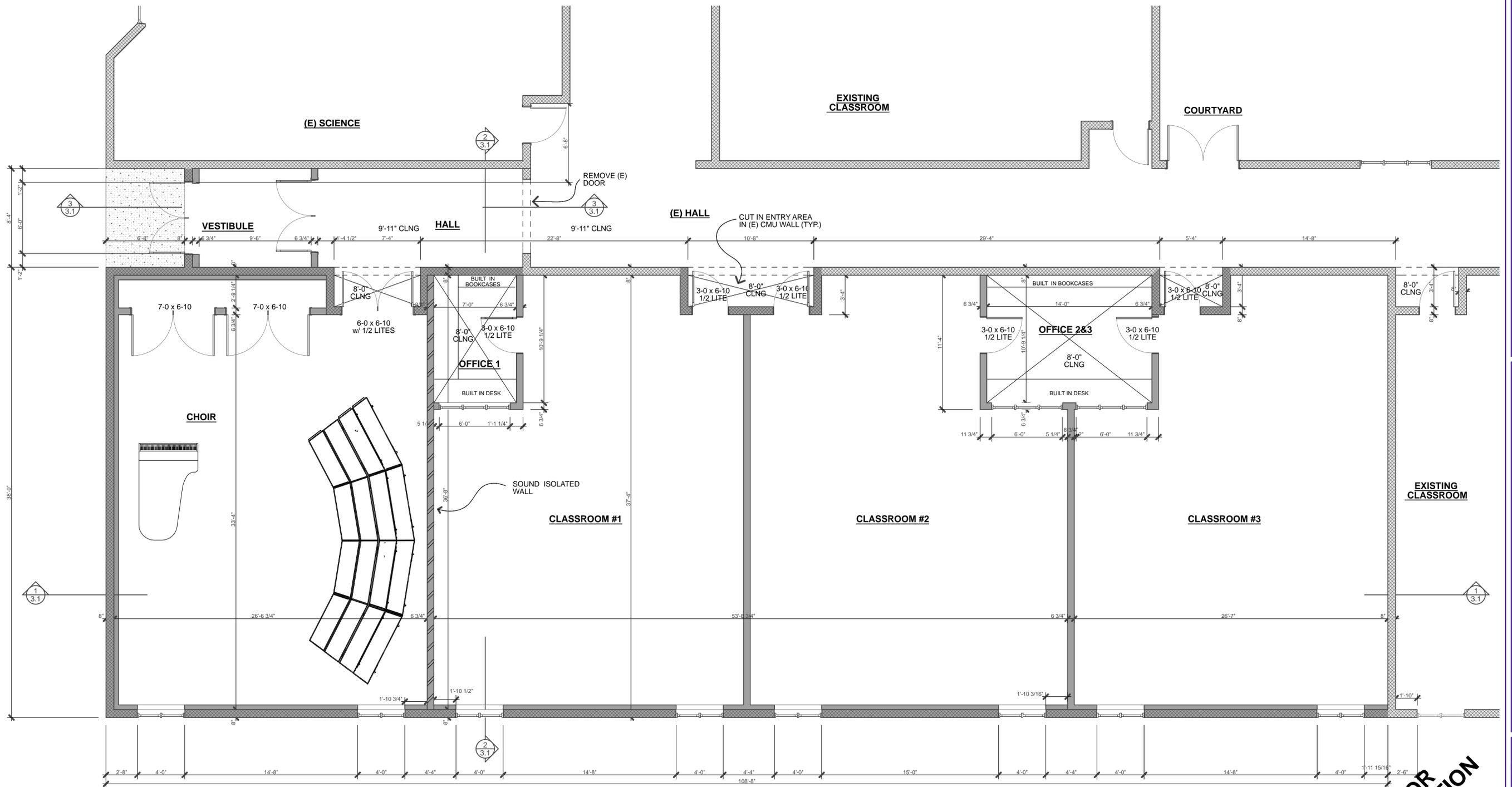
2.1

PLATTEN, 03/08/13 09:00:11

REVISIONS

DATE
 08 MARCH, 2013

2.2



SYMBOL LEGEND

	NEW MASONRY WALL
	EXISTING MASONRY WALL
	NEW FRAME WALLS
	EXISTING FRAME WALLS

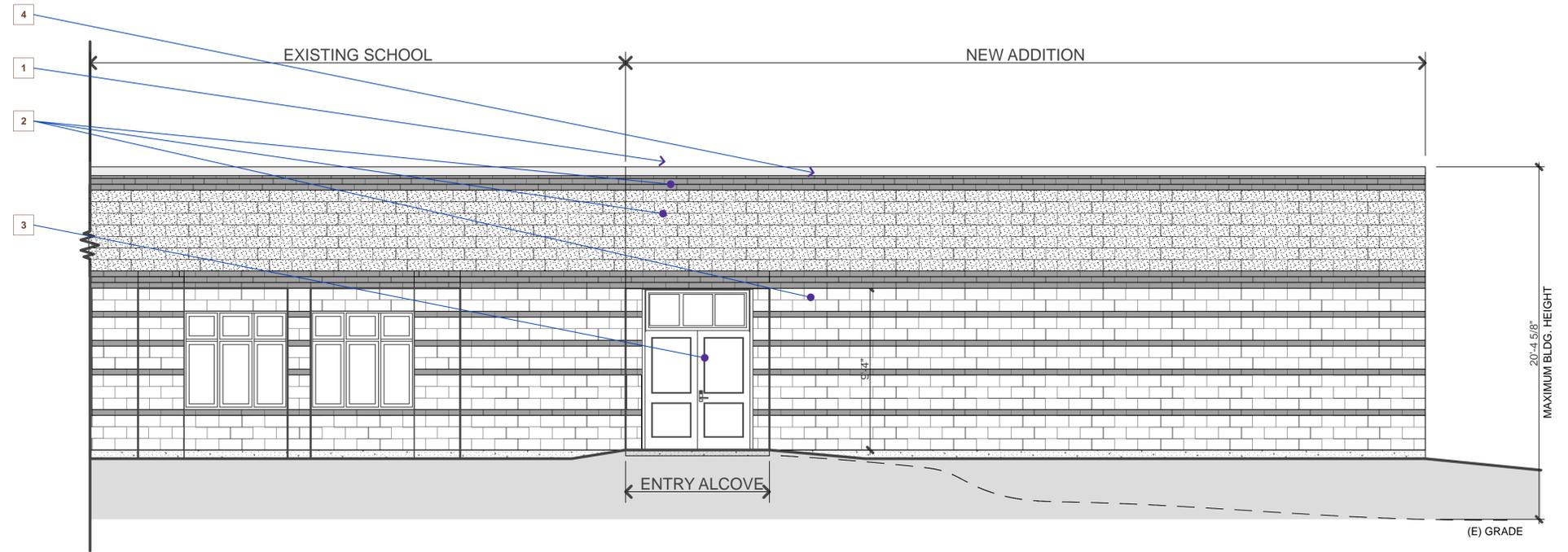


CONCEPT FLOOR PLAN

1/4"=1'-0"

NOT FOR CONSTRUCTION
 PRELIMINARY DESIGN

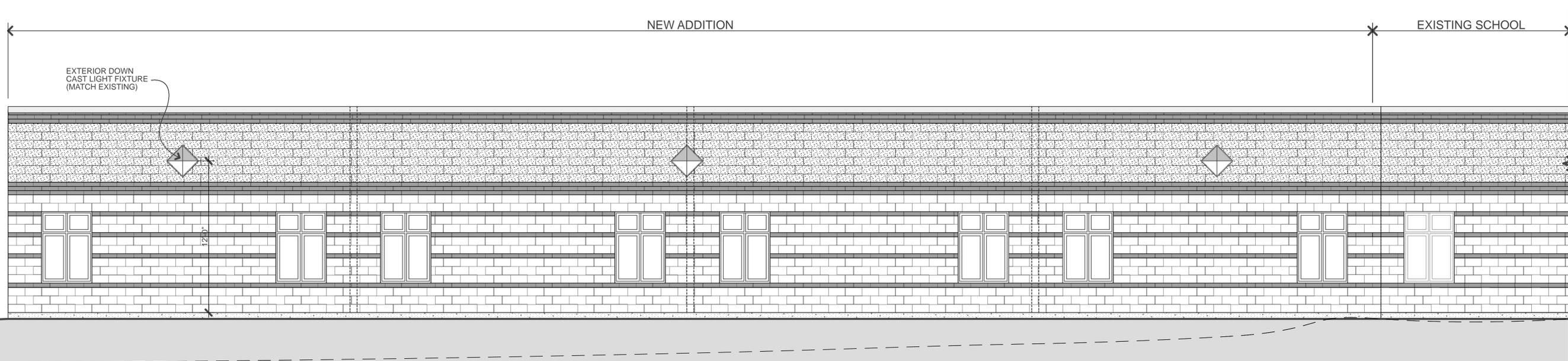
EXTERIOR MATERIALS				
LOC.	MATERIAL	MANUF.	MODEL	FINISH COLOR
1	ROOFING		BALLASTED LOW SLOPE EPDM MEMBRANE ROOFING SYSTEM	MATCH EXISTING ROOFING SYSTEM
2	SIDING-MASONRY	BASALITE	MASONRY (2A)- 8" CMU SMOOTH FACE (2B)- 4" BRICK SMOOTH FACE, (2C)- 8" CMU SPLIT FACED	2A-630 MOONDUST 2B - 690 BURGUNDY 2C - 640 CANYON
3	WINDOWS/DOORS		ALUMINUM STORE FRONT, WITH THERMALLY BROKEN FRAMES	RUST MATCH FLASHING
4	FLASHING-PARAPET	UNA CLAD	METAL FLASHING WITH HEMED DRIP EDGE(WHERE APPLICABLE), 24G. KYNAR STEEL	TEAL



SOUTH ELEVATION

1/4"=1'-0"

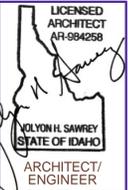
1



EAST ELEVATION

1/4"=1'-0"

2



A NEW ADDITION:
NEW CLASSROOMS
 HAILEY, IDAHO
 WOOD RIVER MIDDLE SCHOOL



30 Wyatt Drive
 Bellevue, Idaho 83313

REVISIONS

DATE
 08 MARCH, 2013

6.1

PLATTEN, 03/08/13, 0:00:44



VIEW OF EXISTING DECIDUOUS TREES
NO TREES TO BE EFFECTED



VIEW OF EXISTING LAWN
IRRIGATED KENTUCKY BLUEGRASS

NOTES:
 1. ALL TREES TO REMAIN
 2. ALL IRRIGATED KENTUCKY BLUE GRASS LAWN AREAS TO REMAIN, BE RESTORED DUE TO CONSTRUCTION EFFECTS AND OR BE REDUCED.
 3. ALL NON IRRIGATED NATIVE GRASS AREAS TO REMAIN, BE RESTORED DUE TO CONSTRUCTION EFFECTS AND OR BE REDUCED.
 4. SAGE BRUSH AREAS NOT TO BE EFFECTED
 5. FIRE DEPT. ACCESS LANE SURFACE TO BE CONFIRMED AS ROADMIX OR ASPHALT



VIEW OF EXISTING NATIVE GRASSES
SAGE ON HILLSIDE

SYMBOL LEGEND

	EXISTING DECIDUOUS TREE
	EXISTING LAWN KENTUCKY BLUEGRASS IRRIGATED
	NATIVE GRASSES & FESQUE NOT IRRIGATED
	NATIVE SAGEBRUSH & GRASSES NOT IRRIGATED
	EXISTING FIRE ACCESS LANE



PROJECT NORTH



LANDSCAPE PLAN- EXISTING

1"=60'-0"

2



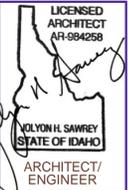
PROJECT NORTH



LANDSCAPE PLAN- PROPOSED

1"=30'-0"

1



A NEW ADDITION:
NEW CLASSROOMS
 HAILEY, IDAHO
 WOOD RIVER MIDDLE SCHOOL

(208) 720-6315 PH

Vital ink LLC
 Environmental Architecture
 & Consulting AIA



30 Wyatt Drive
 Bellevue, Idaho 83313

REVISIONS

DATE
 08 MARCH, 2013

1.3

PROJECT: 081303 11.18.13

DESIGN REVIEW GUIDELINES NARRATIVE

For:

The Blaine County School District

Wood River Middle School Classrooms Addition

08 March 2013

The following document provides responses to the Design Review Guidelines that you will be evaluating this project by. The guidelines are in bold and the applicant's response is right below in standard text.

DESIGN REVIEW CHECKLIST

- 1. IS THIS BUILDING OR CONSTRUCTION SITE CLASSIFIED AS AN A OR B? (SEE PAGE 5) IF YES, ARE MEASURES BEING TAKEN TO PRESERVE ITS HISTORIC INTEGRITY?**

Response: This project is not a Historic Structure as it was constructed in the 1980's and newer.

- 2. IS THIS PROJECT COMPATIBLE WITH THE SURROUNDINGS? (SEE GUIDELINES 1, 2, 3, 4, 5, 17, 20, 25, 27, 30, 32, &35)**

GUIDELINE #1 Building should be sited in a manner that preserves existing landforms.

Response: The site, existing building & land was designed for this future expansion. There are no trees to be removed or altered. The new addition is behind existing building masses, and adjacent/ below a terrain bench is not going to be readily visible by adjacent neighbors.

GUIDELINE #2 New construction should be compatible with existing adjacent buildings and

uses.

Response: The new addition will fill in an area of the existing facility that was designed for this addition. The addition will match the height, materials, and look of the existing school and will complete the previous plan for the buildings growth. The use will be simply expanding the existing use.

GUIDELINE #3 Buildings should be sited in a manner that preserves significant vegetation.

Response: this project is being constructed in an area already designated for this addition. There is no significant vegetation that will be effected or need to be preserved.

GUIDELINE #4 Buildings should be sited in a manner that preserves significant views. Response:

Response: There are no significant views from this area of the property as the land is below a terrain bench and surrounded by existing building on 2 sides.

GUIDELINE #5 Buildings should be sited so that their form does not break prominent skylines

Response: There are no prominent skylines in the area of the addition as it is below a terrain bench and pocketed into an area of the existing building.

GUIDELINE #17 Building designs should enhance and/or continue the classic styles found in old Hailey.

Response: Not applicable, design, materials, colors match the existing facility

GUIDELINE #20 Rooflines of buildings should be designed to be compatible with building forms that enhance the character of the City. Rooflines should not project the image of “false western” storefronts.

Response: Not applicable, design, materials, colors match the existing facility

GUIDELINE #25 Building should be constructed of wall materials that are similar in texture and finish to those found historically in Hailey.

Response: Not applicable, design, materials, colors match the existing facility

GUIDELINE #27 Exterior wall colors should harmonize with the site and surrounding buildings.



Response: The new addition will match the existing exterior wall heights, materials, and colors and will harmonize nicely with the existing building.

GUIDELINE #30 Retaining walls should be compatible in form, scale, and materials with the architectural details and materials of nearby buildings.

Response: no retaining walls are proposed

GUIDELINE #32 Consider all the elements of a landscape.

Response: The landscape is already created ready for this addition. The new addition “nests” within the existing facility where this addition was previously planned to be constructed. Landscaping will surround the new addition with the same design of grass and the relocated fire access lane (which is currently there).

GUIDELINE #35 When plant materials are used to screen areas such as mechanical equipment, parking lots, loading docks or storage areas which are adjacent to natural sites, the plant materials should be massed in groups rather than located in a straight line.

Response: No screening is necessary or proposed for this project as this is an “infill” of a previously proposed area of the facility to expand.

3. ARE APPROPRIATE SNOW STORAGE AREAS PROVIDED? (SEE GUIDELINES 10, 11, & 37)

GUIDELINE #10 Snow storage areas should be incorporated into site design.

Response: Snow storage is already addressed onsite and this new addition does not create any additional need for new parking (addition accommodates the already existing teacher and student population). Additionally this addition does not take up a site area that is already used for snow storage.

GUIDELINE #11 Roof design should anticipate snow shedding and drip line areas.

The roof design matches existing, which is a low slope roof with internal roof drain system behind parapet walls. Therefore there are no drip line areas.

GUIDELINE #37 Provide areas to store snow, with accessible and usable snow storage areas totaling at least 25% of the improved parking and circulation areas of the site.

Response: Snow storage is already addressed onsite and this new addition does not create any additional need for new parking (addition accommodates the already existing teacher and student population). Additionally this addition does not take up a site area that is already used for snow storage.



4. ARE CIRCULATION CONFLICTS AVOIDED AND ARE THE CIRCULATION NEEDS BEING MET? (SEE GUIDELINES 8, 14, 15, &16)

GUIDELINE #8 The alignment of roads and driveways should follow the contours of the site.

Response: not applicable as no roads and driveways effect or are part of this project. The fire access lane will be moved from its existing location adjacent to the new addition.

GUIDELINE #14 Minimize the visual impact of off-street parking and loading areas.

Response: Not applicable. This project is addressing classroom needs of the current staff and student population and is not creating the need for any additional parking.

GUIDELINE #15 On-site parking must be designed to allow vehicles forward entry and exit from the site.

Response: Not applicable. This project is addressing classroom needs of the current staff and student population and is not creating the need for any additional parking.

GUIDELINE #16 Conflicts between different circulation needs and uses should be minimized.

Response: The new addition has an egress entry/exit that will align and connect with the existing egress route (existing internal hallway). The existing fire access lane will be relocated around the new addition connecting with existing north and south locations

5. ARE THE NEGATIVE VISUAL IMPACTS PROPERLY BUFFERED? (SEE GUIDELINES 7, 9, 13, 14, & 21)

GUIDELINE #7 The clustering of buildings and parking is encouraged.

Response: the new addition is “nested” with a space already built to accommodate this addition. There is no effect on parking relative to this addition.

GUIDELINE #9 Retaining walls must be designed to minimize their impact on the site.

Response: Not applicable.

GUIDELINE #13 Site design must consider the placement and screening of service areas and auxiliary structures.

Response: Not applicable. This project is not creating service areas or auxiliary structures

GUIDELINE #14 Minimize the visual impact of off-street parking and loading areas.

Response: Not applicable. This project is not creating any new loading or off-street parking areas.



GUIDELINE #21 Mechanical equipment and solar panels on roofs must be hidden or de-emphasized so that it is not readily visible from nearby properties.

Response: The intent is to expand the existing internal mechanical systems to serve the new addition. If any new mechanical equipment will be necessary it would be installed on the roof of the new addition. If this proves to be the case, we will resubmit to you a mechanical equipment-screening plan, as you deem necessary.

6. MISC

GUIDELINE #19 Any addition to an existing building should be designed to appear as though it were part of the original building, or appropriately designed to enhance the original building.

Response: The new addition is designed to fit into an area that was previously planned for this expansion. The height, materials and colors will match the existing facility so that it will appear that the addition is part of the original building.

GUIDELINE #28 Exterior light fixtures should be simple in design, and shall comply with the Hailey Outdoor Lighting Ordinance.

Response: Lighting will match existing lighting. If existing wall sconces are found to be non compliant, then new down cast, cut-off wall pack light fixtures will be submitted for approval at time of building permit.

GUIDELINE #36 Utilities, cables, phone lines and electrical must be underground.

Response: If any new utilities are necessary to service this addition are going to be from an external source; the new supply lines will be run underground.

GUIDELINE #39 All projects, except single-family homes, must provide an irrigation system.

Response. The revegetated areas of lawn that will be re-established will be irrigated and will be supplied by the existing irrigation system.

GUIDELINE #42 all final grading and drainage is required to comply with of the Uniform Building Code.

Response: All final grading and drainage will comply with the 2009 IBC Code

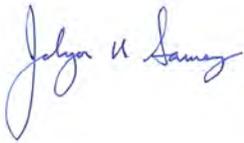
GUIDELINE #43 Once the irrigation system and plant materials have been installed, a maintenance program must begin.

Response: Landscaping will be re-established to the same type of lawn as already exists and maintenance will then resume by the Blaine County School District as is already being performed.



Any additional questions or concerns; I will address at the public hearing and or will provide any additional documentation or information that you require.

Sincerely,

A handwritten signature in blue ink that reads "Jolyon H. Sawrey". The signature is written in a cursive style with a large initial 'J'.

Jolyon H. Sawrey, Architect



Parcel Number	Owner 1	Owner 2	Mail Address Line 1	Mail Address Line 2	Mail Address Line 3	Mail Address Line 4
RP00508000001A	ALLRED JACKSON WILL	ALLRED LAURIE K	BOX 2023	HAILEY ID 83333-0000		
RP02N180092630	ALLRED JAMES J	ALLRED CINDY M	BOX 1047	HAILEY ID 83333-0000		
RP004030000040	BLAINE COUNTY SCHOOLS		118 W BULLION ST	HAILEY ID 83333-0000		
RPH2N180090660	GRAHAM JOHN TRUSTEE	JOHN D GRAHAM TRUST	4796 BEAR MOUNTAIN DR	EVERGREEN CO 80439-5629		
RPH0000072013A	LLOYD MICHAEL	IRION SIMONE	PO BOX 42	HAILEY ID 83333-0000		
RPH0000073013A	MAC LEOD ROBERT D	MAC LEOD APRIL L	BOX 961	HAILEY ID 83333-0000		
RP02N18004235B	MARCROFT BETTY V TURNER	MARCROFT GARY C	BOX 732	HAILEY ID 83333-0000		
RPH0000072001A	MIZER JACALYN		BOX 3744	HAILEY ID 83333-0000		
RPH0000072003A	QUESNELL BART E	QUESNELL PEGGY S	1111 KOUSE	MOSCOW ID 83843-0000		

RP00403000002A	THOMPSON STEPHEN DONALD	THOMPS ON GWEND OLYN ANN	717 BUTTER CUP RD	HAILEY ID 83333- 0000		
RPH2N18009065 0	VALLEY VIEW ASSOCIATES		C/O PROPER TY MANAG EMENT WEST	2922 EVERGR EEN PKWY STE 311	EVERGR EEN CO 80439- 7915	
RP00403000003A	VAN DOOREN ADA ALEID		BOX 3753	HAILEY ID 83333- 0000		
RP00403000001A	WITT THEODORE C	WITT CANDAC E M	BOX 4074	KETCHU M ID 83340- 0000		

Mail Address Line 5	Property Address	Legal Desc 1	Legal Desc 2	Legal Desc 3	Legal Desc 4	Legal Desc 5
	831 BUTTER CUP RD	SAVARI A SUB	AM LOT 1A BLK 1			
	702 N 3RD AVE	FR NWNE TL 5977, SEC 9	2N 18E			
		MAURER SUB	PARCEL 4	EXEMPT		
	760 N 2ND AVE	HAILEY	FR NE NW TL 4932	HOLD- DEED IN FILE	NEED SURVEY	
	652 N 3RD AVE	HAILEY	LOTS 13,14,1 5 BLK 72	9,000 SF		
		HAILEY	LOTS 13 THRU 24 BLK 73	36,000 SF	REPLAT MAP IN FILE/HO LD	
	704 N 4TH AVE	FR W1/2SE & NE TL 7178	2N 18E SEC 4 & 9			
	617 N 4TH AVE	HAILEY	LOTS 1 & 2 BLK 72	6,000 SF		
	615 N 4TH AVE	HAILEY	LOTS 3 & 4 BLK 72	6,000 SF		

	717 BUTTER CUP RD	MAURER SUB	AM LOT 2A BLK 1			
	750 N 2ND AVE	HAILEY	FR NE NW TL 4916	SEC 9 2N 18E (HOLD)		
	711 BUTTER CUP RD	MAURER SUB	AM LOT 3A BLK 1			
	823 BUTTER CUP RD	MAURER SUB	AM LOT 1A BLK 1			

Tom Hellen <tom.hellen@haileycityhall.org>
Fri 3/22/2013 9:20 AM

I'm good with this. It appears from a record search that the water line on the east side was moved during the previous expansion.

Tom Hellen
Public Works Director/City Engineer
(208) 788-9830 X14

Please be aware that all email correspondence is public record

From: Bart Bingham
Sent: Monday, March 18, 2013 4:40 PM
To: bldg; Mike Baledge; Roger Parker; Kelly Schwarz; Tom Hellen; Parks Board; Jeff Gunter
Subject: WRMS Classrooms Addition - DR

Hi All,

COMMENT DUE DATE: Please reply with your comments/concerns and if appropriate approval for your department by April 1, 2013.

HEARING DATE: April 8, 2013

PROJECT DESCRIPTION: Consideration of an application by Blaine County School District for Design Review of a 4,370 sq. ft. classrooms and hallway addition to the existing Wood River Middle School. The school is located at Northridge Sub No. 4, Blk 1, Lot 2 (900 N. 2nd Ave.) and within the General Residential (GR) Zoning District.

Attached is an 11x17 zipped set of the plans and other applicable documents. A full set of plans are available for review in the Community Development office.

EASTERN SUPERVISORY AREA

Jerome Office
324 South 417 East
Jerome, ID 83338
Phone (208) 324-2561
Fax (208) 324-2917
name@idl.idaho.gov



THOMAS SCHULTZ, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF LAND COMMISSIONERS

C. L. "Butch" Otter, Governor
Ben Ysursa, Secretary of State
Lawrence G. Wasden, Attorney General
Brandon Woolf, State Controller
Tom Luna, Sup't of Public Instruction

March 26, 2013



Micah Austin
Community Development Director
City of Hailey
115 Main Street South, Suite H
Hailey, ID 83333

BY: MA

e-mail to: planning@haileycityhall.org

RE:

1. **Blaine County School District, Design Review Approval for Additions Wood River Middle School**
2. **Strada Capital Inc., Design Review Approval for Exterior Alterations at 305 4th Avenue**
3. **Craig Johnson, Design Review Approval for New Residence at 205 N 3rd Avenue**
4. **Blaine County School District, Annexation Approval of 0.62 Acres Adjacent to Wood River Middle School**
5. **Mountain Rides Transportation Authority for Conditional Use Permit at 4021 Glenbrook Drive**
6. **AT&T Wireless for Wireless Approval to Install Roof Top Equipment at 400 S Main Street**

Dear Mr. Austin:

Thank you for the opportunity to review and comment on the applications as noted above.

As you may know, Idaho Department of Lands' (IDL) mission is to manage State Endowment Trust Lands (Endowment Lands) in a manner that will maximize long-term financial returns to the Beneficiary Institutions. The IDL mission is a constitutional mandate and is overseen by the State Board of Land Commissioners. Endowment Lands are not managed for the public at large and should not be referred to as "public lands" or "open space," either specifically or in a generic sense. These are working lands producing revenue for the Beneficiary Institutions.

IDL has reviewed the public hearing notice provided by the City of Hailey for the requests as listed above. Based on the documentation provided to IDL, the applications will not impact Endowment Lands at this time. Should the applications be modified during the review or approval process, IDL requests that updated information be submitted to the Eastern Area Office for additional review.

Thank you again for the opportunity to review and comment on these applications. Please contact our Eastern Area Manager Pat Brown at (208) 525-7167 if you have questions or need more information.

Sincerely,

A handwritten signature in black ink, appearing to read "Julianne Shaw".

Julianne Shaw
Assistant Planner

cc: Patrick A. Brown, Eastern Area Manager
Meribeth Lomkin, Lands Resource Spec, SR-Lands
Kate Langford, Strategic Business Analyst – Planning

"Trusted Stewards of Idaho's Resources, From Main Street to Mountaintop"

FEATURES & SPECIFICATIONS

INTENDED USE

Provides maintenance-free general illumination for outdoor use in residential and commercial applications such as retail, education, multi-unit housing and storage. Ideal for lighting building facades, parking areas, walkways, garages, loading areas and any other outdoor space requiring reliable safety and security.

CONSTRUCTION

Sturdy weather-resistant aluminum housing with a bronze finish.

High performance LEDs are powered by an MVOLT driver that provides 2,300/3,100 delivered lumens at 5000K. 50,000 hour average LED life means no lamp replacement. Fixture is maintenance-free.

Operating temperature -30°C to 40°C.

Adjustable Dusk-to-Dawn, photocell standard automatically turns light on at dusk and off at dawn for convenience and energy savings.

Photocell can be disabled by rotating the photocell cover.

OPTICS

Precision-molded acrylic lenses provide optimal luminaire spacing with Type 3 distribution.

Nighttime Friendly™ full cutoff above 90° angle, standard.

INSTALLATION

Wall or arm mount (mounting arm sold separately).

All mounting hardware included.

LISTINGS

UL Certified to US safety standards. C-UL Certified to Canadian safety standards. Wet location listed.

Tested in accordance with IESNA LM-79 and LM-80 standards. DLC qualified product.

WARRANTY

Five-year limited warranty.

Full warranty terms located at www.AcuityBrands.com/CustomerResources/Terms_and_Conditions.aspx.

NOTE: Specifications are subject to change without notice.

Catalog Number
Notes
Type

Outdoor General Purpose

OLW

LED WALL PACK

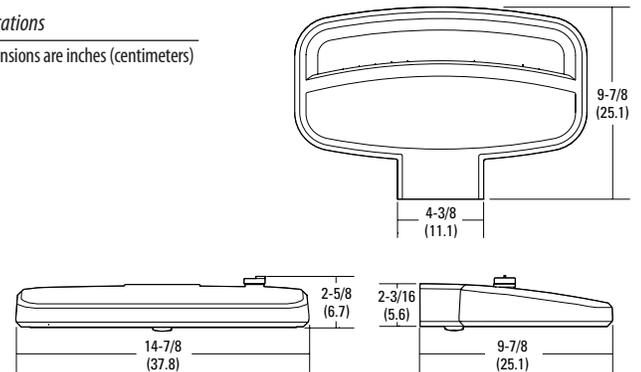


DESIGNLIGHTS
CONSORTIUM



Specifications

All dimensions are inches (centimeters)



OLW23

ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

Example: OLW 23

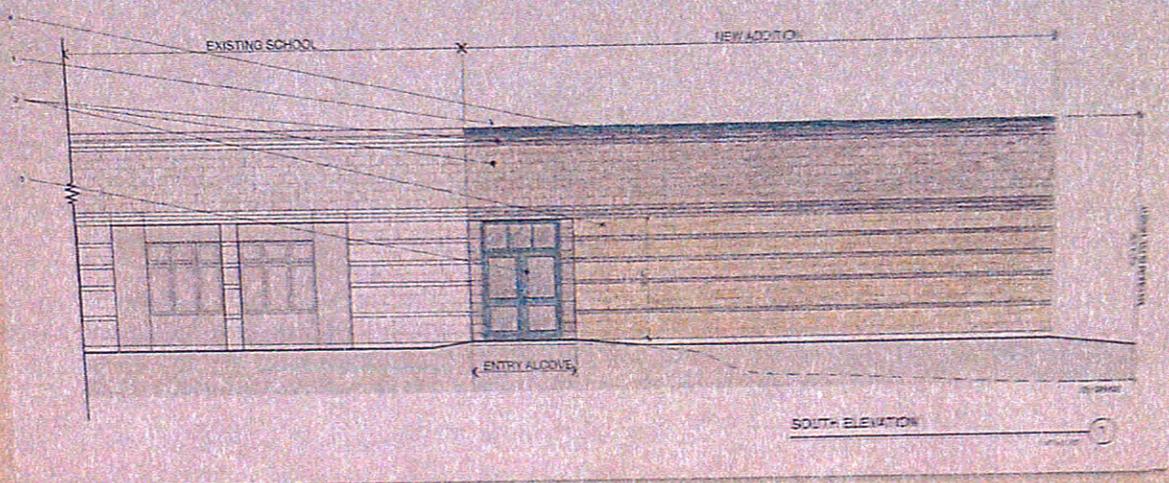
OLW	23				
Series	Lumens / Color Temperature (CCT)		Voltage	Features	Finish
OLW LED Wall Light	23	2300 delivered lumens / 5000K ¹	(blank) MVOLT (120V-277V)	(blank) Photocell included	(blank) DDB Dark Bronze
	31	3100 delivered lumens / 5000K ¹			

Accessories: Order as separate catalog number.

OMA M6 14" Aluminum Mounting Arm

Notes

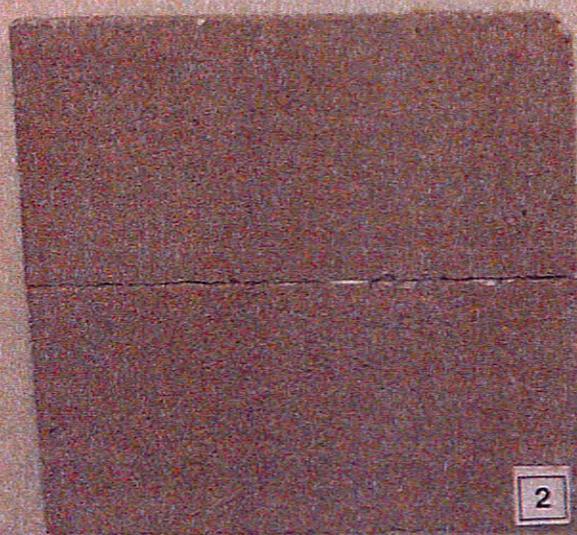
1 Correlated Color Temperature (CCT) shown is nominal per ANSI C78.377-2008.



Wood River Middle School
CLASSROOMS ADDITION

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	WOOD				
2	BRICK				
3	CONCRETE				
4	GLASS				

3 4



2

BLAINE COUNTY SCHOOL DISTRICT

STAFF REPORT

TO: Hailey Planning & Zoning Commission

FROM: Micah Austin, Community Development Director

RE: Conditional Use Permit – Mountain Rides Transportation Authority, Transit Hub located at 4021 Glenbrook Dr. (Woodside Subdivision Plat #10, Lot 38, Block 42)

HEARING: April 8, 2013

Applicant: Mountain Rides Transportation Authority

Location: 4021 Glenbrook Dr. (Woodside Subdivision Plat #10, Lot 38, Block 42)

Zoning: Business (B)

Note: Staff analysis is in lighter type

Notice

Notice for the public hearing on April 8, 2013 was sent to the Mt. Express on March 15 and published in the Mountain Express on March 20. Notices were mailed to the adjoining property owners on March 20 and the property was posted on March 20.

Application

Mountain Rides Transportation Authority, represented by Wendy Crosby and George Kirk, submitted a Conditional Use Permit application for the operation of a public transit facility located at 4021 Glenbrook Dr. (Woodside Subdivision Plat #10, Lot 38, Block 42). The property is located in the Business (B) zoning district and is proposed to be used public transit facility, which falls under the Public Use distinction in the Zoning Ordinance. As a Public Use, this requires a Conditional Use Permit according to our Zoning Ordinance (§4.7.3)

Department Comments

Life/Safety:

No issues

Building:

No issues

Water/Sewer:

No issues

Standards of Evaluation

8.2 Signs.

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

8B.4. Outdoor Lighting Standards.

8B.4.1 General Standards

- a. All exterior lighting shall be designed, located and lamped in order to prevent:
 1. Overlighting;
 2. Energy waste;
 3. Glare;
 4. Light Trespass;
 5. Skyglow.
 - b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.
 - c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.
 - d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.
 - e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
- All new and existing lighting shall comply with Hailey's Outdoor Lighting Ordinance.

9.4 Parking Space Requirements.

9.2.8 Access.

A. Except as otherwise provided herein, any parking area on private property, shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public street shall be traveling in a forward motion.

- The applicant has indicated that 17,600 square feet (0.404 acre) of paved asphalt will be utilized for parking and outdoor storage of transit vehicles. City ordinance requires 1 parking space per 1000 square feet of space for Public Uses. With 16,752 square feet in this building, Mountain Rides will be required to site a minimum of 16 parking spaces. There is adequate space to provide for 16 parking spaces.
- The applicant has indicated that they may provide up to 45 parking spaces to accommodate future Park and Ride uses. Currently, the maximum number of parking spaces allotted for this use is 32, based on square footage and use. If the Commission allows MRTA to install 45 spaces, the applicant must meet four of the following criteria. Italics indicates items they currently comply:

1. The excess parking area will be commonly used for public interests such as park and ride or car pool lots. The property owner will be permitted to reserve the use of the parking area 12 days in any calendar year.

2. The excess parking area provided would relieve or help to relieve a substantial shortage of parking within an 800 foot radius.

3. The excess parking area will not be adjacent to a public right - of way, and will be separated from the right-of-way by a building.

4. The excess parking area is part of an overall development scheme which compensates for insufficient parking in other portions of the same development.

5. The excess parking area will be used as an alternate facility, such as a basketball court or skateboard park, when not in use as an overflow parking area. The property owner will be permitted to reserve the use of the parking area 12 days in any calendar year.

6. The excess parking area will be surfaced with an alternative and attractive material.

- All parking spaces shall meet City Standards and provide adequate spaces for the amount of usage the building will receive.

B. Where alleys exist, access to on-site parking for any non-residential use or for any multifamily dwelling of three or more units shall be from the alley. Parking areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.

- Not applicable.

C. If the site is not serviced by an alley, access shall be 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.

- Access to Glenbrook Dr. will be from a single approach, as seen on the site plan.

D. Access for on-site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.

- Vehicles entering or leaving the parking area are proposed to be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.
- The City Engineer has reviewed the site plans and approves of the egress/ingress plan.

E. Access for subdivisions shall be provided in accordance with standards set forth in Section 4 of the Subdivision Ordinance.

- Not applicable.

F. Parking areas containing no more than two (2) parking spaces in any zoning

district or parking areas within the LR, GR, TN, TI and LI Districts may be designed to allow a vehicle to back from the parking area into the public right-of-way.

- **Not applicable.**

G. Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus “stacking” the parking area. For non-residential uses, stacked parking may be allowed only for additional spaces that may be provided in excess of the required number of parking spaces.

- **Not applicable.**

11. Conditional Use Permits

11.4 Criteria for Review.

11.4.1 The Commission or Hearing Examiner shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and, if approved, shall find adequate evidence showing that such use at the proposed location:

a. Will, in fact, constitute a conditional use as established for the zoning district involved; and

- **Public Service, Public Use, and Public Utilities currently require a Conditional Use Permit in the Business zone. According to the zoning code, the proposed meets the definition of Public Use, “Use for a public purpose by a city, school district, county, state, or any other public agency or public utility.” As a public transit facility, MRTA complies with this definition.**

b. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;

- **The proposed use will be a public transit facility and the functions therein will be similar to how MRTA uses their current building in S. Woodside. Specifically, they will be storing buses, maintaining equipment, washing vehicles, receiving members of the public, and maintaining an administrative office staff. Similar uses are currently found in the immediate vicinity and will not detract nor change the intended character of the area.**
- **The facility and site is currently being used for storage and maintenance of vehicles, RVs, boats, and other personal property. It is also being used as a shop, office, and some residential use. The proposed use(s) will be similar, but on a larger scale as it will be a public transit facility, rather than a privately used.**

c. Will not be hazardous or disturbing to existing or future neighboring uses;

- **Traffic to and from the building will be frequent, especially during the daytime hours of operation. Located adjacent to the Light Industrial Zone is the appropriate location for a use with this degree of traffic.**

d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structure. Agencies

responsible for the establishment of the proposed use shall be able to provide adequately any such service; and

- **No concerns.**

e. Will not create excessive additional requirements at public cost for public facilities and services; and

- **At this time, no additional cost will be incurred from any public agencies for this facility to function and operate.**

f. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water or air pollution, or safety hazards; and

- **No externalities are anticipated by this use.**
- **This application has been reviewed by all city departments and there have been no issues.**

g. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;

- **Property is accessed via Glenbrook Dr. There will be an increase in traffic to this location, particularly with bus traffic and members of the public. This is not anticipated to place a burden on traffic on surrounding public thoroughfares.**

h. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature.

- **Proposed property does not contain a natural, scenic, or historic feature or structure and will be utilizing an existing facility that has landscaping and features already in place.**

Comprehensive Plan Compliance

- This application complies with the following goals and objectives of the Comprehensive Plan
 - **Goal 5.5: Land Use, Population, and Growth Management**
 - **“Lessen dependency on the automobile.”**
 - **This use complies with the Land Use goals of the Comp Plan**
 - **Goal 10.1 Transportation**
 - **“Create and maintain a pedestrian and bicycle-friendly community that provides a safe, convenient and efficient multi-modal transportation system for all Hailey residents.”**
 - **Indicator for this goal: Transit Ridership and other transit related indicators.**
 - **This use complies with the transportation goals of the Comp Plan.**
 - **Goal 6.1: Economic Development**
 - **“Encourage a diversity of economic development opportunities within Hailey.”**

- This use will provide maintenance jobs, administrative jobs, and driver positions to the Hailey economy in the long-term.
- Four full-time employees would be based out of this facility immediately
- Within one year, 7.5 FTE will be based out of this facility.

11.6 Conditions.

The Commission or Hearing Examiner may impose any conditions which it deems necessary to secure the purpose of City regulations and give effect to the Comprehensive Plan. Conditions which may be attached include, but are not limited to those which will:

- 11.6.1 Require conformity to approved plans and specifications.**
- 11.6.2 Require or restrict open spaces, buffer strips, walls, fences, signs, concealing hedges, landscaping and lighting.**
- 11.6.3 Restrict volume of traffic generated, require off-street parking, and restrict vehicular movements within the site and points of vehicular ingress and egress or other conditions related to traffic.**
- 11.6.4 Require performance characteristics related to the emission of noise, vibration and other potentially dangerous or objectionable elements.**
- 11.6.5 Limit time of day for the conduct of specified activities.**
- 11.6.6 Require guarantees such as performance bonds or other security for compliance with the terms of the approval.**
- 11.6.7 Require dedications and public improvements on property frontages.**
- 11.6.8 Require irrigation ditches, laterals, and canals to be covered or fenced.**
- 11.6.9 Minimize adverse impact on other development.**
- 11.6.10 Control the sequence, timing and duration of development.**
- 11.6.11 Assure that development is maintained properly.**
- 11.6.12 Designate the exact location and nature of development.**
- 11.6.13 Require the provision for on-site or off-site public services.**
- 11.6.14 Require more restrictive standards than those generally found in this Ordinance.**
- 11.6.15 Mitigate foreseeable social, economic, fiscal and environmental effects.**
- 11.6.16 Set a limit on the duration of the permit when deemed necessary.**
- 11.6.17 Allow for subsequent periodic review.**

The Commission may impose any conditions that are deemed necessary to secure the purpose of City ordinances and give effect to the Comprehensive Plan. Conditions including but not limited to those set forth in Section 11.6 may be placed on any approval.

Summary

Section 11.1 of the Hailey Zoning Ordinance states that “the City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size,

method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.”

Conditional Use Permits are subject to review and revocation pursuant to Section 11.9 of the Hailey Zoning Ordinance. This statement will be included in the Findings of Fact, Conclusions of Law, and Decision for any CUP approved by the Commission.

By ordinance, the Commission is required to make a decision to approve, conditionally approve, or deny the application within forty-five (45) days after conclusion of the public hearing and issue its decision together with the reasons therefore. The Commission is required to review the application, all supporting documents and plans, and Section 11 of the Zoning Ordinance, in making their decision.

The Commission should make findings related to the criteria of Section 11.4, (a) through (h).

Suggested Conditions

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

- a) All Fire Department and Building Department requirements shall be met in regard all maintenance, administrative, and other functions of this facility.

Motion Language

Approval:

Motion to approve conditional use permit application for Mountain Rides Transportation Authority, represented by Wendy Crosby and George Kirk, to operate a public transit facility (Public Use) at 4021 Glenbrook Dr. (Woodside Subdivision Plat #10, Lot 38, Block 42) and finding that the application meets each of the criteria for review (a) through (h) cited in Zoning Ordinance Article 11.4, Section 11.4.1, that the conditional use permit complies with the Comprehensive Plan, and that the conditional use permit is subject to condition (a) noted above and the following conditions _____.

Denial:

Motion to deny conditional use permit application for Mountain Rides Transportation Authority, represented by Wendy Crosby and George Kirk, to operate a public transit facility (Public Use) at 4021 Glenbrook Dr. (Woodside Subdivision Plat #10, Lot 38, Block 42) citing the following reasons for denial _____.

Continuation:

Motion to continue discussion of the conditional use permit application for Mountain Rides Transportation Authority, represented by Wendy Crosby and George Kirk, to operate a public

transit facility (Public Use) at 4021 Glenbrook Dr. (Woodside Subdivision Plat #10, Lot 38, Block 42), to a later day as specified here _____.

Table:

Motion to table decision of the conditional use permit application for Mountain Rides Transportation Authority, represented by Wendy Crosby and George Kirk, to operate a public transit facility (Public Use) at 4021 Glenbrook Dr. (Woodside Subdivision Plat #10, Lot 38, Block 42), to a later day as specified here _____.

City of Hailey - Conditional Use Permit Application

Submittal Date: 1/1/13

Project Name: Mountain Rides Transit Authority facility
Legal Description of Property: Woodside Subdivision Plot #10, Lot 38, Block 42
Street Address of Property: 4021 Glenbrook
Current Zoning of Property: B-Business
Proposed Use: Public Service Facility - Public Use Facility

Name of Owner of the Property: Deane F. Johnson, Jr.
Mailing Address: P.O. Box 609 City: Hailey State: IA Zip: 83333
Phone: () - - Fax: () - - Cell: (208) 309-2007
Email Address: deane.johnson@yahoo.com

Property Owner Consent:

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

Property Owner's Signature: [Signature] Date: 3/10/13

Name of individual to contact on behalf of Trust or LLC (if applicable): _____
Mailing Address: _____ City: _____ State: _____ Zip: _____
Phone: () - - Fax: () - - Cell: () - -
Email Address: _____

Application Contact (if different than above): Wendy Crosby - Mountain Rides
**Application Contact will be the Planning Department's primary point of contact for questions related to the application.
Mailing Address: P.O. Box 3091 City: Ketchum State: IA Zip: 83340
Phone: (208) 788-7433 ext 112 Fax: (208) 554-1103 Cell: (208) 720-5357
Email Address: wendy@mountainrides.org
Signature: _____ Date: 1/1/13

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.

Conditional Use Permit.....	\$ 400.00
OR Child Care Conditional Use.....	\$ 50.00
Publication cost.....	\$ 40.00
Mailing: # of addresses _____ x (_____ postage + .15 for paper, envelope & label) DO NOT COUNT DUPLICATE ADDRESSES OR CITY OF HAILEY	\$
Total Due.....	\$

See attached checklist for items that must be submitted with this application in order for application to be considered complete. See the Hailey Zoning Ordinance for information on application process.

CONDITIONAL USE PERMIT CHECKLIST

Project Name: Mountain Rides Transit Authority Facility City Use Only -
Certified Compete by: _____
Date: ____/____/____

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

- ___ One (1) large set of plans to scale of proposed conditional use site showing location of:
 - ___ All buildings on the site
 - ___ Parking and loading areas
 - ___ Traffic access and traffic circulation
 - ___ Open spaces
 - ___ Easements
 - ___ Existing and proposed grade
 - ___ Energy efficient considerations
 - ___ Landscaping
 - ___ Refuse and service areas
 - ___ Utilities
 - ___ Signs
 - ___ Property lines
 - ___ North arrow
 - ___ Rendering of building exteriors (where applicable)
- ___ Six (6) 11" x 17" copies of larger plans/maps.
- ___ PDF files of all required documents and 11" x 17" plans/maps
- ___ Proof of interest in subject property.
- ___ Descriptions of:
 - ___ Existing use
 - ___ Proposed conditional use
- ___ Statement evaluating the effects on adjoining property such as elements of noise, glare, odor, fumes and vibration.
- ___ Statement identifying surrounding land uses and discussing general compatibility of the proposed use with adjacent and other properties in the district.
- ___ Statement discussing relationship of proposed use with compliance to the Comprehensive Plan.
- ___ Names and address of all property owners within three hundred (300) feet of the exterior boundaries of the land being considered. Submit paper copy and electronically on Excel spreadsheet. Names and addresses can be obtained using the Blaine County map server <http://maps.co.blaine.id.us/> or from the Blaine County Assessor's office. Assistance can be provided by the Hailey Planning staff upon request.
- ___ Other information as requested by the Planner to determine if the proposed conditional use meets the intent and requirements of the Hailey Zoning Ordinance.



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

INVOICE #	INVOICE DATE
10752	03/19/2013
DUE DATE	CUSTOMER ACCOUNT NUMBER
03/19/2013	9116
AMOUNT DUE	TERMS:
457.07	Open Terms

BILL TO:

MOUNTAIN RIDES

BOX 3091
 KETCHUM ID 83340

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 CONDITNL USE PERMITS -Mtn Rides			457.07
			457.07
			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

STATE OF MICHIGAN
JUL 25 1968
MICHIGAN STATE UNIVERSITY
LANSING, MICHIGAN

Receipts for: 414144
7/15/68

STATE OF MICHIGAN
MICHIGAN STATE UNIVERSITY
LANSING, MICHIGAN

Previous Balance: 457.97
Account Receivable & Payments 457.97
457.97 - 457.97 = 0.00

New Current Balance: 0.00

Check 457.97
MICHIGAN STATE UNIVERSITY

Total Applied: 457.97

Change Rendered: 0.00

7/15/68 10:52am



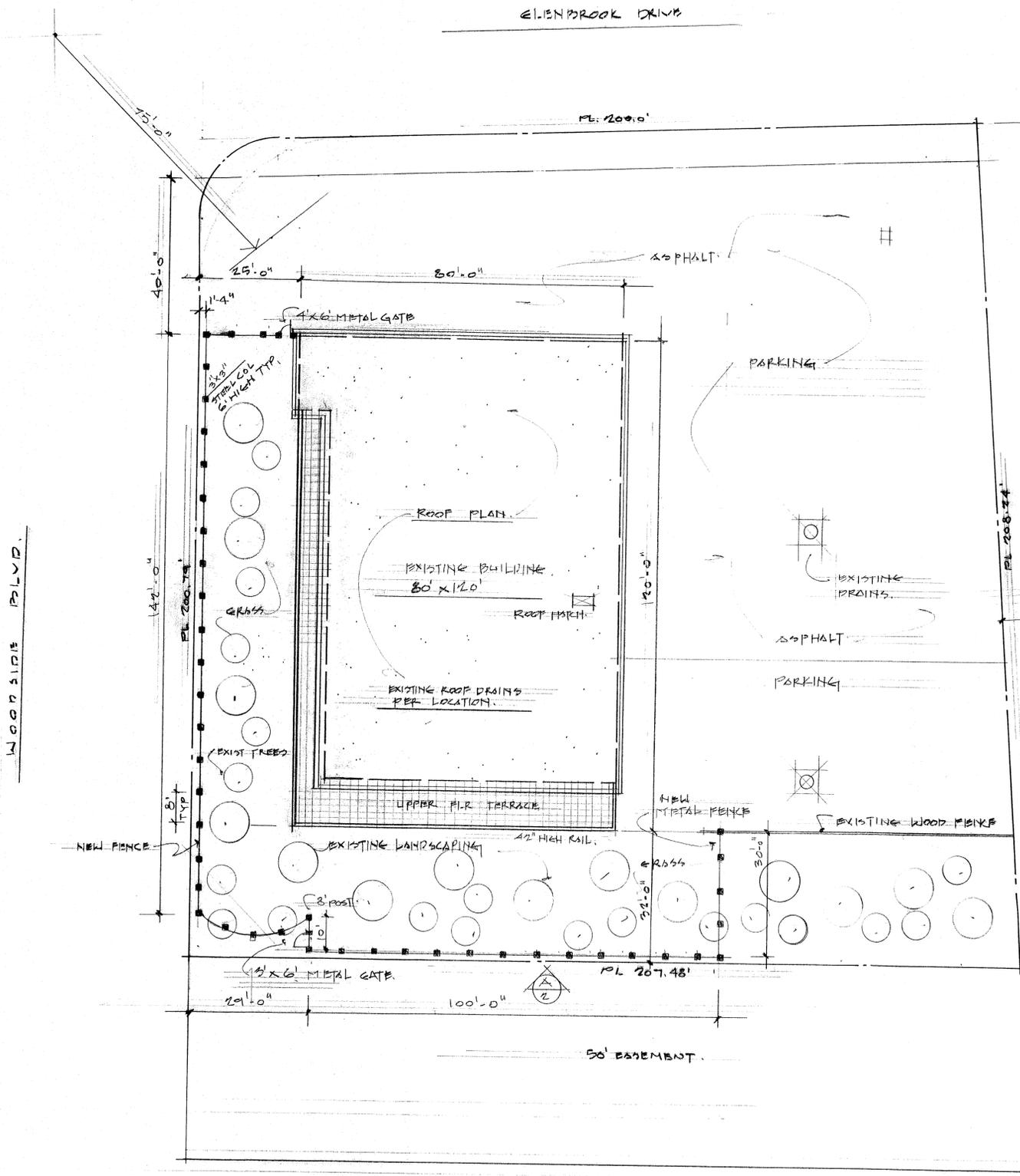
SUN VALLEY DESIGN TEAM

P.O. BOX 5941
KETCHUM, ID. 83340
PH. 208.788.7737
FX. 208.788.7737

GENERAL PROJECT NOTES

1. ALL WORK TO CONFORM TO REQUIREMENTS OF LOCAL AND STATE CODES, ORDINANCES AND 2003 I.B.C.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING CITY BUILDING DEPARTMENT PERMITS AND INSPECTIONS AS REQUIRED BY LAW.
3. DIMENSION LINES TO FACE OF FRAME WALLS AND/OR CENTERLINE OF COLUMNS.
4. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES AND UTILITY CONNECTIONS THAT MAY INTERFERE WITH CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY THE EXTENT OF MATERIAL STORAGE AREA WITH ARCHITECT AND OWNER.
6. CONTRACTOR SHALL PROTECT ALL EXISTING NATURAL VEGETATION AROUND CONSTRUCTION AREAS.
7. CONTRACTOR TO VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS SHOWN OR IMPLIED ON DRAWINGS AND SPECIFICATIONS AS WELL AS PHYSICAL CONDITION OF SITE. NOTIFY ARCHITECT AND PROJECT MANAGER OF ANY DISCREPANCIES PRIOR TO WORK.
8. AT COMPLETION OF JOB, PRIOR TO FINAL ACCEPTANCES AND OCCUPANCY BY THE OWNER, CONTRACTOR IS RESPONSIBLE FOR LEAVING SITE THOROUGHLY CLEAN INCLUDING ALL EXTERIOR SURFACES OF PROJECT. REPLACE ALL DAMAGED CONCRETE, PAVERS, AND LANDSCAPE OR OTHER EXTERIOR MATERIALS AS MAY BE REQUIRED.

JOHNSON BUILDING
401 GLENBROOK DRIVE
HAILEY, IDAHO



SITE PLAN

SCALE: 1"=16'-0"

PROJECT INFORMATION

Project: Convert the Upper Level Floor into a Private Residence
Legal Description: Woodside Subdivision Plat No. 10 Lot 38 Block 42
Physical Address: 4021 Glenbrook Drive Hailey, Idaho
Zoning: 'B' Business
Occupancy: R-3 Single Family Residence on Upper Floor Level S-2 Storage Garage on Main Level
Site Area: 41,382 Square Feet (.95 Acre)
Building Area: Existing Main Floor - 9600 Sq. Ft. Existing Upper Floor - 7152 Sq. Ft. Total Building - 16752 Sq. Ft.
Maximum Height: 35'-0"
Actual Height: 35'-0"
Set-Backs Required: Front Yard - 40' Rear Yard - 32' Side Yards - 25' Min.
Fire Protection: The Building is fully Sprinklered.
 One Hour Fire Separation between the Main and Upper Floor Levels.

SHEET DESCRIPTION

DATE ISSUED: 11.14.07
 REVISION LOG:

THE ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, ALTERED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY THIRD PARTY, THE ARCHITECT SHALL BE HELD HARMLESS.

PLAN NORTH

DRAWN BY: GN/BHCB
 PROJECT NUMBER:
 SCALE: AS NOTED

DATE DRAWN: 9/18/07
 CHKD. BY: GNS

1

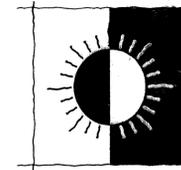
BEFORE YOU BEGIN WORK CALL DIGLINE 1-800-342-1585 TO FIND OUT ABOUT UNDERGROUND AND OVERHEAD LINES

NOTICE THESE PLANS REQUIRED TO BE ON JOB SITE AT ALL TIMES

NOTICE NO PLAN CHANGES WITHOUT PRIOR APPROVAL HAILEY BUILDING DEPT.

PLEASE NOTE: This Permit Expires in 548 days. If you need to extend, contact Building Dept. before expiration.

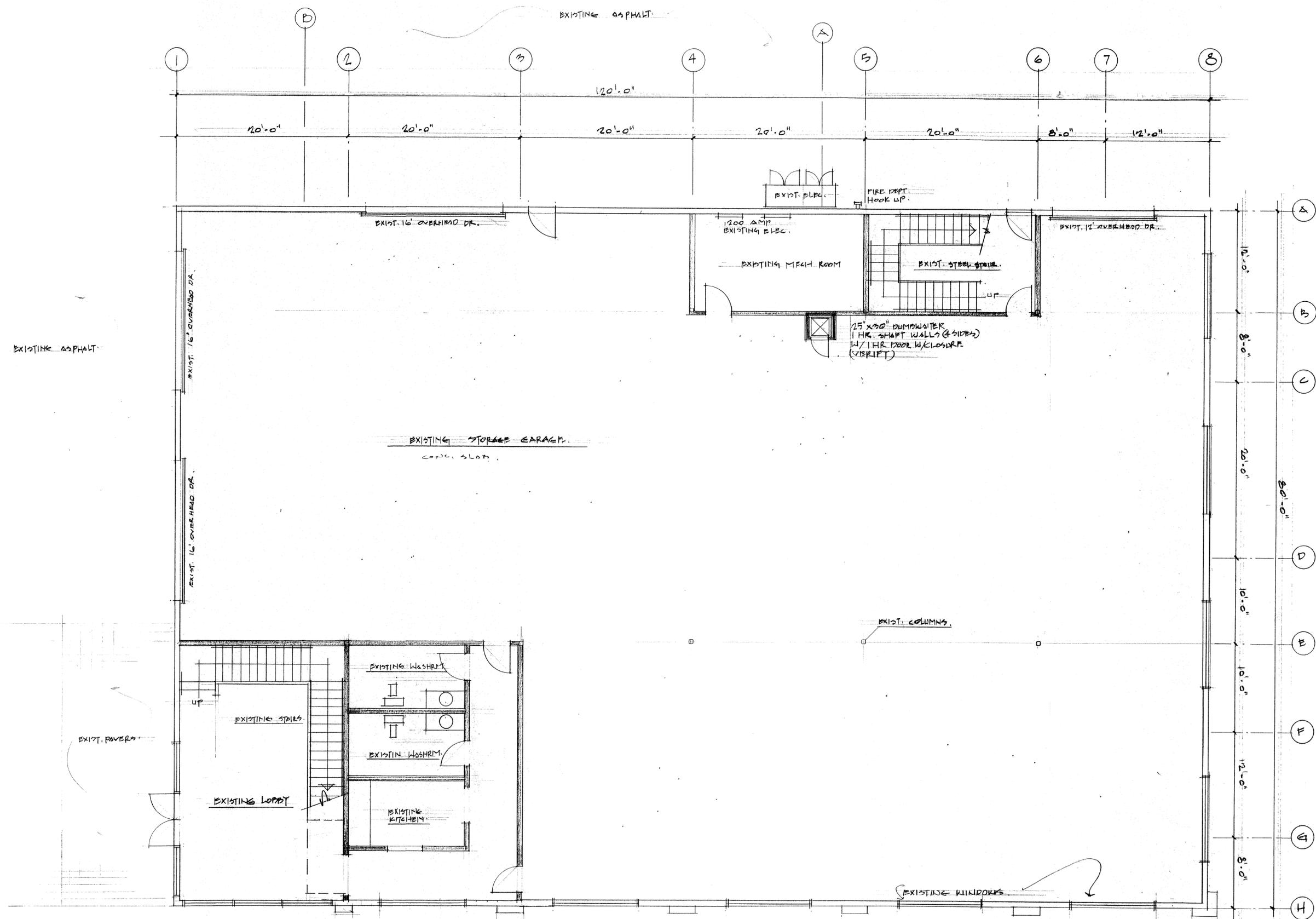
REVIEWED FOR CODE COMPLIANCE BUILDING DEPARTMENT CITY OF HAILEY, ID



SUN VALLEY
DESIGN TEAM

P.O. BOX 5941
KETCHUM, ID. 83340
PH. 208.788.7737
FX. 208.788.7737

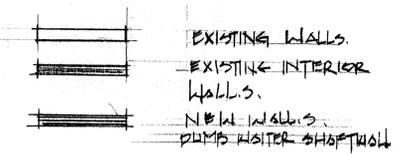
JOHNSON BUILDING
401 GLENHURST DRIVE
HAILEY, IDAHO



MAIN LEVEL FLOOR PLAN

AREA 9600 SQ. FT.

SCALE: 3/16" = 1'-0"

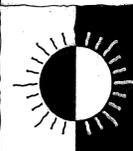


SHEET DESCRIPTION	
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DRAWN BY: GN/BHCB
PROJECT NUMBER:
SCALE: AS NOTED

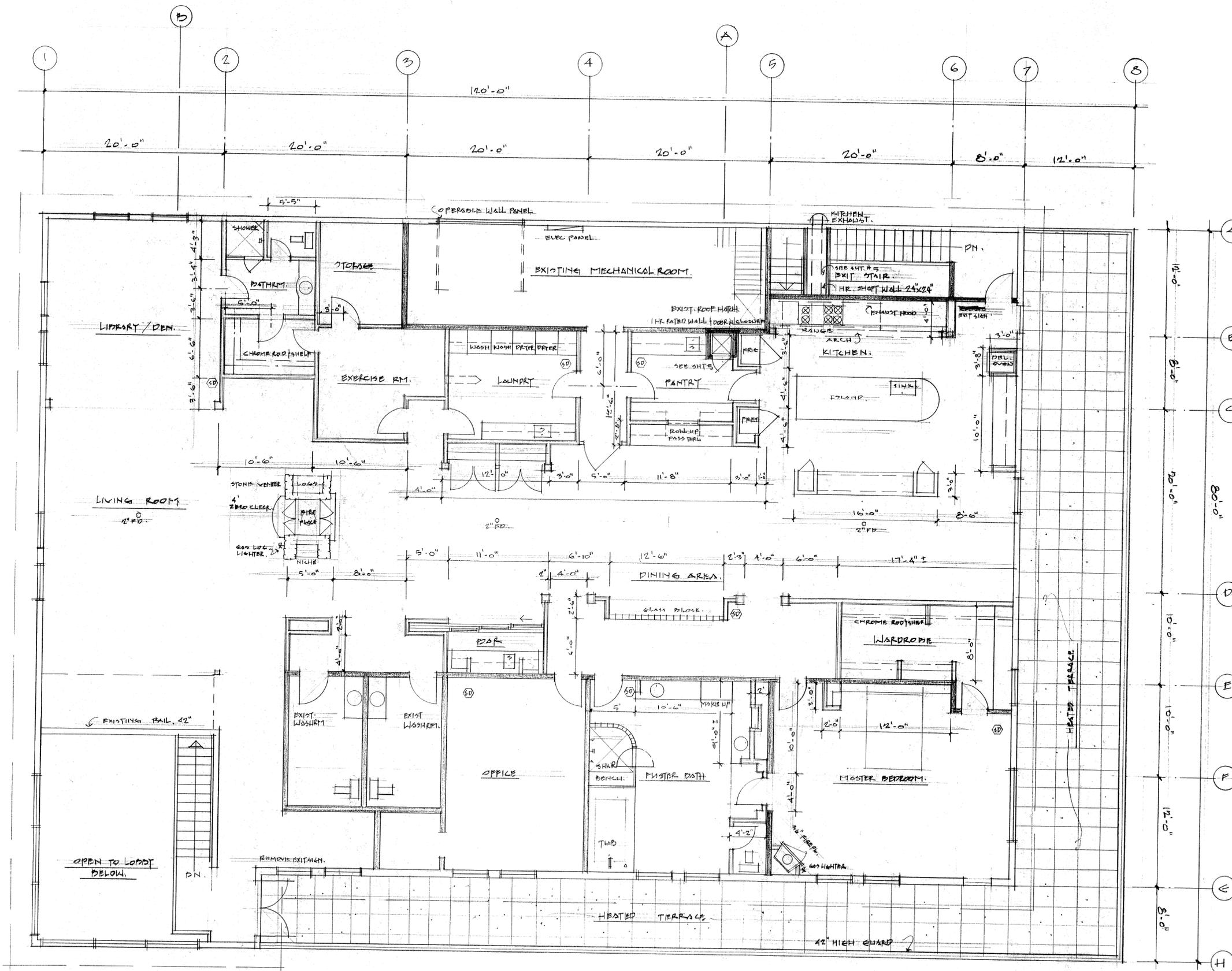
DATE DRAWN: 10.28.07	3
CHKD. BY:	
GN	



SUN VALLEY
DESIGN TEAM

P.O. BOX 5941
KETCHUM, ID. 83340
PH. 208.788.7737
FX. 208.788.7737

JOHNSON BUILDING
402 S. SHIMBROOK DRIVE
HAILEY, IDAHO



UPPER LEVEL FLOOR PLAN

AREA 7158 SQ. FT.

SCALE: 3/16" = 1'-0"



- EXISTING EXT WALLS
- EXISTING INTERIOR
- NEW WALLS
-
-
-
- SMOKE DETECTOR

SHEET DESCRIPTION

LICENSED ARCHITECT
A11-2618

GARY F. NORBOM
STATE OF IDAHO

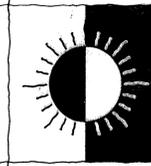
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REVISION LOG:

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DRAWN BY: GN/BHCB
PROJECT NUMBER:
SCALE: AS NOTED

DATE DRAWN: 10/24/67
CHKD. BY: GFD
4



**SUN VALLEY
DESIGN TEAM**

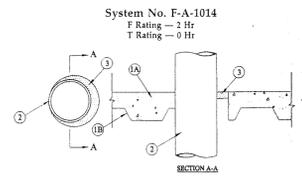
P.O. BOX 5941
KETCHUM, ID. 83340
PH. 208.788.7737
FX. 208.788.7737

JOHNSON BUILDING
4021 SHERBROOK DRIVE
HAILEY, IDAHO

GA FILE NO. WP 7008	PROPRIETARY	1 HOUR FIRE	35 to 39 STC SOUND
<p>GYPSUM WALLBOARD, STEEL C-H STUDS</p> <p>One layer 1" x 24" proprietary type X gypsum panels inserted between 2 1/2" floor and ceiling J runners with H section of 2 1/2" proprietary vented C-H steel studs between panels.</p> <p>OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to studs with 1" Type S drywall screws 12" o.c.</p> <p>STC estimate based on 1" mineral fiber insulation in stud space. (NLR)</p>			
<p>PROPRIETARY GYPSUM BOARD</p> <p>SPB America Inc. 1/4" ProRock™ Type C Gypsum Panels Lafarge North America Inc. 1/2" Firecheck® Type C PABCO Gypsum 1/2" FLAME CURB® Super C™ United States Gypsum Company 5/8" SHEETROCK® Brand Gypsum Panels, FIRECODE® C Core 1" SHEETROCK® Brand Gypsum Liner Panels</p>		<p>Thickness: 3/4" Limiting Height: Refer to manufacturer Approx. Weight: 8 pcf Fire Test: UL R1319, 88NK2747, 2-9-88, UL Design U469 Sound Test: Estimated</p>	

DUMP WATER SHOOT WALL

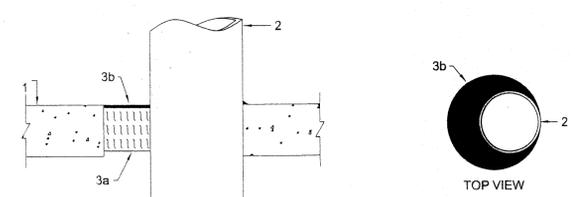
THROUGH-PENETRATION FIRESTOP SYSTEMS (XHEZ)



- System No. F-A-1014
F Rating - 2 Hr
T Rating - 0 Hr
- Floor Assembly** - The fire rated unprotected concrete and steel floor assembly shall be constructed of the materials and in the manner specified in the individual D900 Series designs in the UL Fire Resistance Directory and as summarized below:
 - Concrete - Min 2-1/2 in. thick reinforced light-weight or normal weight (100-150 pcf) concrete.
 - Steel Floor and Form Units - Composite or non-composite max 3 in. deep galv steel fluted units as specified in the individual Floor-Ceiling Design. Max diam of opening is 14-5/8 in.
 - Through Penetrants** - One metallic tubing, pipe or conduit to be installed within the firestop system. Pipe, tubing or conduit to be rigidly supported on both sides of floor-ceiling assembly. The annular space between pipe, tubing or conduit and periphery of opening shall be min of 0 in. (point contact) to max 1-7/8 in. The following types and sizes of metallic pipes, tubing or conduit may be used:
 - Steel Pipe - Nom 12 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
 - Conduit - Nom 4 in. diam (or smaller) steel electrical metallic tubing or nom 6 in. diam (or smaller) steel conduit.
 - Copper Tube - Nom 6 in. diam (or smaller) Type L (or heavier) copper tube.
 - Copper Pipe - Nom 6 in. diam (or smaller) Regular (or heavier) copper pipe.
 - Fill, Void or Cavity Materials - Sealant** - Min 1 in. thickness of sealant applied within annular space, flush with top surface of floor. At the point contact location, between pipe and concrete, a min 1/2 in. diam bead of fill material shall be applied at the concrete/pipe interface on the top surface of floor.

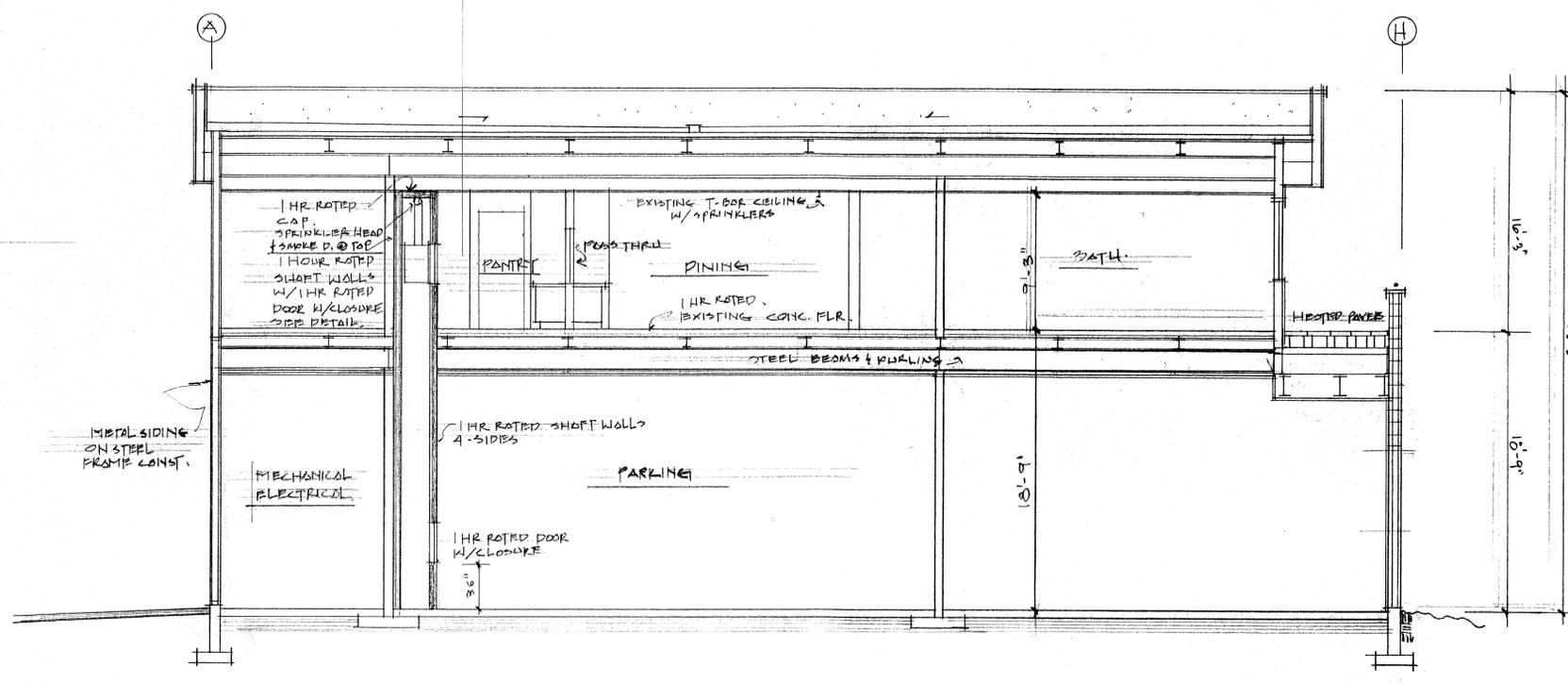
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC - FS-ONE Sealant
*Bearing the UL Classification Mark

THROUGH FLOOR PENETRATIONS OR ALTERATE BELOW



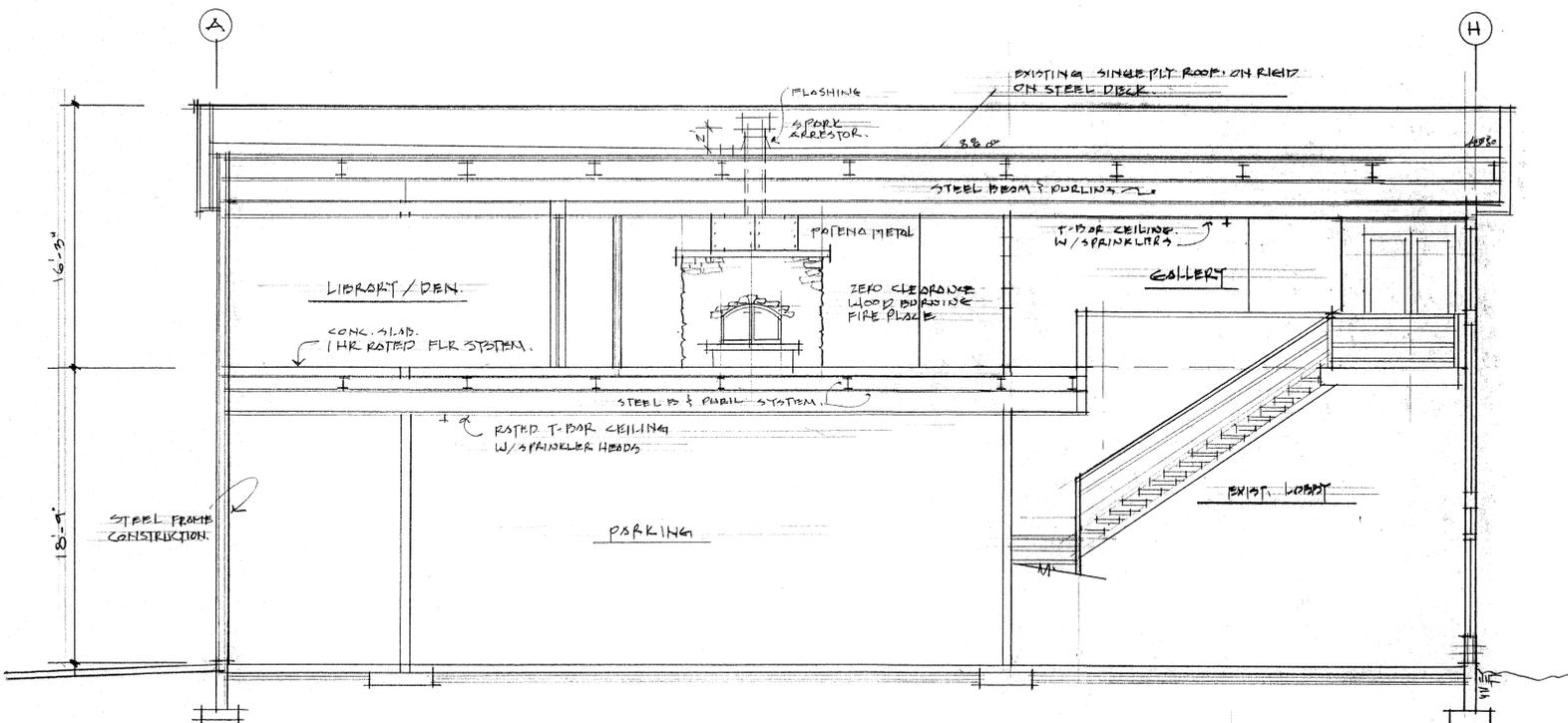
- UL Design System C-AJ1229 continued...
- Floor or Wall Assembly** - Min. 4-1/2 in. thick reinforced normal weight (140-150 pcf) concrete. Floor may also be constructed of any min. 6 in. thick UL Classified hollow-core **Precast Concrete Units**. Wall may also be constructed of any UL Classified **Concrete Blocks**. Max. dia. of opening is 12-1/2 in. If firestop system is installed within hollow-core concrete unit, max. dimension of opening shall be 7 in.
- See **Concrete Blocks (CAZT)** and **Precast Concrete Units (CFTV)** categories in the Fire Resistance Directory for names of manufacturers.
- Through Penetrant** - One metallic pipe or conduit to be installed either concentrically or eccentrically within the firestop system. The annular space between pipes or conduits and periphery of opening shall be min. 0 in. to max. 3-7/8 in. Pipe or conduit to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes or conduits may be used:
 - Steel Pipe - Nom. 8 in. dia. (or smaller) Schedule 40 (or heavier) steel pipe.
 - Iron Pipe - Nom. 8 in. dia. (or smaller) cast or ductile iron pipe.
 - Conduit - Nom. 4 in. dia. (or smaller) steel electrical metallic tubing or nom. 6 in. dia. steel conduit.
 - Firestop System** - The firestop system shall consist of the following:
 - Packing Material** - Min. 4 in. thickness of min. 4 pcf mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall as required to accommodate the required thickness of fill material. When the floor is constructed of hollow-core precast concrete units, packing material shall be recessed from both surfaces of floor to accommodate the required thickness of fill material.
A/D FIREBARRIER Mineral Wool
 - Fill, Void or Cavity Material - Sealant** - Min. 1/4 in. thickness of fill material applied within the annulus, flush with the bottom surface of floor or on both surfaces of wall assembly. When the floor is constructed of hollow-core precast concrete units, fill material shall be flush with both surfaces of floor. At the point contact location between through penetrant and concrete, a min. 1/4 in. dia. bead of caulk grade fill material shall be applied at the concrete/through penetrant interface on the top surface of floor and on both surfaces of wall and hollow-core precast concrete units.
A/D FIRE PROTECTION SYSTEMS INC. - A/D FIREBARRIER Silicone SL (floor only) and **A/D FIREBARRIER Silicone** (floors, pre-cast concrete units and walls)
*Bearing the UL Classification Marking

A/D FIRE PROTECTION SYSTEMS
420 Tapscott Rd. Unit 5, Scarborough, ON M1B 1Y4
Tel: (416) 298-5887 Fax: (416) 298-5887



A SECTION

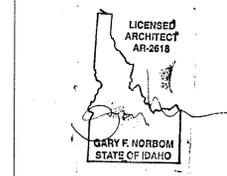
SCALE: 3/16" = 1'-0"



B SECTION

SCALE: 3/16" = 1'-0"

SHEET DESCRIPTION



DATE ISSUED:
REVISION LOG:

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PLAN NORTH

DRAWN BY: GN/BHCB

PROJECT NUMBER:

SCALE: AS NOTED

DATE DRAWN: 10/15/07
CHKD. BY: G.F.N.
5

Parcel Number	Owner 1	Owner 2	Mail Address Line 1	Mail Address Line 2	Mail Address Line 3	Mail Address Line 4	Mail Address Line 5	Property Address
RPH04750 0000AA	HAILEY CITY OF		115 S MAIN ST STE H	HAILEY ID 83333- 0000				1020 WOODSID E BLVD
RP02N180 23367B	ECCLES FLYING HAT RANCH		BOX 3028	SALT LAKE CITY UT 84110- 0000				
RP02N180 26366C	ECCLES FLYING HAT RANCH		BOX 3028	SALT LAKE CITY UT 84110- 0000				11378 STATE HIGHWAY 75
RPH2N18 0230710	HAILEY CITY OF		115 S MAIN ST STE H	HAILEY ID 83333- 0000				
RPH04750 410180	SUN VAL ASSOCIAT ES	FAINBARG VENTURES I LP	BOX 1796	KETCHUM ID 83340- 0000				3941 GLENBRO OK DR
RPH04750 410190	SUNVAL ASSOCIAT ES	FAINBARG VENTURES I LP	BOX 1796	KETCHUM ID 83340- 0000				3951 GLENBRO OK DR
RPH04750 420330	ANDERSO N ROBERT R	ANDERSO N LESLIE J	BOX 852	KETCHUM ID 83340- 0000				4121 GLENBRO OK DR
RPH04750 42034A	WIEDERRI CK ROBERT	WIEDERRI CK MICHELLE	BOX 792	HAILEY ID 83333- 0000				4111 GLENBRO OK DR
RPH04750 42035A	WIEDERRI CK ROBERT	WIEDERRI CK MICHELLE	BOX 792	HAILEY ID 83333- 0000				4051 GLENBRO OK DR
RPH04750 420360	CLEAR CREEK LAND CO LLC		BOX 2275	KETCHUM ID 83340- 0000				4041 GLENBRO OK DR

RPH04750 420370	ROTH TERRY P	ROTH KATHY F	BOX 3977	KETCHUM ID 83340- 0000				4031 GLENBRO OK DR
RPH04750 420380	BLAINE COUNTY TAX DEED		219 S 1ST AVE STE 102	HAILEY ID 83333- 0000				4021 GLENBRO OK DR
RPH04750 44001B	GLENBRO OK PROPERTI ES LLC		BOX 1528	HAILEY ID 83333- 0000				4040 GLENBRO OK DR
RPH04750 440030	ROKAN PARTNERS LTD	ROSEKRA NS KATHLEEN B	C/O RPS	PO BOX 1271	KETCHUM ID 83340- 0000			4051 BLACK OAK DR
RPH04750 44013A	FERNAND EZ PROPERTI ES SUN VALLEY LLC		2332 S RIDGE POINT WAY	BOISE ID 83712- 8251				4120 GLENBRO OK DR
RPH04750 440140	FERNAND EZ PROPERTI ES SUN VALLEY LLC		2332 S RIDGE POINT WAY	BOISE ID 83712- 8251				4110 GLENBRO OK DR
RPH04750 440150	GLENBRO OK PROPERTI ES LLC		BOX 1528	HAILEY ID 83333- 0000				4050 GLENBRO OK DR
RPH04750 450010	BRADLEY ROBERT F	BRADLEY KAYE E	BOX 1046	HAILEY ID 83333- 0000				3950 WOODSID E BLVD
RPH04750 450030	SV L L C		1457 NE 130TH AVE	BELLEVUE WA 98005- 0000				1081 MOUNTAI N DR
RPH04750 450040	SV L L C		1457 NE 130TH AVE	BELLEVUE WA 98005- 0000				1071 MOUNTAI N DR

RPH04750 450050	SV L L C		1457 NE 130TH AVE	BELLEVUE WA 98005- 0000				1061 MOUNTAI N DR
RPH04750 450060	LARSEN & SONS LLC		4030 GLENBRO OK	HAILEY ID 83333- 0000				1041 MOUNTAI N DR
RPH04750 450070	LARSEN DWIN R TRUSTEE	LARSEN CARLENA A TRUSTEE	C/O VALLEY MAINTEN ANCE	4030 GLENBRO OK DR	HAILEY ID 83333- 0000			4030 GLENBRO OK DR
RPH04750 450080	HARMON Y INVESTME NTS LIMITED PARTNERS HIP		10605 SW ALLEN BLVD	BEAVERT ON OR 97005- 0000				3980 WOODSID E BLVD
RPH04750 450100	BRADLEY ROBERT F	BRADLEY KAYE E	BOX 1046	HAILEY ID 83333- 0000				3970 WOODSID E BLVD
RPH04750 450110	BRADLEY ROBERT F	BRADLEY KAYE E	BOX 1046	HAILEY ID 83333- 0000				3960 WOODSID E BLVD
RPH04750 84001A	POWER ENGINEER S INCORPO RATED		BOX 1066	HAILEY ID 83333- 0000				3940 GLENBRO OK DR

Legal Desc 1	Legal Desc 2	Legal Desc 3	Legal Desc 4	Legal Desc 5
WOODSID E SUBD	AA,A,B,C, D,E,F,G,H,I ,J,S,T,	U,V,W,X.Y ,Z DITCHES	II & HH- 1020 WOODSID E BLVD	
FR SESW TL 8048	SEC 23 2N 18E	GRAVEL PIT		
FR NW 25 & NE 26 TL 7134	& PORTION TL 7785, SEC 23			
HAILEY	FR SESW TL 7387	SEC 23 2N 18E		
WOODSID E #9	LOT 18 BLK 41			
WOODSID E #9	LOT 19 BLK 41			
WOODSID E SUB #10	LOT 33 BLK 42			
WOODSID E SUB #10	AM LOT 34A BLK 42			
WOODSID E SUB #10	AM LOT 35A BLK 42			
WOODSID E SUB #10	LOT 36 BLK 42			

WOODSID E SUB #10	LOT 37 BLK 42			
WOODSID E SUB #10	LOT 38 BLK 42			
WOODSID E SUB #10	AM LOT 1B BLK 44			
WOODSID E SUB #10	LOT 3 BLK 44			
WOODSID E SUB #10	LOT 13 BLK 44			
WOODSID E SUB #10	LOT 14 BLK 44			
WOODSID E SUB #10	LOT 15 BLK 44			
WOODSID E SUB #10	LOT 1 BLK 45	*HOLD* BLD ENCROAC HES LOT LINE		
WOODSID E SUB #10	LOT 3 BLK 45			
WOODSID E SUB #10	LOT 4 BLK 45			

WOODSID E SUB #10	LOT 5 BLK 45			
WOODSID E SUB #10	LOT 6 BLK 45			
WOODSID E SUB #10	LOT 7 BLK 45			
WOODSID E SUB #10	LOTS 8 & 9 BLK 45			
WOODSID E SUB #10	LOT 10 BLK 45	*HOLD* BLD ENCROAC HES LOT LINE		
WOODSID E SUB #10	LOT 11 BLK 45	*HOLD* BLD ENCROAC HES LOT LINE		
WOODSID E SUB #23	AM LOT 1A BLK 84			

CONDITIONAL USE PERMIT CHECKLIST

MOUNTAIN RIDES TRANSPORTATION AUTHORITY

March 11, 2013

Plans: Submitted Electronically

11 X 17 Plans: Submitted Electronically

Proof of Interest in Subject Property: The Property Owner, Deane F. Johnson, Jr., has authorized, via his signature on the Conditional Use Permit Application Mountain Rides Transportation Authority, the applicant, to submit their request for Conditional Use on this property.

Description of Existing Use: The property has and is being utilized for the storage and maintenance of personal vehicles, RVs, boats, and other personal property, as well as shop, office and residential use.

Description of Proposed Conditional Use: Mountain Rides proposes to use the property as a public service and public use facility, wherein they will store, maintain, and wash their vehicles. They may also utilize the property for a park and ride facility, where their riders may park their personal vehicles on the property and then ride the bus, as well as for office and/or residential use (both permitted uses in the Business Zone). The site is .95 Acres, and contains a parking area of 164' by 90'. While not designated on the site plan, this would allow a parking lot configuration for a minimum of 18 parking spaces along the southern property line, but more likely 30-45 spaces depending upon the configuration of the parking lot, while still providing for bus circulation on the site and into and out of the building.

Light Industrial zoning and use exists on the properties adjacent to the south and east. The proposed conditional uses are permitted uses in the Light Industrial Zone. Mountain Rides currently leases a bus storage facility 8 properties to the south of the proposed facility, also on Glenbrook. The property to the north (north of Woodside Blvd) is zoned Business, and are currently being utilized as self storage (Southwood Self Storage) and as offices by Power Engineers. Highway 75 lies west of the subject property.

The subject property lies within the Light Industrial/Business Park designation on the Hailey Comprehensive Plan Land Use Map.

Goal 5.4 Land Use, Population and Growth Management – “Lessen dependency on the automobile.”

Goal 10.1 Transportation and Circulation – “Create and maintain a pedestrian and bicycle friendly community that provide a safe, convenient and efficient multi-modal transportation system for all Hailey residents by increasing: a) transit ridership; b) percent of population within ¼ mile of a transit stop; c) percent of residents who walk, bike, use transit or carpool to work.

The proposed conditional use associated with the subject property will enable MRTA to better serve the City of Hailey, as well as the balance of the greater community.

As such, the proposed conditional use:

- a. Will, in fact, constitute a condition use as established for the Business Zone;
- b. Is designed and constructed, and will be operated and maintained, to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and such use will not change the essential character of the same area; and
- c. Will not be hazardous or disturbing to existing or future neighboring uses; and
- d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structure. Agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service; and
- e. Will not create excessive additional requirements at public cost for public facilities and services; and
- f. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water or air pollution, or safety hazards; and
- g. Has vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares; and
- h. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature.

Mountain Rides Transportation Authority

Responses to questions regarding CUP application

1. How many jobs, if any, will be created with this transit facility in the short term and long term (5+years)?

MRTA currently leases space at 4171 Glenbrook Dr., just down the street from 4021 Glenbrook. We store 4 buses at that facility and would move the storage of those 4 buses into this new facility upon CUP approval and signing of a lease. Currently four full time employees would be based out of this facility and within the next month or so an additional .5 mechanic/ technician position and .5 operations coordinator position would be added (totaling one additional F/T employee). In the longer term, say 1 year, one additional employee (Valley route driver) and an increase from 2 half-time employees to 2 F/T employee positions (mechanic/maintenance employees) would be added, for a grand total of 7.5 F/T employees within a one year time-frame (5 drivers, 2 mechanic/maintenance, .5 operations coordinator).

There has been discussion at the ITD District level of MRTA taking over all transportation services in District 4 (south-central Idaho). This has been only discussion but, should it occur, this building could serve as a central MRTA administrative office in addition to its storage/maintenance facility. That scenario would translate into significant job transfer/creation at this facility. Should that not occur, and operations remain essentially unchanged from present, MRTA would most likely add an additional F/T administrative employee to the 7.5 F/T employees added within one year.

2. How many jobs will be transferred to this location and where will they come from? I.e. Ketchum, Bellevue, Hailey?

From the outset, four F/T employees would transfer from our existing Hailey facility to this facility. An additional 1 F/T employee position (.5 mechanic + .5 Operations coordinator) would transfer from our Ketchum facility. Within one year these 5 F/T positions would grow to 7.5; one additional transfer from Ketchum (Valley driver) and one new position (mechanic/maintenance) and continuation of the .5 operations coordinator.

3. How many trips per day will be created at this location for the following. Please note if this is an increase from what you receive at your current Hailey location.
- a. Transit buses/vans? No change from existing facility (4 buses departing and returning daily; in addition, Hailey bus comes in and out for lunch break)
 - b. Personal vehicles? Not sure if this means employee vehicles? Additional 2 employee vehicles for the 2 new half-time positions/ currently 4 employees park their cars at our existing facility.
 - c. Staff vehicles? None/no change
 - d. Public inquiries? None for the near term. In time MRTA may include a customer service center and a park & ride facility at this location. Should this occur additional trips into and out of the building may occur however most customer service (pass sales, information requests) would involve bus passengers who would not be driving vehicles. Park & Ride would envision using the spaces available on the property, approx. 18 spaces along the south fence. When/if this were to occur, we expect there would be some additional vehicle traffic during the AM and PM commute times.
4. How many parking spaces will you install at the onset of your lease, assuming your CUP is approved?
- Our funding would be fully used to acquire the property and until additional funding became available we would not make any improvements to the existing facility. The existing parking would be used to accommodate employee vehicles at the onset of the lease.

Additional Comments:

MRTA views this building as an opportunity to position its needs for the very long term. We currently anticipate use of the building's ground floor for bus storage, maintenance and washing. The ground floor space will accommodate MRTA growth for many years. The second floor of the building presents an opportunity to meet future MRTA needs if they materialize. If they do not, MRTA would seek the most productive use of that space. Options could include sub-lease to business users, workforce housing and/or some combination of these uses. Exterior space would be used for employee parking in the near term but ultimately could accommodate MRTA park & ride and customer service parking needs.

City of Hailey - Wireless Permit Application

Submittal Date: 3 / 13 / 13

Applicant or Co-Applicant must be a licensed carrier.

Name of Applicant: Nadine Bostwick
Mailing Address: POWDER RIVER DEVELOPMENT SERVICES, 219 S. Wooddale, Eagle, ID 83616
Phone: (208) 938 - 8844 Fax: () Cell: ()
Email Address: Nadine.bostwick@powderriverdev.com
Applicant or Representative's Signature: Nadine Bostwick Date: 3 / 6 / 13

NIA

Name of Co-Applicant: At&t - New Cingular Wireless PCS, LLC
Mailing Address: 12555 Cingular Way, Ste 1300
Phone: (720) 341 - 3095 Fax: () Cell: ()
Email Address: em8898@att.com
Co-Applicant or Representative's Signature: Date: / /

Name of Licensed Carrier:
Mailing Address:
Phone: () Fax: () Cell: ()
Email Address:
Licensed Carrier's Signature: Nadine Bostwick as agent for At&t Date: 3 / 6 / 13

Name of Property Owner: AP WIP Tower, LLC
Mailing Address: 9373 Towne Centre Drive Suite 200 San Diego, CA 92121
Phone: () 646-912 - 8058 Fax: () 997 - 2915 Cell: ()
Email Address: EOverman@APWIP.COM

Property Owner Consent:
By signature hereon, the property owner acknowledges that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application, pursuant to Idaho Code §67-6507. The property owner is also hereby notified that members of the Planning and Zoning Commission and City Council are required to generally disclose the content of any ex parte discussion (outside the hearing) with any person, including the property owner or representative, regarding this application.
Property Owner's Signature: Date: 3 / 08 / 2013

Address of Subject Property: 400 S. Main St., Hailey, ID
Legal Description of Subject Property:
Tax Parcel Number of Property:
Current Zoning of Subject Property:

See attached checklist for items that must be submitted with this application in order for application to be considered complete. See Article 8A of the Hailey Zoning Ordinance for information on process.

FOR CITY USE ONLY
Fees: Cost of additional noticing, recording fees, and other direct costs including technical review will also be assessed
Wireless Master Development Plan (Admin, no notice) \$ 250.00
Wireless Permit (mail notice only) OR \$ 350.00
Wireless Conditional Use Permit (mail and publish notice) \$ 600.00
Publication (two public hearings P&Z & City Council) \$ 80.00 40.00
Mailing (# of addresses 46) x 2 x (.61 postage & .15 for paper, envelope & label) \$ 4.66
DO NOT COUNT DUPLICATES OR CITY OF HAILEY
Posting Property (8 laminations x \$4.50 ea x 2 public hearings - P&Z & City Council) \$ 36.00
Total Due \$ 703.60

WIRELESS PERMIT CHECKLIST

City Use Only -

Project Name: Art + Hailey

Certified Compete by: _____

Date: ____/____/____

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

✓ One (1) large set of plans to scale of a site plan at scale of no less than one (1) inch = twenty (20) feet which includes: E-mail - CO

- existing location, type & height of proposed PWSF or WCF, support structures, security barrier and other components with setbacks.
- existing On-site structures, land uses and zoning
- NA - no change circulation-adjacent roadways, ingress and egress from such roadways, parking & pedestrian circulation and access
- no change fences, signs, exterior lighting and storm drainage
- no change property lines with dimensions, adjacent land uses, structures & zoning
- no change existing watercourses, utility lines, easements, deed restrictions and other built or natural features restricting the use of the subject property
- NIA a grading, fill and drainage plan for the site
- NIA North arrow, scale and legend, and topographic map of property prior to any proposed improvements, grading or fill with contours at two-foot intervals
- _____ information demonstrating compliance with the standards of this Article

The City, at its discretion, may waive any of the above site plan requirements for PWSF's or WCFs attached to existing structures.

- NIA Landscape and/or screening plan specifying:
 - _____ existing and proposed landscaping indicating size, location & species of vegetation.
 - _____ indication of existing vegetation to be removed or retained
 - _____ information demonstrating compliance with the screening standards of this Article

The landscape plan may be waived when the PWSF or WCF is to be attached to a building and the equipment is located within the building.

- Only site within city limits - see attached
 - _____ elevation drawings or "before & after" photographs/drawings simulating and specifying location & height of antennas, support structure, equipment enclosure(s) & other accessory uses, fences & signs
 - _____ elevations of all sides of any proposed above ground equipment enclosures
 - _____ map indicating service area of the facility
 - _____ map indicating locations & service areas of other PWSF or WCF sites operated by the applicant in the City and within one mile of the City's corporate limits.

- _____ Six (6) copies of any larger plans/maps
- _____ PDF files of all required documents and 11" x 17" plans/maps
- _____ Six (6) copies of photo simulations of the proposed PWSF or WCF from adjacent residential properties & public rights-of-way at varying distances.

- STRUCTURAL ANALYSIS ATTACHED - NIA A description of the support structure or building upon which the PWSF or WCF is proposed to be located, & the technical reasons for the design & configuration of the PWSF or WCF
- NIA Written documentation demonstrating a good faith effort in locating facilities in accordance with the Location Selection Criteria set forth in Section 8A.5.1

- NIA Evidence as specified in the Co-location Requirements, Section 8A.5.2
- NIA Written description of how the proposed PWSF or WCF fits within the master development plan
- _____ Signed & notarized statement by the applicant indicating:

- ✓ certification by a qualified radio frequency engineer that the antenna usage shall not interfere with other adjacent or neighboring transmission or reception functions RIF STUDY ON DISC
- NIA that the applicant, if proposing new freestanding tower, shall make a good faith effort to allow other wireless carriers to co-locate antennas on the proposed tower where technically & economically feasible
- _____ that the applicant agrees to remove the PWSF or WCF and equipment within ninety (90) days after the site's use is discontinued
- NIA any lease agreement with a landholder specifies that if the provider fails to remove the PWSF or WCF and equipment within ninety (90) days of its discontinued use, the responsibility for removal belongs to the landholder
- NIA a Memorandum of Lease shall be recorded with the office of the Blaine County Recorder

WIRELESS CHECKLIST cont.

Names and address of all property owners within three hundred (300) feet of the exterior boundaries of the land being considered. Submit paper copy and electronically on formatted spreadsheet. Names and addresses can be obtained using the Blaine County map server <http://maps.co.blaine.id.us/> or from the Blaine County Assessor's office. Assistance can be provided by the Hailey Planning staff upon request.

Names and addresses of easement holders within the subject property.

Copy of Form 600 on file with the FCC; or FCC license (Radio Authorization Form)

Existing - N/A

A complete right-of-way encroachment permit application if PWSF or WCF is to be located within a public right-of-way - AP WIRELESS OWNS COMMO -

N/A

A list of all hazardous substances (as defined by CERCLA), chemicals, petroleum products, batteries, and similar items or substances, which will be used or stored on the PWSF or WCF site.

A list of all types of materials, including finishes and colors, used in construction of, and which will be visible on, the exterior of the PWSF or WCF - TO MATCH EXISTING EQUIPMENT -

Certification that the proposed PWSF or WCF complies with all applicable FCC guidelines

Radio Frequency Radiation (RFR) report for the proposed PWSF or WCF prepared by a qualified RF engineer

Does NOT REQUIRE LIGHTING

N/A

FAA Aeronautical Survey indicating any required lighting of proposed PWSF or WCF, and all available alternative lighting and/or painting which will also meet that requirement. The City shall have the ability to condition permit approval on an alternative location, site or design which will not require such painting or lighting, or shall require the least intrusive lighting and/or painting allowed by the FAA where no other alternative location, site or design is available. If lighting is required, the City will authorize only solid red lights, and no strobe or flashing lights will be allowed unless no other alternative locations, site or design are available. Prior to issuance of a building permit, any required FAA Permit for the proposed facility, including exact geographic coordinates, shall be submitted

no change

n/a

FAA Form 7460-1, "Notice of Proposed Construction or Alteration", where required

n/a

Narrative statement describing two alternative proposals examined by the applicant for the PWSF or WCF facility regarding location, siting, height, and/or design. Each alternative must comply with the provisions of this Article and be equally or less intrusive than the proposal submitted for approval. If statement does not describe appropriate alternatives, the City may retain a private expert, at applicant's expense, under Section 8A.12 of the Article, to develop or review such alternative proposals. The City shall not further process the Wireless Permit application until such alternatives have been submitted; the time frame for processing the application shall be tolled until thirty (30) days after such submittal. If no alternatives are provided, application will be deemed incomplete.

n/a

Conditional Use Permit application and Wireless Conditional Use Permit fee as set by City Ordinance, when necessary.

Copy of Lease Agreement, when applicable.



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

INVOICE #	INVOICE DATE
10755	03/19/2013
DUE DATE	CUSTOMER ACCOUNT NUMBER
03/19/2013	9117
AMOUNT DUE	TERMS:
703.60	Open Terms

BILL TO:

Powder River Development Serv.

219 S. Wooddale
 Eagle ID 83616

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 WIRELESS PERMIT	.		600.00
PLANNING PUBLICATION	.		40.00
PLANNING MISCELLANEOUS	.		63.60
			703.60
			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

IDAHO MOUNTAIN EXPRESS
March 20, 2013

**NOTICE OF PUBLIC HEARING
HAILEY PLANNING AND ZONING
COMMISSION**
Monday, April 8, 2013

PUBLIC NOTICE IS HEREBY GIVEN that the Hailey Planning and Zoning Commission will hold a Public Meeting at **6:30 p.m. on Monday, April 8, 2013**, to be held in the upstairs meeting room of Hailey City Hall and will hold Public Hearings on the following items:

- Consideration of an application by Blaine County School District for Design Review of a 4,370 sq. ft. classrooms and hallway addition to the existing Wood River Middle School. The school is located at Northridge Sub No. 4, Blk 1, Lot 2 (900 N. 2nd Ave.) and within the General Residential (GR) Zoning District.
- Consideration of an application by Strada Capital Inc. for Design Review of an alteration to the exterior of an existing residence by altering the roof over front entry from a shed roof to a gabled roof type and an existing installed window to a garage door and vehicle entry area. The residence being located at Hailey Townsite, Blk 24, Lots 4 & 5 (305 S. 4th Ave.) is within the Townsite Overlay (TO) and General Residential (GR) Zoning Districts.
- Consideration of an application by Craig Johnson for Design Review of a new single family residence (Curran Residence) proposed to be built at Hailey Townsite, Blk 47, Am Lot 9A (205 N. 3rd Ave.), which is within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

* Consideration of an annexation request from the Blaine County School District to annex Parcel 4 of a Replat of Maurer Subdivision (Inst.510590), comprising a total of .62 acres, into Hailey City Limits for the purpose of expanding the Wood River Middle School.

* Consideration of a Conditional Use Permit request from Mountain Rides Transportation Authority for operating a South Valley Facility on Woodside Subdivision Plat #10, Lot 38, Block 42 (otherwise known as 4021 Glenbrook Dr.) which is located in the Business (B) Zone.

* Consideration of an application by AT&T (Powder River Development Services, LLC) for a Wireless Permit for the installation and operation of roof top equipment, including antennas and associated equipment cabinets for AT&T's Wireless telecommunications network. The equipment would be located at Pine Street Station Condos (400 S. Main St.) within the Business (B) and Townsite Overlay (TO) Zoning Districts.

Any and all interested persons are invited to attend the public hearings or submit written comments to the Community Development Department at 115 South Main Street, Hailey, Idaho, 83333 or planning@haileycityhall.org. Supporting documents for these item(s) can be viewed on the City of Hailey's website as of the date of this publication; go to www.haileycityhall.org, under Meeting, click on the Planning and Zoning Commission and select the link for the most current Planning and Zoning agenda. The staff reports will be posted in this same location on the Friday before the meeting. If documents are not posted please call 208-788-9815 to have documents emailed or visit the front counter at city hall.

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

PUBLISH:
IDAHO MOUNTAIN EXPRESS
March 20, 2013

PUBLIC NOTICE

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

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

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

March 19, 2013

Dear Property Owner:

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

- Consideration of an application by AT&T (Powder River Development Services, LLC) for a Wireless Permit for the installation and operation of roof top equipment, including antennas and associated equipment cabinets for AT&T's Wireless telecommunications network. The equipment would be located at Pine Street Station Condos (400 S. Main St.) within the Business (B) and Townsite Overlay (TO) Zoning Districts.

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

A public hearing will be held on this application as part of the Hailey Planning and Zoning Commission's meeting on **Monday, April 8, 2013**, at 6:30 p.m., at Hailey City Hall. You are invited to attend this public hearing and/or submit written comments to the Principal Planner at 115 South Main Street, Hailey, Idaho, 83333 or planning@haileycityhall.org.

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

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

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

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

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

March 21, 2013

Dear Public Agency:

The Hailey Planning and Zoning Commission will hold a public hearing on the item(s) listed below on **Monday, April 8, 2013**, at 6:30 p.m., Hailey City Hall.

- Consideration of an application by Blaine County School District for Design Review of a 4,370 sq. ft. classrooms and hallway addition to the existing Wood River Middle School. The school is located at Northridge Sub No. 4, Blk 1, Lot 2 (900 N. 2nd Ave.) and within the General Residential (GR) Zoning District.
- Consideration of an application by Strada Capital Inc. for Design Review of an alteration to the exterior of an existing residence by altering the roof over front entry from a shed roof to a gabled roof type and an existing installed window to a garage door and vehicle entry area. The residence being located at Hailey Townsite, Blk 24, Lots 4 & 5 (305 S. 4th Ave.) is within the Townsite Overlay (TO) and General Residential (GR) Zoning Districts.
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This Notice is issued pursuant to Idaho State Code (Local Land Use Planning Act), Section 67-6509, whereby notice must be provided to all political subdivisions providing services within the planning jurisdiction at least 15 days prior to public hearings regarding proposed amendments to the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, or any other land use ordinance.

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

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

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



POWDER RIVER
Development Services, LLC

RECEIVED
MAR 14 2013

BY: _____

Powder River Development Services, LLC

219 S Wooddale Avenue

Eagle, ID 83616

(208) 938-8844 office

(208) 938-8855 fax

www.powderriverdev.com

Date: 3/8/2013

Micah Austin/Bart Bingham
City of Hailey
115 Main St. S.
Hailey, ID 83333

RE: AT&T Hailey site

Dear Micah:

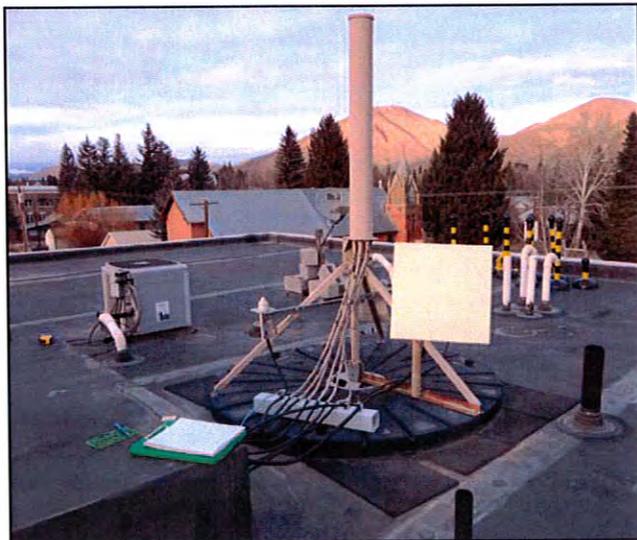
I have included the following documents for review and approval:

- Stamped, sealed Construction drawings—(1) hard copy, (1) on CD
- Structural Analysis—(1) hard copy, (1) on CD
- Letter from Shad Rydalch, RF Engineer addressing RF emissions at this site.
- Copy of redacted lease assumption from former owner to AP Wireless.
- Legal description (marked page in lease document).
- Check from AT&T.
- Wireless Permit Application

Please let me know if you need anything else.

Sincerely,

Nadine Bostwick
Site Acquisition Specialist



HAILEY ID04214

FA#10129884

LTE PROJECT

**STRUCTURAL ANALYSIS
REVISION 0**

ANSI TIA-222-G, IBC 2009 & ASCE-7

SEISMIC DESIGN CATEGORY D1

V=90 MPH (3-SEC. GUST – IBC 2009)

V=50 MPH (1/4" RADIAL ICE)

EXPOSURE C

STRUCTURAL CLASS II

TOPOGRAPHY 1

ROOF SNOW LOAD – 100 PSF MINIMUM

ROOF DEAD LOAD – 10 PSF

ROOF LIVE LOAD – 20 PSF

**PINE STREET STATION
400 SOUTH MAIN
HAILEY, ID 83333
BLAINE COUNTY**



FEBRUARY 4, 2013

REVISION CHART

ANALYSIS RESULTS

LOAD COMBINATION	RESULTS
Existing + Proposed AT&T Modifications	Existing Building Rooftop is Adequate

REVISION	DATE ISSUED	DESCRIPTION
0	02/06/2013	Initial Report



TOWERCOM TECHNOLOGIES, LLC

767 N. Star Road Star, ID 83669 (208) 286-0266

Albuquerque, NM • Boise, ID • El Paso, TX • Las Vegas, NV • Denver, CO



February 6, 2013

AT&T Wireless
Vinny Rowe
Manager, Site Acquisition
General Dynamics Wireless Services

**RE: Structural Analysis Results for the Hailey Building Rooftop
(FA# 10129884)- LTE Project**

Dear Vinny:

TowerCom Technologies is pleased to present the following Structural Analysis report for the Hailey building rooftop located in Hailey, ID. It was a pleasure assisting you with this project and we look forward to providing you with our Structural Engineering Services in the future.

If you have any questions concerning the content of this report please do not hesitate to call me at (208) 286-0266.

Thank you,

TowerCom Technologies, LLC

A handwritten signature in black ink, appearing to read "Daniel De Witte".

Daniel De Witte, E.I.T.
Structural Engineer in Training

PURPOSE

At the request of General Dynamic Wireless Solutions on behalf of AT&T Wireless, TowerCom Technologies performed a Structural Analysis of the Hailey building rooftop located in Hailey, ID. The analysis was performed to determine the existing building rooftop's capability of supporting AT&T Wireless's proposed antenna modifications.

EXECUTIVE SUMMARY

TowerCom Technologies, LLC concludes that the existing building rooftop is capable of supporting AT&T Wireless's proposed antenna modifications. This conclusion is based on the new mount being a Qwikmount Double Tank Ballast (part # QM-2-4-10). Ensure the use of a double tank in order to resist the overturning moment. Please refer to the "Conclusion & Recommendations" portion of this report for further information.

BUILDING ROOFTOP & GRAVITY MOUNT DESCRIPTIONS

All data is based on original construction drawings provided by the Hailey Building Department and field measurements and observations. The structure is conventional wood framing. There is mechanical equipment on the roof, and several existing antennas and mounts. Currently the roof supports the following antennas:

EXISTING ANTENNAS:

ATTACH ¹ LEVEL (COR)	AZIMUTH ² (deg., MN)	ANTENNA TYPE	ANTENNA QUANTITY	MOUNT TYPE	COAX (QTY.) SIZE (Nominal)
41'-0" to 35'-0"	140°	2'Ø Microwave Antenna	1	CMU Ballast	N/A
	315°	2'Ø Microwave Antenna	1	CMU Ballast	N/A
	197°	1'x1' Panel Antenna	1		N/A
	200°	2'Ø HP Microwave Antenna	1	N/A	
	140°	2'Ø HP Microwave Antenna	1	CMU Ballast	N/A
	182°	6'Ø Microwave Antenna	1	Gravity Mount w/ CMU Blocks	N/A
	-	60"x7" Shrouded Omni Antenna	1	QwikMount Water Ballast	N/A
	162°	2'x2' Panel Antenna	1		N/A

Notes:

1. Attachment level is measured using the top of curb as the baseline.
2. Azimuths stated in chart are approximate (magnetic north) and sufficient for analysis purposes.

AT&T WIRELESS ANTENNA MODIFICATIONS:

AT&T Wireless proposes to install the following:

ATTACH LEVEL (COR)	AZIMUTH (deg., TN)	ANTENNA TYPE	ANTENNA QUANTITY	MOUNT TYPE	COAX (QTY.) SIZE (Nominal)
~43'-0"	15° 135° 255°	KMW AM-X-CD-17-65-00T-RET 8' Panel Antenna w/ RET	3	Qwikmount Double Tank Water Ballast	(3) Fiber Cables • (1) DC Cable
	-	RayCap DC6-48-60-18-8F Surge Suppressor	1		
	-	ALU 700MHz RRU Remote Radio Head Unit	3		
	-	GPS Antenna	1		

STRUCTURAL ANALYSIS

BUILDING ROOFTOP ANALYSIS:

Our Structural Analysis was performed in accordance with the requirements set forth in the IBC 2009, ASCE 7, and ANSI TIA-222-G – Structural Standard for Antenna Supporting Structures and Antennas. Our analysis results are based on field gathered information obtained during a site visit conducted on December 14, 2012, by Pat Knight and Nick Rettig (both of TowerCom), and the building’s original construction drawings, provided by the City of Hailey.

The roof live and snow loads were determined based on IBC 2009 standards, and City of Hailey standards.

Analysis Wind Speed Code Reference Chart:

The following chart outlines the applicable wind design code and section.

CODE REFERENCED SECTION	COMMENTS
<u>IBC 2009</u> <ul style="list-style-type: none"> • §1609.1.1.5 • §3108.1 • Referenced Standards 	<i>Towers shall be designed to resist wind loads in accordance with <u>TIA-222-G</u>.</i>
<u>TIA-222-G</u> <ul style="list-style-type: none"> • §Annex B 	<i>U.S. County Listings of Design Criteria (Normative). Note: For sites located within special wind regions, local authorities have been contacted to obtain design wind speeds.</i>

Stress Usage:

ANALYSIS COMPONENT ¹	ALLOWABLE VALUE	ACTUAL VALUE	PASS/FAIL
Overturning Moment	5,500 ft*lbs	3,440 ft*lbs	PASS
Bending Stress of 2x8 Roof Rafters	2,332 psi	1,493 psi	PASS
Shear Stress of 2x8 Roof Rafters	388.9 psi	104.3 psf	PASS

Notes:

1. Analysis performed using the ‘Existing Antennas + AT&T Wireless Antenna Modifications’ Load Combination.

ANALYSIS ASSUMPTIONS

- All building rooftop framing members, connections in good and reliable structural condition with no damage.
- All building rooftop framing members capable of supporting their full design capacity.
- Antenna modifications will be installed on Qwikmount Double Tank Ballast (Part # QM-2-4-10)
- Structural members and materials used for construction in accordance with original design documents.
- All new antennas and coax to be installed according to recommendations (if any).

MATERIAL PROPERTIES:

ITEM	MATERIAL PROPERTIES	SOURCE
Qwikmount Double Tank Ballast (Part # QM-2-4-10)	<ul style="list-style-type: none"> • Roof Load: 40 psf • Overturning Moment: 5,550 ft. lbs. • Weight of Base: 1,250 lbs • Diameter of Base: 7'Ø 	See “Documents Provided” Chart

DOCUMENTS PROVIDED:

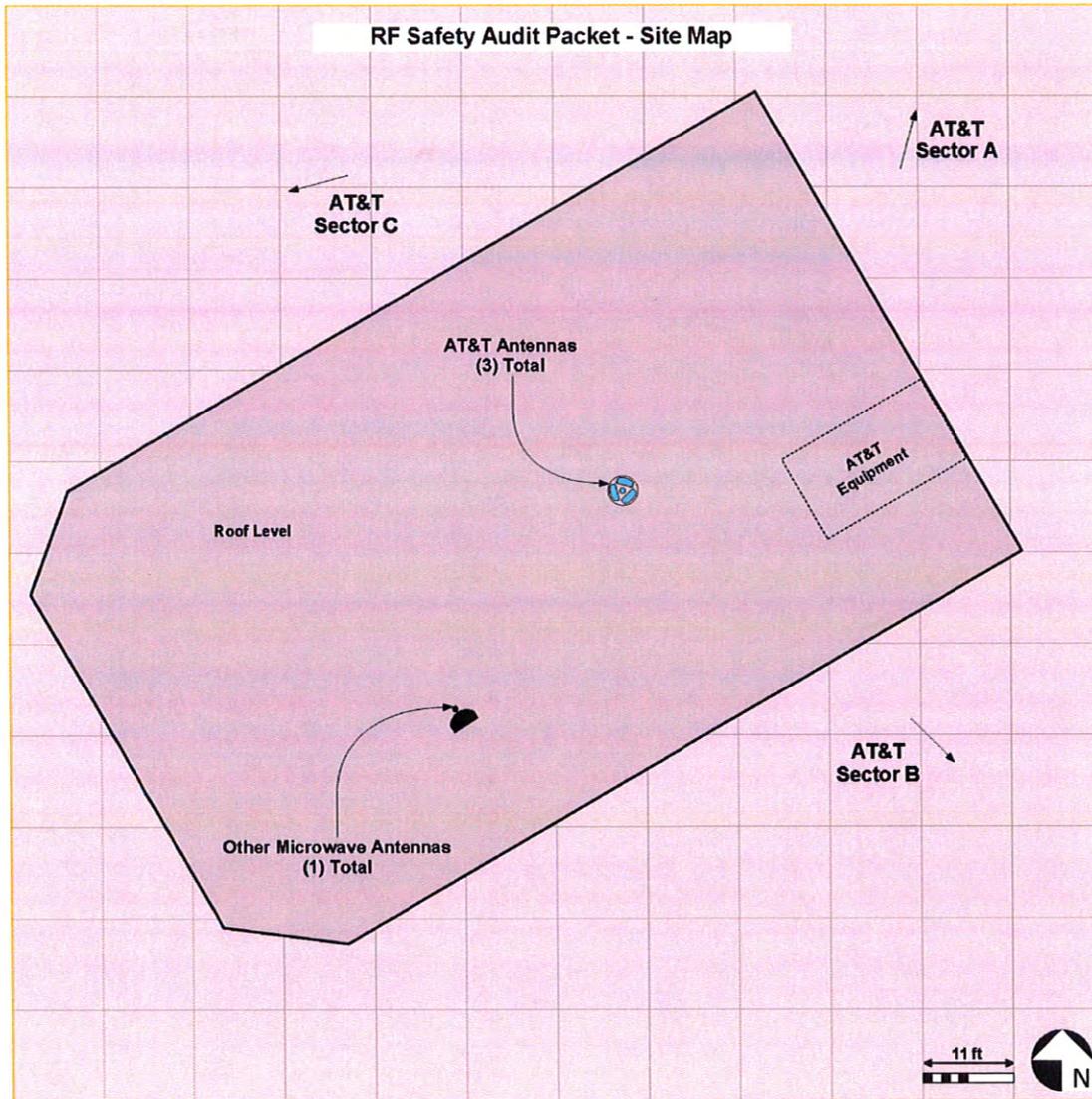
DOCUMENT	REMARKS	SOURCE
Field Notes	Site Visit December 14, 2012	TowerCom
Construction Drawings for Pine Street Station	Design Graphics March 30, 2000	City of Hailey
Site Modification Request	AT&T Wireless January 18, 2013	General Dynamics
Antenna Installation Construction Drawings	Vinny Rowe October 16, 2012	General Dynamics

CONCLUSION & RECOMMENDATIONS

TowerCom Technologies, LLC concludes that the existing building rooftop is capable of supporting AT&T Wireless's proposed antenna modifications. This conclusion is based on the new mount being a Qwikmount double tank ballast (part # QM-2-4-10). The new mount needs the double tank in order to resist the overturning moment. No structural upgrades are required at this time.

Site Name: **Hailey**
 Site ID: **451P4214**

USID: **99737**
 FA ID: **10129884**



Reference: ND-00059
 RF Exposure Policy Responsibilities, Procedures & Guidelines, Chapter 11



Notice Sign



Warning Sign



Caution Sign



Information Sign 1



Information Sign 2



Information Sign 3



Information Sign 4

RF Safety Audit –Site Photographs



AT&T Antennas

March 7, 2013

City of Hailey
Address
Hailey, ID 83333

Re: AT&T Mobility Radio Frequency RF Emissions Statement
400 S Main St. Hailey, ID, 83333

AT&T operates using licensed frequencies, in the 700 MHz, 850 MHz Cellular, 1900 MHz PCS, and 2100MHz AWS Bands. The radio equipment and antenna systems are designed to function as per the FCC license and not interfere with other licensed and unlicensed radio operators or exceed maximum permitted exposure levels of RF energy to the general population. As with all FCC licensed operators, an operator's license may be in jeopardy if interference caused by a radio system is not resolved in a timely manner or if exposure levels to the general public exceed permitted limits.

I have included results from a Maximum Permissible Exposure, MPE, study of the AT&T base station location at 400 S Main in Hailey, ID. Including all the radios currently in use and planned for future use, each directional antenna array has a composite maximum percentage of 8.1% of MPE. Where 100% would be the FCC exposure limit for the general population.

AT&T's radio equipment is remotely monitored for equipment alarms. AT&T has a high priority to keep the radio system operating properly so that customers can depend on the mobile service for E911 service and convince they expect from an AT&T mobile device. If it is discovered that the AT&T radio system is malfunctioning, AT&T will quickly repair the system to restore proper function of the radio system.

Please let me know if you have any questions and I can be reached on my mobile at (208)317-0011.

Sincerely,

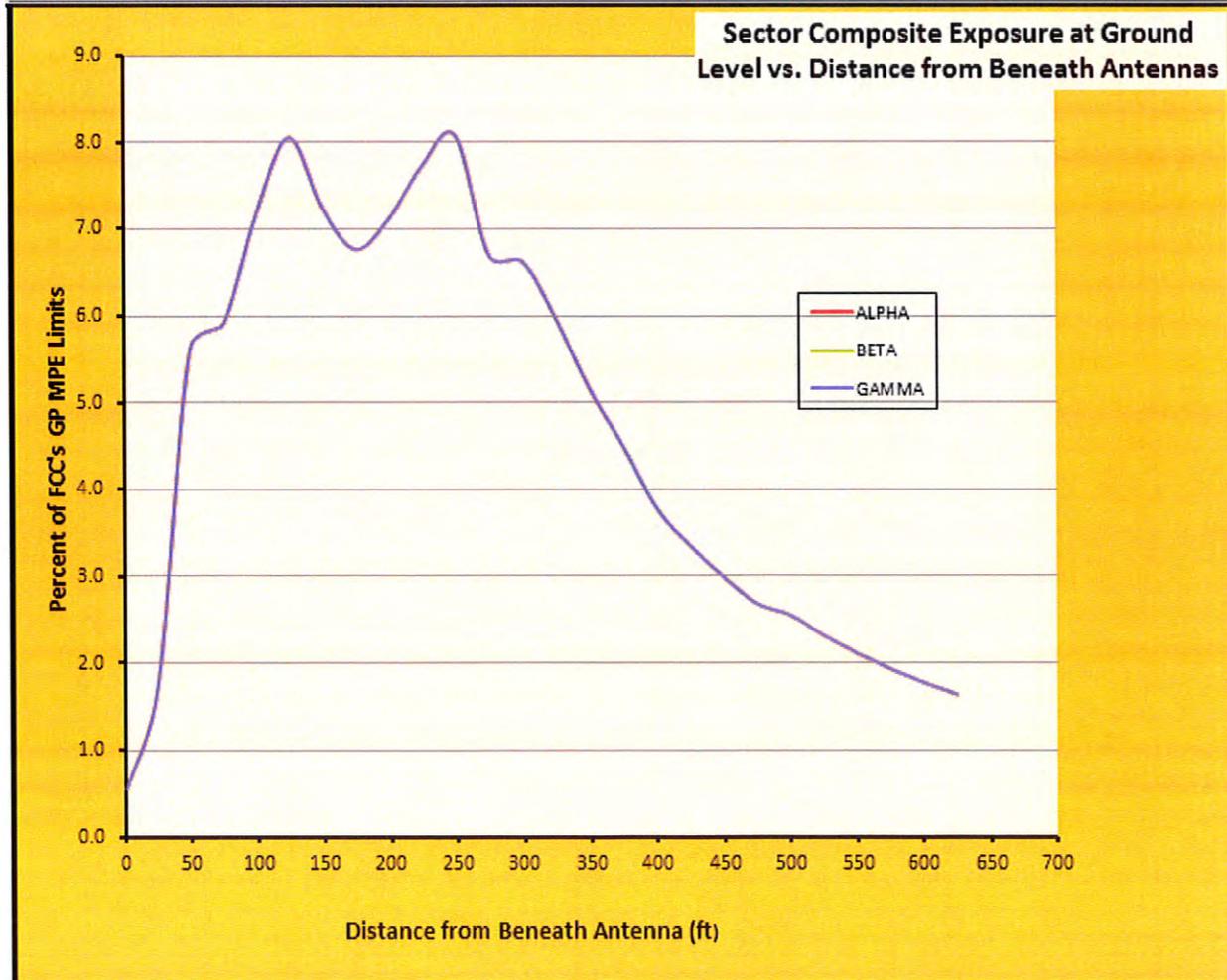


J. Shad Rydalch
Senior Specialist, Radio Access Network Engineer
2890 South 25th East
Idaho Falls, ID, 83404
(208)317-0011

Tri Band RF Exposure Prediction

Use this spreadsheet for antenna bottom-tip heights > 40 feet
 AT&T Proprietary. Not to be released or used outside AT&T without written permission.

Date	03/07/13									
YELLOW CELLS REQUIRE INPUTS										
850 MHz		Address 400 S Main St. Hailey, ID, 83333								
Cell Number										
Cell Name										
1900 MHz										
Cell Name	Hailey DT									
Cell Number	PCTLIDU4214									
700 MHz										
Cell Name	Hailey DT									
Cell Number	IDL04214									
Note: The Max Total ERP input values below are read directly from the Data Input Summary sheet. They may also be entered manually if preferred, but the linking expressions will be lost.										
Sector	Alpha			Beta			Gamma			FCC MPE Limits for the General Population Band Power Density 700 MHz ~0.49 mW/cm ² 850 MHz ~0.58 mW/cm ² 1900 MHz 1.00 mW/cm ²
Band (MHz)	850	1900	700	850	1900	700	850	1900	700	
Max Total ERP (W)	0	4485	1390	0	4485	1390	0	4485	1390	
Bottom Tip Height (ft)	41	41	41	41	41	41	41	41	41	
Max mW/cm ² /Band	0.00	0.06	0.03	0.00	0.06	0.03	0.00	0.06	0.03	
Max %MPE/Band	0.00	5.59	6.79	0.00	5.59	6.79	0.00	5.59	6.79	
Composite Max %MPE/Sector	8.1			8.1			8.1			
Distance	Approx. 250 ft from tower base			Approx. 250 ft from tower base			Approx. 250 ft from tower base			
Messages	> 5% MPE			> 5% MPE			> 5% MPE			
Equation for GP MPE Limits: MPE Limit = f (MHz)/1500										



YELLOW CELLS REQUIRE INPUTS

This sheet may be used to organize data for automatic population of the Tri Band RF Exposure Prediction sheet. The Tri Band RF Exposure Prediction sheet may also be populated manually if preferred, but the linking

Sector	Antenna Bottom Tip Height (ft)		
	850 MHz	1900 MHz	750 MHz
Alpha	41	41	41
Beta	41	41	41
Gamma	41	41	41

Note: Use only for bottom tip heights of 40 feet or greater above ground level.

Choose one, but make no change in the other

* dBd = dBi - 2.15

ALPHA SECTOR

Number of carriers	Band	Technology	per carrier (dBm)	per carrier (Watts)	Total Power (watts)	Total Loss (dB)	Antenna Gain (dBd)*	ERP watts	Power per Band (Watts)
0	850	GSM	44.77	30.0	0.0	3	12.05	0.0	0.0
0	850	UMTS	46.02	40.0	0.0	3	12.05	0.0	
0	850	OTHER	0	0.0	0.0	3	0	0.0	
2	1900	GSM	43	20.0	39.9	3	17.6	1150.9	4485.4
2	1900	UMTS	46.02	40.0	80.0	3	19.2	3334.5	
0	1900	OTHER	0	0.0	0.0	3	0	0.0	
1	700	LTE	47.78	60.0	60.0	1	14.65	1390.0	1390.0
0	2100	LTE	47.78	60.0	0.0	1	17.3	0.0	

BETA SECTOR

Number of carriers	Band	Technology	per carrier (dBm)	per carrier (Watts)	Extended power (watts)	Cable loss (dB)	Antenna Gain (dBd)*	ERP watts	Power per Band (Watts)
0	850	GSM	44.77	30.0	0.0	3	12.05	0.0	0.0
0	850	UMTS	46.02	40.0	0.0	3	12.05	0.0	
0	850	OTHER	0	0.0	0.0	3	0	0.0	
2	1900	GSM	43	20.0	39.9	3	17.6	1150.9	4485.4
2	1900	UMTS	46.02	40.0	80.0	3	19.2	3334.5	
0	1900	OTHER	0	0.0	0.0	3	0	0.0	
1	700	LTE	47.78	60.0	60.0	1	14.65	1390.0	1390.0
0	2100	LTE	47.78	60.0	0.0	1	17.3	0.0	

GAMMA SECTOR

Number of carriers	Band	Technology	per carrier (dBm)	per Carrier (Watts)	Extended power (watts)	Cable loss (dB)	Antenna Gain (dBd)*	ERP watts	Power per Band (Watts)
0	850	GSM	44.77	30.0	0.0	3	12.05	0.0	0.0
0	850	UMTS	46.02	40.0	0.0	3	12.05	0.0	
0	850	OTHER	0	0.0	0.0	3	12.05	0.0	
2	1900	GSM	43	20.0	39.9	3	17.6	1150.9	4485.4
2	1900	UMTS	46.02	40.0	80.0	3	19.2	3334.5	
0	1900	OTHER	0	0.0	0.0	3	15.35	0.0	
1	700	LTE	47.78	60.0	60.0	1	14.65	1390.0	1390.0
0	2100	LTE	47.78	60.0	0.0	1	17.3	0.0	

CONSTRUCTION DRAWING

IF USING 11"x17" PLOT,
DRAWINGS WILL BE HALF SCALE

ENGINEERING

2009 INTERNATIONAL BUILDING CODE
2008 NATIONAL ELECTRIC CODE
TIA/EIA-222-F OR LATEST EDITION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK.

SITE INFORMATION

PROPERTY OWNER: PINE STREET STATION
ADDRESS: 400 S MAIN ST
HAILEY, ID 83333-0000

TOWER OWNER: AWWP TOWER, LLC
SITE NAME: HAILEY
SITE NUMBER: 10129884

COUNTY: BLAINE

LATITUDE (NAD 83): 43° 31' 0.02" N

LONGITUDE (NAD 83): 114° 18' 45.5" W

ZONING JURISDICTION: BLAINE

ZONING DISTRICT: CITY OF HAILEY

PARCEL #: RPH07070000B40

POWER COMPANY: IDAHO POWER
(801) 550-8541

TELEPHONE COMPANY: CENTURY LINK
(888) 678-8080

SITE ACQUISITION CONTACT: VINNY ROWE
(385) 313-3233

RF ENGINEER: SHAD RYDALCH
(208) 317-0011

CONSTRUCTION MANAGER: ROCKY MATTISON
(801) 201-0566

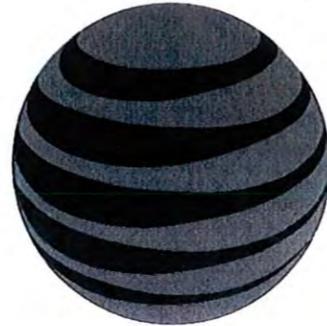
CONTACT INFORMATION

ENGINEER: POWDER RIVER DEVELOPMENT SERVICES, LLC
100 E. SHENANGO STREET
SHARPSVILLE, PA 16150

CONTACT: MARK THOMPSON

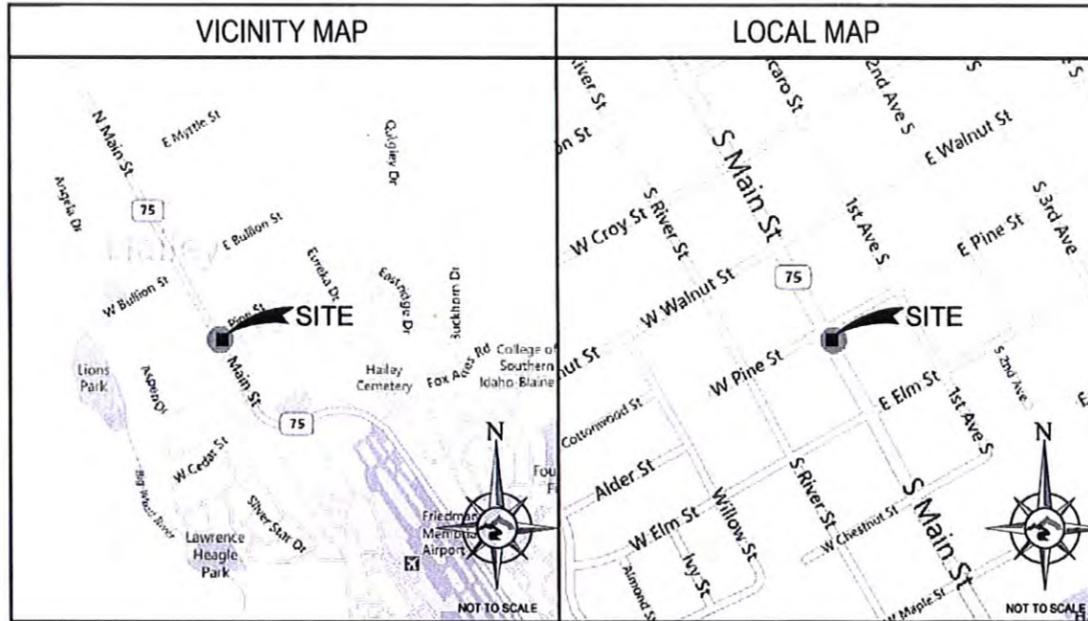
PHONE: (724) 962-5999

**HAILEY
IDL04214
FA# 10129884**



at&t

**LTE
ROOF TOP**



DRIVING DIRECTIONS

DIRECTIONS TO SITE:
FROM GD-LTE IDAHO; AT&T POCATELLO SWITCH OFFICE, 948 N HARRISON AVE POCATELLO, ID 83204

TURN RIGHT ONTO W SHERMAN St, (132 ft.) TURN RIGHT ON TO N MAIN St, (385 ft.) TURN RIGHT ONTO W GOULD St, (0.4 mi.) ROAD NAME CHANGES TO E GOULD St, (0.1 mi.) KEEP STRAIGHT ONTO US-30 E/E GOULD St, (0.2 mi.) TURN LEFT ONTO I-15 N BLVD/US-91 N/YELLOWSTONE AVE, (0.4 mi.) BEAR RIGHT ONTO I-15 N BLVD/US-91 N/YELLOWSTONE AVE, (0.1 mi.) TURN RIGHT TO STAY ON I-15 BLVD/E ALAMEDA Rd, (0.9 mi.) KEEP STRAIGHT ONTO I-15 N BLVD/POCATELLO CREEK Rd, (0.8 mi.) TAKE RAMP LEFT FOR I-15 N, (0.3 mi.) AT EXIT 93, TAKE RAMP RIGHT FOR US-26 TOWARD BLACKFOOT/ARCO, (21.3 mi.) TURN LEFT ONTO I-15 BLVD/US-26, (0.3 mi.) ROAD NAMES CHANGES TO US-26, (0.2 mi.) TURN LEFT ONTO US-20/US-26, (33.9 mi.) TURN LEFT ONTO US-20/US-26/US-93-W GRAND Ave, (23.4 mi.) TURN RIGHT ONTO US-20/QUEEN CROWN ROAD, (44.3 mi.) TURN RIGHT ONTO GANNETT Rd, (9.9 mi.) TURN RIGHT ONTO ID-75/S MAIN St, (11.8 mi.) ARRIVE AT 400 S MAIN St, HAILEY, ID 83333, (5.3 mi.)

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

AT&T WIRELESS COMPLIANCE REPRESENTATIVE: _____ DATE: _____

AT&T WIRELESS REPRESENTATIVE: _____ DATE: _____

AT&T WIRELESS RF ENGINEER: _____ DATE: _____

GENERAL DYNAMICS ACQUISITION: _____ DATE: _____

TAIC SITE ACQUISITION: _____ DATE: _____

PROPERTY OWNER: _____ DATE: _____

GENERAL DYNAMICS CONSTRUCTION MANAGER: _____ DATE: _____

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO IS STRICTLY PROHIBITED.

DRAWING INDEX

SHEET NO.:	DESCRIPTION:
T-1	TITLE SHEET
T-2	GENERAL NOTES
T-3	GENERAL NOTES
T-4	GENERAL NOTES
T-5	SIGNAGE & NOTES
C-1	OVERALL SITE PLAN
C-1.1	ENLARGED SITE PLAN
C-2	EQUIPMENT PLANS
C-2.1	ANTENNA PLANS
C-3	SOUTHEAST ELEVATIONS
C-4	SOUTHWEST ELEVATIONS
C-5	DETAILS
E-1	ELECTRICAL ONE DIAGRAM
E-2	ELECTRICAL DC SURGE SUPPRESSOR DIAGRAM
G-1	GROUNDING PLANS
G-2	GROUNDING DETAILS
RF-1	DETAILS
RF-2	LTE CONFIGURATION

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME



Know what's below.
CALL before you dig.

CALL AT LEAST TWO WORKING
DAYS BEFORE YOU DIG



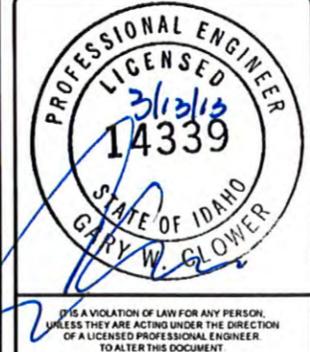
4393 RIVERBOAT ROAD, SUITE #400
TAYLORSVILLE, UTAH 84123

GENERAL DYNAMICS
Information Technology

960 W. LEVOY DRIVE, SUITE 250
SALT LAKE CITY, UTAH 84123

POWDER RIVER
Development Services, LLC
100 E. SHENANGO STREET
SHARPSVILLE, PA 16150
724 962 5999
www.powderriverdev.com

REV	DATE	DESCRIPTION	BY
0	01/25/13	100% CONSTRUCTION	TLH



**HAILEY
IDL04214**
400 SOUTH MAIN STREET
HAILEY, ID 83333
LTE ROOFTOP

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

PRDS PROJ. NO. 3311-091912

GENERAL CONSTRUCTION NOTES

- 1 FOR THE PURPOSE OF CONSTRUCTION DRAWINGS THE FOLLOWING DEFINITIONS SHALL APPLY
GENERAL CONTRACTOR TBD
SUBCONTRACTOR TBD
- 2 ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS
- 3 GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- 4 ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
- 5 ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
- 6 UNLESS OTHERWISE NOTED, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- 7 PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO BE FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS SHALL BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH WORK.
- 8 THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- 9 IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE SPACE FOR APPROVAL BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING.
- 10 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND LOCAL JURISDICTION.
- 11 GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
- 12 ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
- 13 SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUB CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
- 14 WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. SUB CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWING PRIOR TO THE BEGINNING CONSTRUCTION.
- 15 SUBCONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO THE COMMENCEMENT OF WORK.
- 16 THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTORS EXPENSE TO THE SATISFACTION OF THE OWNER.
- 17 THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
- 18 GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO THE SITE AND/OR BUILDING.
- 19 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
- 20 THE GENERAL CONTRACTOR SHALL MAINTAIN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISION, ADDENDA, AND CHANGES ORDERS ON THE PREMISES AT ALL TIMES.
- 21 THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A, 10-B, C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
- 22 ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ARCHITECT/ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW THIS SHALL INCLUDE BUT NOT BE LIMITED TO: AFALL PROTECTION, BYCONFINED SPACE, ELECTRICAL SAFETY, DITRENCHING & EXCAVATION.
- 23 ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ARCHITECT/ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
- 24 THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OF DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
- 25 SUB CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION, EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
- 26 NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING, FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- 27 THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH GRADE AND COMPACTED TO 95 PERCENT STANCE PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 90 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL, PRE APPROVED BY THE LOCAL JURISDICTION.
- 28 ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
- 29 ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
- 30 SUBCONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
- 31 SUBCONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
- 32 THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
- 33 OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
- 34 NO OUTDOOR STORAGE OR SOLO WASTE CONTAINERS ARE PROPOSED.

GENERAL CONSTRUCTION NOTES (CONT)

- 35 ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION AT&T MOBILITY GROUNDING STANDARD. TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPPRS WIRELESS SITES. IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
- 36 SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF SUBCONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
- 37 SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
- 38 INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OF PROCEEDING WITH CONSTRUCTION.
- 39 NO WHITE STROBIC LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.
- 40 ALL COAXIAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- 41 NO NOISE, SMOKE, DUST, OR VIBRATION WILL RESULT FROM THIS FACILITY (DISREGARD THIS NOTE IF THIS SITE HAS A GENERATOR).
- 42 NO ADDITIONAL PARKING TO BE PROPOSED. EXISTING ACCESS AND PARKING TO REMAIN UNLESS NOTED OTHERWISE.
- 43 NO LANDSCAPING IS PROPOSED AT THIS SITE, UNLESS NOTED OTHERWISE.

SITE WORK & DRAINAGE

PART 1 - GENERAL

- CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.
- 1.1 REFERENCES
 - A. DOT (STATE DEPARTMENT OF TRANSPORTATION) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (CURRENT EDITION)
 - B. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)
 - C. OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION)
 - 1.2 INSPECTION AND TESTING
 - A. FIELD TESTING OF EARTHWORK, COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY SUBCONTRACTORS INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATE BY THE SUBCONTRACTOR.
 - B. ALL WORK SHALL BE INSPECTED AND RELEASED BY THE GENERAL CONTRACTOR WHO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE SUBCONTRACTOR RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS WORK INACCESSIBLE OR DIFFICULT TO INSPECT.
 - 1.3 SITE MAINTENANCE AND PROTECTION
 - A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OR WORK UNTIL COMPLETION OF THE SUBCONTRACT.
 - B. AVOID DAMAGE TO THE SITE AND TO EXISTING FACILITIES, STRUCTURES, TREES, AND SCRUBS DESIGNATED TO REMAIN. TAKE PROTECTIVE MEASURES TO PREVENT EXISTING FACILITIES THAT ARE NOT DESIGNATED FOR REMOVAL FROM BEING DAMAGED BY THE WORK.
 - C. KEEP SITE FREE OF ALL PONDING WATER.
 - D. PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT AND EPA REQUIREMENTS.
 - E. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THE FT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
 - F. EXISTING UTILITIES, DO NOT INTERRUPT EXISTING SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE ENGINEER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.
 - G. PROVIDE A MINIMUM 48-HOUR NOTICE TO THE ENGINEER AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.

PART 2 - PRODUCTS

- 21 SUITABLE BACKFILL. ASTM D2321 (CLASS I, II, III OR IV) FREE FROM FROZEN LUMPS, REFUSE, STONES, OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
- 22 NON POROUS GRANULAR EMBANKMENT AND BACKFILL. ASTM D2321 (CLASS II, III, OR IV) COARSE AGGREGATE, FREE FROM FROZEN LUMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
- 23 POROUS GRANULAR EMBANKMENT AND BACKFILL. ASTM D2321 (CLASS IA, IB OR II) COARSE AGGREGATE FREE FROM FROZEN LUMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
- 24 SELECT STRUCTURAL FILL. GRANULAR FILL MATERIAL MEETING THE REQUIREMENTS OF ASTM E850-95 FOR USE AROUND UNDER STRUCTURES WHERE STRUCTURAL FILL MATERIAL ARE REQUIRED.
- 25 GRANULAR BEDDING AND TRENCH BACKFILL. WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2467 (SE OR SW-SM).
- 26 COARSE AGGREGATE FOR ACCESS ROAD SUBBASE COURSE SHALL CONFORM ASTM D2940.
- 27 UNSUITABLE MATERIAL. HIGH AND MODERATELY PLASTIC SILTS AND CLAYS (LL-40) MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION AND SOLS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND OL.
- 28 GEOTEXTILE FABRIC. MIRAFI 500X OR APPROVED EQUAL.
- 29 PLASTIC MARKING TAPE. SHALL BE ACID AND ALKALI RESISTANT POLYETHYLENE FILM SPECIFICALLY MANUFACTURED FOR MARKING THE LOCATING UNDERGROUND UTILITIES 6 INCHES WIDE WITH A MINIMUM THICKNESS OF 0.004 INCHES. TAPE SHALL HAVE A MINIMUM STRENGTH OF 1500 PSI IN BOTH DIRECTIONS AND MANUFACTURED WITH INTEGRAL CONDUCTORS FOR BACKING OR OTHER MEANS TO PROTECT IT FROM CORROSION. TAPE COLOR SHALL BE RED FOR ELECTRIC UTILITIES AND ORANGE FOR TELECOMMUNICATION UTILITIES.

PART 2 - EXECUTION

- 31 GENERAL
 - A. BEFORE START GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE DRAINED AT ANY TIME.
 - B. BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINE, GRADES, ELEVATIONS AND BENCHMARKS NEEDED FOR EXECUTION OF THE WORK.

PART 2 - EXECUTION (CONT)

- C. CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.
- 1 REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE. ROOTS, STUMPS, AND OTHER DEBRIS. BRUSH AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE. RAKE, DISK OR FLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OR 12 INCHES ALL ROOTS AND OTHER DEBRIS THERE BY EXPOSED.
- 2 REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR OTHER UNDESIRABLE MATERIALS.
- 3 EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED, FILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION WORK COMPLETELY WITH SUITABLE FILL.
- A. REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS BURNING WILL NOT BE PERMITTED.
- B. PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE CONSTRUCTION MANAGER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.
- C. SEPARATE AND STOCK PILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL. ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- 3.2 BACKFILL
 - A. AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH APPROVED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.
 1. PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS AND UNSUITABLE MATERIALS.
 2. BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAN 8-INCHES LOOSE THICKNESS AND COMPACTED WHERE HAND OPERATED COMPACTORS ARE USED, THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 4 INCHES IN LOOSE DEPTH AND COMPACTED.
 3. WHENEVER THE DENSITY TESTING INDICATES THAT THE CONTRACTOR HAS NOT OBTAINED THE SPECIFIED DENSITY, THE UNENDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY, SUCH AS DISKING AND DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTATION REQUIREMENTS.
 - B. THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.
- 3.3 TRENCH EXCAVATION
 - A. UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.
 - B. EXTEND THE TRENCH WIDTH A MINIMUM OF 7 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTERMOST CONDUIT.
 - C. WHEN SORE YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED BACKFILL AT THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION AND BACKFILL WITH GRANULAR BEDDING MATERIAL.
- 3.4 TRENCH BACKFILL
 - A. PROVIDE GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWING AND THE UTILITY REQUIREMENTS.
 - B. NOTIFY THE GENERAL CONTRACTOR 24 HOURS IN ADVANCE OF BACKFILLING.
 - C. CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING. BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.
 - D. PLACE GRANULAR TRENCH BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TRAMP BACKFILL INTO SPACE AROUND CONDUITS.
 - E. PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE OR UNBALANCED LOADING.
 - F. ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 8-INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.
 - G. COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL, IMMEDIATELY ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.
- 3.5 AGGREGATE ACCESS ROAD
 - A. CLEAR GRUB, STRIP AND EXCAVATE FOR THE ACCESS ROAD TO THE LINES AND GRADES INDICATED ON THE DRAWINGS. SCARIFY TO A DEPTH OF 6 INCHES AND PROOF-ROLL. ALL HOLES, RUTS, SOFT PLACES AND OTHER DEFECTS SHALL BE CORRECTED.
 - B. THE ENTIRE SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 1557.
 - C. AFTER PREPARATION OF THE SUBGRADE IS COMPLETE THE GEOTEXTILE FABRIC (MIRAFI 500X) SHALL BE INSTALLED TO THE LIMITS INDICATED ON THE DRAWINGS BY ROLLING THE FABRIC OUT LONGITUDINALLY ALONG THE ROADWAY. THE FABRIC SHALL NOT BE DRAGGED ACROSS THE SUBGRADE. PLACE THE ENTIRE ROLL IN A SINGLE OPERATION, ROLLING OUT AS SMOOTHLY AS POSSIBLE.
 1. OVERLAPS PARALLEL TO THE ROADWAY WILL BE PERMITTED AT THE CENTERLINE AND AT LOCATIONS BEYOND THE ROADWAY SURFACE WIDTH (I.E. WITHIN THE SHOULDER WIDTH) ONLY. NO LONGITUDINAL OVERLAPS SHALL BE LOCATED BETWEEN THE CENTERLINE AND THE SHOULDER. PARALLEL OVERLAPS SHALL BE A MINIMUM OF 3 FEET WIDE.
 2. TRANSVERSE (PERPENDICULAR TO THE ROADWAY) OVERLAPS AT THE END OF A ROLL SHALL OVERLAP IN THE DIRECTION OF THE AGGREGATE PLACEMENT (PREVIOUS ROLL ON TOP) AND SHALL HAVE A MINIMUM LENGTH OF 3 FEET.
 3. ALL OVERLAPS SHALL BE PINNED WITH STAPLES OF HAILS A MINIMUM 10 INCHES LONG TO INSURE POSITIONING DURING PLACEMENT OF AGGREGATE. PIN LONGITUDINAL SEAMS AT 25 FOOT CENTERS AND TRANSVERSE SEAMS EVERY 5 FEET.
 - D. THE AGGREGATE BASE AND SURFACE COURSES SHALL BE CONSTRUCTED IN LAYERS NOT GEOTEXTILE FABRIC SHALL BE END-DUMPED ON THE FABRIC FROM THE FREE END OF THE FABRIC OR OVER PREVIOUSLY PLACED AGGREGATE. THE FIRST LIFT SHALL BE BLADED DOWN TO A THICKNESS OF 6 INCHES PRIOR TO COMPACTATION. AT NO TIME SHALL EQUIPMENT EITHER TRANSPORTING THE AGGREGATE OR GRADING THE AGGREGATE BE PERMITTED ON THE ROADWAY WITH LESS THAN 4 INCHES OF MATERIAL COVERING THE FABRIC.
 - E. THE AGGREGATE SHALL BE IMMEDIATELY COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE PROCTOR TEST, ASTM D 1557 WITH A TAMPING ROLLER, OR WITH A PNEUMATIC-TIRED ROLLER, OR WITH A VIBRATORY MACHINE OR ANY COMBINATION OF THE ABOVE. THE TOP LAYER SHALL BE GIVEN A FINAL ROLLING WITH A THREE-WHEEL OR TANDEM ROLLER.

3.6 FINISH GRADING

- A. PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.
- B. UTILIZE SATISFACTORY FILL MATERIAL, RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENTS OF REMOVED UNSUITABLE MATERIALS.
- C. ACHIEVE FINISHED GRADE BY PLACING A MINIMUM OF 4 INCHES OF 1/2"-3/4" CRUSHED STONE ON TOP SOIL STABILIZER FABRIC.
- D. REPAIR ALL ACCESS ROADS AND SURROUND AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL CONDITION.
- 3.7 ASPHALT PAVING ROAD
 - A. DIVISION 600-KDOT FLEXIBLE PAVEMENT (UPDATE PER LOCAL DOT)
 - B. SECTION 403-MDOT ASPHALT CONCRETE PAVEMENT



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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

HAILEY
IDL04214
400 SOUTH MAIN STREET
HAILEY, ID 83333
LTE ROOFTOP

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
T-2

ELECTRICAL NOTES:

PART 1 - GENERAL

- A CONTRACTOR SHALL INSPECT THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BIG ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE SUBCONTRACTORS FUNCTIONS THE SCOPE OF WORK OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED
 - B THE SUBCONTRACTOR SHALL OBTAIN PERMITS, LICENSES, MAKE ALL DEPOSITS, AND PAY ALL FEES REQUIRED FOR THE CONSTRUCTION PERFORMANCE FOR THE WORK UNDER THIS SECTION
 - C DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL SYSTEMS AND COMPONENTS COVERED UNDER THIS SECTION. THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS. DRAWINGS SHALL NOT BE SCALED TO DETERMINE DIMENSIONS
- 1.2 LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES
- A ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, AND ALL APPLICABLE LOCAL LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES. CONDUIT BENDS SHALL BE THE RADIUS BEND FOR THE TRADE SIZE OF CONDUIT IN COMPLIANCE WITH THE LATEST EDITIONS OF NEC
- 1.3 REFERENCES
- A THE PUBLICATIONS LISTED BELOW ARE PART OF THIS SPECIFICATION. EACH PUBLICATION SHALL BE THE LATEST REVISION AND ADDENDUM IN EFFECT ON THE DATE. THIS SPECIFICATION IS ISSUED FOR THE CONSTRUCTION UNLESS OTHERWISE NOTED. EXCEPT AS MODIFIED BY THE REQUIREMENT SPECIFIED HEREIN OR THE DETAILS OF THE DRAWINGS, WORK INCLUDED IN THIS SPECIFICATION SHALL CONFORM TO THE APPLICABLE PROVISION OF THESE PUBLICATIONS
- 1 ANSI/IEEE (AMERICAN NATIONAL STANDARDS INSTITUTE)
 - 2 ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)
 - 3 ICE (INSULATED CABLE ENGINEERS ASSOCIATION)
 - 4 NEMA (NATIONAL ELECTRICAL MANUFACTURES ASSOCIATION)
 - 5 NEPA (NATIONAL ENVIRONMENTAL PROTECTION ASSOCIATION)
 - 6 NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
 - 7 OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION)
 - 8 UL (UNDERWRITERS LABORATORIES, INC.)
 - 9 AT&T MOBILITY GROUNDING STANDARD NO-0071

1.4 SCOPE OF WORK

- A WORK UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL, AND ASSOCIATED SERVICES REQUIRED TO COMPLETE REQUIRED CONSTRUCTION AND BE OPERATIONAL
- B ALL ELECTRICAL EQUIPMENT UNDER THIS CONTRACT SHALL BE PROPERLY TESTED, ADJUSTED AND ALIGNED BY THE SUBCONTRACTOR
- C THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATING, DRAINING, TRENCHES, BACKFILLING, AND REMOVAL OF EXCESS DIRT
- D THE SUBCONTRACTOR SHALL FURNISH TO THE OWNER WITH CERTIFICATES OF FINAL INSPECTION AND APPROVAL FROM THE INSPECTION AUTHORITIES HAVING JURISDICTION
- E THE SUBCONTRACTOR SHALL PREPARE A COMPLETE SET OF AS-BUILT DRAWINGS, DOCUMENT ALL WIRING EQUIPMENT CONDITIONS, AND CHANGES WHILE COMPLETING THIS CONTRACT. THE AS-BUILT DRAWINGS SHALL BE SUBMITTED AT THE COMPLETION OF THE PROJECT

PART 2 - PRODUCTS

- 2.1 GENERAL
- A ALL MATERIALS AND EQUIPMENT SHALL BE UL LISTED, NEW AND FREE FROM DEFECTS
 - B ALL ITEMS OF MATERIALS AND EQUIPMENT SHALL BE ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION AS SUITABLE FOR THE USE INTENDED
 - C ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OR APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE
 - D ALL OVER CURRENT DEVICES HAVE AN INTERRUPTING CURRENT RATING EQUAL TO OR GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED. 10000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT

2.2 MATERIALS AND EQUIPMENT

- A CONDUIT
- 1 RIGID METAL CONDUIT (RMC) SHALL BE HOT-DIPPED GALVANIZED INSIDE AND OUTSIDE INCLUDING ENDS AND THREADS AND ENAMELED OR LACQUERED IN ADDITION TO GALVANIZING
 - 2 LIQUID TIGHT FLEXIBLE METAL CONDUIT SHALL BE UL LISTED
 - 3 CONDUIT CLAMPS, STRAPS AND SUPPORTS SHALL BE STEEL OR MALLEABLE IRON. ALL FITTINGS SHALL BE COMPRESSION AND CONCRETE TIGHT TYPE. GROUNDING BUSHINGS WITH INSULATED THROATS SHALL BE INSTALLED ON ALL CONDUIT TERMINATIONS
 - 4 NONMETALLIC CONDUIT AND FITTINGS SHALL BE SCHEDULE 40 PVC. INSTALL USING SOLVENT-CEMENT-TYPE JOINTS AS RECOMMENDED BY THE MANUFACTURER
- B CONDUCTORS AND CABLE
- 1 CONDUCTORS AND CABLE SHALL BE FLAME-RETARDANT, MOISTURE AND HEAT RESISTANT THERMOPLASTIC, SINGLE CONDUCTOR, COPPER, TYPE THHN/THWN-2, 600 VOLT, SIZE AS INDICATED. 12 AWG SHALL BE THE MINIMUM SIZE CONDUCTOR USED
 - 2 10 AWG AND SMALLER CONDUCTOR SHALL BE SOLID OR STRANDED AND 8 AWG AND LARGER CONDUCTOR SHALL BE STRANDED
 - 3 SOLDERLESS, COMPRESSION-TYPE CONNECTORS SHALL BE USED FOR TERMINATION OF ALL STRANDED CONDUCTORS
 - 4 STRAIN-RELIEF SUPPORTS GRIPS SHALL BE HUBBELL KELLEMS OR APPROVED EQUAL. CABLES SHALL BE SUPPORTED IN ACCORDANCE WITH THE NEC AND CABLE MANUFACTURERS RECOMMENDATIONS
 - 5 ALL CONDUCTORS SHALL BE TAGGED AT BOTH ENDS OF THE CONDUCTOR, AT ALL PULL BOXES, J-BOXES, EQUIPMENT AND CABINETS AND SHALL BE IDENTIFIED WITH APPROVED PLASTIC TAGS (ACTHON CRAFT, BRADY, OR APPROVED EQUAL)
- C DISCONNECT SWITCHES
- 1 DISCONNECT SWITCHES SHALL BE HEAVY DUTY, DEAD FRONT, QUICK-MAKE, QUICK-BREAK, EXTERNALLY OPERABLE, HANDLE LOCKABLE AND INTERLOCK WITH COVER IN CLOSED POSITION RATING AS INDICATED. UL LABELED FURNISHED IN NEMA 3R ENCLOSURE, SQUARE D OR APPROVED EQUAL
- D CHEMICAL ELECTROLYTIC GROUNDING SYSTEM
- 1 INSTALL CHEMICAL GROUND AS REQUIRED. THE SYSTEM SHALL BE ELECTROLYTIC MAINTENANCE FREE ELECTRODE CONSISTING OF RODS WITH A MINIMUM OF 2 AWG CU EXOTHERMICALLY WELDED POTENTIAL PROTECTIVE BOXES, AND BACKFILL MATERIAL. MANUFACTURER SHALL BE LYNCOLE. KIT GROUND ROD TYPES K2 (1) CS OR K2L (1) CS (1) LENGTHS AS REQUIRED

2.2 MATERIALS AND EQUIPMENT (CONT)

- 2 GROUND ACCESS BOX SHALL BE A POLY-PLASTIC BOX FOR NON-TRAFFIC APPLICATIONS INCLUDING BOLT DOWN FLUSH COVER WITH "BREATHER" HOLES. KIT MODEL #BX-22. ALL DISCONNECT SWITCHES AND CONTROL BOX DEVICES SHALL BE PROVIDED WITH ENGRAVED LAMINCOID NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS ID NUMBERING, AND THE ELECTRICAL POWER SOURCE
 - 3 BACKFILL MATERIAL SHALL BE LYNCOLE AND LYNCOLE GROUNDING GRAVEL
- E SYSTEM GROUNDING
- 1 ALL GROUNDING COMPONENTS SHALL BE TINNED AND GROUNDING CONDUCTOR SHALL BE 2 AWG BARE, SOLID, TINNED, COPPER, ABOVE GRADE. GROUNDING CONDUCTORS SHALL BE INSULATED WHERE NOTED
 - 2 GROUNDING BUSES SHALL BE BARE, TINNED, ANNEALED COPPER BARS OF RECTANGULAR CROSS SECTION. STANDARD BUS BARS MGB SHALL BE FURNISHED AND INSTALLED BY THE SUBCONTRACTOR. THEY SHALL NOT BE FABRICATED OR MODIFIED IN THE FIELD. ALL GROUNDING BUSES SHALL BE IDENTIFIED WITH MINIMUM 3/4" LETTERS BY WAY OF STENCILING OR DESIGNATION PLATE
 - 3 CONNECTORS SHALL BE HIGH-CONDUCTIVITY, HEAVY DUTY, LISTED AND LABELED AS GROUNDING CONNECTORS FOR THE MATERIALS USED. USE TWO-HOLD COMPRESSION LUGS WITH HEAT SHRINK FOR MECHANICAL CONNECTIONS
 - 4 EXOTHERMIC WELDED CONNECTIONS SHALL BE PROVIDED IN KIT FORM AND SELECTED FOR THE SPECIFIC TYPES, SIZES AND COMBINATIONS OF CONDUCTORS AND OTHER ITEMS TO BE CONNECTED
 - 5 GROUND RODS SHALL BE COPPER-CLAD STEEL WITH HIGH-STRENGTH STEEL CORE AND ELECTROLYTIC-GRADE COPPER OUTER SHEATH. MELTEN WELDED TO CORE. 5/8"x10' 0". ALL GROUNDING RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES
 - 6 INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS IN COMPLIANCE WITH THE SPECIFICATIONS AND NEC. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, DISCONNECT SWITCHES, STARTERS AND EQUIPMENT CABINETS

F OTHER MATERIALS

- 1 THE SUBCONTRACTOR SHALL PROVIDE OTHER MATERIALS, THOUGH NOT SPECIFICALLY DESCRIBED, WHICH ARE REQUIRED FOR A COMPLETELY OPERATIONAL SYSTEM AND PROPER INSTALLATION OF THE WORK
- 2 PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR REQUIRED BY NEC

G PANELS AND LOAD CENTERS

- 1 ALL PANEL DIRECTORIES SHALL BE TYPEWRITTEN

PART 3 - EXECUTION

- 3.1 GENERAL
- A ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS
 - B EQUIPMENT SHALL BE TIGHTLY COVERED AND PROTECTED AGAINST DIRT OR WATER, AND AGAINST CHEMICAL OR MECHANICAL INJURY DURING INSTALLATION AND CONSTRUCTION PERIODS
- 3.2 LABOR AND WORKMANSHIP
- A ALL LABOR FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT FURNISHED FOR THE ELECTRICAL SYSTEM SHALL BE INSTALLED BY EXPERIENCED WIREMEN, IN A NEAT AND WORKMAN-LIKE MANNER
 - B ALL ELECTRICAL EQUIPMENT SHALL BE ADJUSTED, ALIGNED AND TESTED BY THE SUBCONTRACTOR AS REQUIRED TO PRODUCE THE INTENDED PERFORMANCE
 - C UPON COMPLETION OF WORK, THE SUBCONTRACTOR SHALL THOROUGHLY CLEAN ALL EXPOSED EQUIPMENT, REMOVE ALL LABELS AND ANY DEBRIS, GRATING OR CARTONS AND LEAVE THE INSTALLATION FINISHED AND READY FOR OPERATION
- 3.3 COORDINATION
- A THE SUBCONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRICAL ITEMS WITH THE OWNER, FURNISHED EQUIPMENT DELIVERY SCHEDULE TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK
- 3.4 INSTALLATION
- A CONDUIT
- 1 ALL ELECTRICAL WIRING SHALL BE INSTALLED IN CONDUIT AS SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4 INCH TRADE SIZE
 - 2 PROVIDE RIGID PVC SCHEDULE 40 CONDUITS FOR ALL RISERS, RMC OTHERWISE NOTED. EMT MAY BE INSTALLED FOR EXTERIOR CONDUITS WHERE NOT SUBJECT TO PHYSICAL DAMAGE
 - 3 THE INSTALLATION OF SCHEDULE 40 PVC AND RMC CONDUITS SHALL BE 24 INCHES MINIMUM DEPTH. ALL 90 DEGREE BENDS SHALL BE RIMS. EXPANSION JOINTS ARE REQUIRED ON ALL CONDUIT RISERS
 - 4 USE GALVANIZED FLEXIBLE STEEL CONDUIT WHERE DIRECT CONNECTION TO EQUIPMENT WITH MOVEMENT, VIBRATION, OR FOR EASE OF MAINTENANCE. USE LIQUID TIGHT, FLEXIBLE METAL CONDUIT FOR OUTDOOR APPLICATIONS. INSTALL GALVANIZED FLEXIBLE STEEL CONDUIT AT ALL POINTS OF CONNECTION TO EQUIPMENT MOUNTED ON SUPPORT TO ALLOW FOR EXPANSION AND CONTRACTION
 - 5 A RUN OF CONDUIT BETWEEN BOXES OR EQUIPMENT SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF THREE QUARTER-BENDS. CONDUIT BEND SHALL BE MADE WITH THE UL LISTED BENDER OR FACTOR 90 DEGREE ELBOWS MAY BE USED
 - 6 FIELD FABRICATED CONDUITS SHALL BE CUT SQUARE WITH A CONDUIT CUTTING TOOL AND REAMED TO PROVIDE A SMOOTH INSIDE SURFACE
 - 7 PROVIDE INSULATED GROUNDING BUSHING FOR ALL CONDUITS
 - 8 SUBCONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL CONDUITS DURING CONSTRUCTION. TEMPORARY OPENING IN THE CONDUIT SYSTEM SHALL BE PLUGGED OR CAPPED TO PREVENT ENTRANCE OF MOISTURE OR FOREIGN MATTER. SUBCONTRACTOR SHALL REPLACE ANY CONDUITS CONTAINING FOREIGN MATERIALS THAT CANNOT BE REMOVED
 - 9 ALL CONDUITS SHALL BE SWABBED CLEAN BY PULLING AN APPROPRIATE SIZE HANDBREL THROUGH THE CONDUIT BEFORE INSTALLATION OF CONDUCTORS OR CABLES. CONDUIT SHALL BE FREE OF DIRT AND DEBRIS
 - 10 INSTALL PULL STRINGS IN ALL CLEAN EMPTY CONDUITS. IDENTIFY PULL STRINGS AT EACH END
 - 11 INSTALL 2" HIGHLY VISIBLE AND DETECTABLE TAPE 12" ABOVE ALL UNDERGROUND CONDUITS AND CONDUCTORS
 - 12 CONDUITS SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE AGAINST COLLECTION OF TRAPPED CONDENSATION
 - 13 PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS TO ALLOW FOR RACEWAYS AND CABLES TO BE ROUTED THROUGH THE BUILDING. DO NOT PENETRATE STRUCTURAL MEMBERS. SLEEVES AND/OR PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE EFFECTIVELY SEALED WITH FIRE RATED MATERIAL WHICH SHALL MAINTAIN THE FIRE RATING OF THE WALL OR STRUCTURE. FIRE STOPS AT FLOOR PENETRATIONS SHALL PREVENT PASSAGE OF WATER, SMOKE, FIRE, AND FLAMES. ALL MATERIAL SHALL BE UL APPROVED FOR THIS PURPOSE

B CONDUCTORS AND CABLE

- 1 ALL POWER WIRING SHALL BE COLOR CODED AS FOLLOWS
- | DESCRIPTION | 208/240/120 VOLT SYSTEMS |
|-------------|--------------------------|
| PHASE A | BLACK |
| PHASE B | RED |
| PHASE C | BLUE |
| NEUTRAL | WHITE |
| GROUNDING | GREEN |
- 2 SPICES SHALL BE MADE ONLY AT OUTLETS, JUNCTION BOXES, OR ACCESSIBLE RACEWAY CONDULETS APPROVED FOR THIS PURPOSE
 - 3 PULLING LUBRICANTS SHALL BE UL APPROVED. SHALL USE NYLON OR HEMP ROPE FOR PULLING CONDUCTOR OR CABLES INTO THE CONDUIT
 - 4 CABLES SHALL BE NEATLY TRAINED, WITHOUT INTERLACING, AND BE OF SUFFICIENT LENGTH IN ALL BOXES & EQUIPMENT TO PERMIT MAKING A NEAT ARRANGEMENT. CABLES SHALL BE SECURED IN A MANNER TO AVOID TENSION ON CONDUCTORS OF TERMINALS. CONDUCTORS SHALL BE PROTECTED FROM MECHANICAL INJURY AND MOISTURE. SHARP BENDS OVER CONDUIT BUSHINGS ARE PROHIBITED. DAMAGED CABLES SHALL BE REMOVED AND REPLACED AT THE SUBCONTRACTORS EXPENSE

C DISCONNECT SWITCHES

- 1 INSTALL DISCONNECT SWITCHES LEVEL AND PLUMB. CONNECT TO WIRING SYSTEM AND GROUNDING SYSTEM AS INDICATED

D GROUNDING

- 1 ALL METALLIC PARTS OF ELECTRICAL EQUIPMENT WHICH DO NOT CARRY CURRENT SHALL BE GROUNDING IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING MANUFACTURER, AT&T MOBILITY GROUNDING STANDARD NO-0071, AND THE NATIONAL ELECTRICAL CODE
 - 2 PROVIDE ELECTRIC GROUNDING AND BONDING SYSTEM INDICATED WITH ASSEMBLY OF MATERIALS, INCLUDING GROUNDING ELECTRODES, BONDING JUMPERS AND ADDITIONAL ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION
 - 3 ALL GROUNDING CONDUCTORS SHALL PROVIDE A STRAIGHT DOWNWARD PATH TO GROUND WITH GRADUAL BEND AS REQUIRED. GROUNDING CONDUCTORS SHALL NOT BE LOOPED OR SHARPLY BENT. ROUTE GROUNDING CONNECTIONS AND CONDUCTORS TO GROUND IN THE SHORTEST AND STRAIGHTEST PATHS POSSIBLE TO MINIMIZE TRANSIENT VOLTAGE RISES
 - 4 BUILDINGS AND/OR NEW TOWERS GREATER THAN 75 FEET IN HEIGHT AND WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE SUBCONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM. THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 20 AWG COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM. THE BUILDING STEEL COLUMNS LIGHTNING PROTECTION SYSTEM AND BUILDING MAIN WATERLINE (FERROUS OR NONFERROUS METAL PIPING ONLY)
 - 5 TIGHTEN GROUNDING AND BONDING CONNECTORS INCLUDING SCREWS, BOLTS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE TIGHTENING VALUES FOR CONNECTORS AND BOLTS. WHERE MANUFACTURER'S TORQUING REQUIREMENTS ARE NOT AVAILABLE, TIGHTEN CONNECTIONS TO COMPLY WITH TIGHTENING TORQUE VALUES SPECIFIED IN UL TO ASSURE PERMANENT AND EFFECTIVE GROUNDING
 - 6 SUBCONTRACTOR SHALL VERIFY THE LOCATIONS OF GROUNDING TIE-IN POINTS TO THE EXISTING GROUNDING SYSTEM. ALL UNDERGROUND GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS
 - 7 ALL GROUNDING CONNECTIONS SHALL BE INSPECTED FOR TIGHTNESS. EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BY THE INSPECTOR HAVING JURISDICTION BEFORE BEING PERMANENTLY CONCEALED
 - 8 APPLY CORROSION RESISTANCE FINISH TO FIELD CONNECTIONS AND PLACES WHERE FACTORY APPLIED PROTECTIVE COATINGS HAVE BEEN DESTROYED. USED KOPR-SHIELD ANTI-OXIDATION COMPOUND ON ALL COMPRESSION GROUNDING CONNECTIONS
 - 9 A SEPARATE, CONTINUOUS, INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUITS
 - 10 BOND ALL INSULATED GROUNDING BUSHING WITH A BARE 6 AWG GROUNDING CONDUCTOR TO A GROUND BAR
 - 11 DIRECT BURIED GROUNDING CONDUCTORS SHALL BE INSTALLED AT A NOMINAL DEPTH OF 30" MINIMUM BELOW GRADE, OR 6" BELOW THE FROST LINE. USE GREATER OF THE TWO DISTANCES
 - 12 ALL GROUNDING CONDUCTORS EMBEDDED IN OR PENETRATING CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC CONDUIT
 - 13 THE INSTALLATION OF CHEMICAL ELECTROLYTIC GROUNDING SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMOVE SEALING TAPE FROM LEACHING AND BREATHER HOLES. INSTALL PROTECTIVE BOX FLUSH WITH GRADE
 - 14 DRIVE GROUND RODS UNTIL TOPS ARE A MINIMUM DISTANCE OF 36" DEPTH OR 6" BELOW FROST LINE, USING THE GREATER OF THE TWO DISTANCES
 - 15 IF COAX ON THE ICE BRIDGE IS MORE THAN 6 FT. FROM THE GROUNDING BAR AT THE BASE OF THE TOWER, A SECOND GROUNDING BAR WILL BE NEEDED AT THE END OF THE ICE BRIDGE. TO GROUND THE COAX CABLE GROUNDING KITS AND IN-LIN ARRESTERS
 - 16 SUB CONTRACTORS SHALL REPAIR AND/OR REPLACE EXISTING GROUNDING SYSTEM COMPONENTS DAMAGED DURING CONSTRUCTION AT THE SUBCONTRACTORS EXPENSE
- 3.5 ACCEPTANCE TESTING
- A CERTIFIED PERSONNEL USING CERTIFIED EQUIPMENT SHALL PERFORM REQUIRED TESTS AND SUBMIT WRITTEN TEST REPORTS UPON COMPLETION
 - B WHEN MATERIAL AND/OR WORKMANSHIP IS FOUND NOT TO COMPLY WITH THE SPECIFIED REQUIREMENTS, THE NON-COMPLYING ITEMS SHALL BE REMOVED FROM THE PROJECT SITE AND REPLACED WITH ITEMS COMPLYING WITH THE SPECIFIED REQUIREMENTS PROMPTLY AFTER RECEIPT OF NOTICE FOR NON-COMPLIANCE
 - C TEST PROCEDURES
- 1 ALL FEEDERS SHALL HAVE INSULATION TESTED AFTER INSTALLATION, BEFORE CONNECTION TO DEVICES. THE CONDUCTORS SHALL TEST FREE FROM SHORT CIRCUITS AND GROUND. TESTING SHALL BE FOR ONE MINUTE USING 1000V DC. PROVIDE WRITTEN DOCUMENTATION FOR ALL TEST LISTED TO SUBCONTRACTOR
 - 2 PRIOR TO ENERGIZING CIRCUITRY, TEST WIRING DEVICES FOR ELECTRICAL CONTINUITY AND PROPER POLARITY CONNECTIONS
 - 3 MEASURE AND RECORD VOLTAGES BETWEEN PHASES AND BETWEEN PHASE CONDUCTORS AND NEUTRALS. SUBMIT A REPORT OF MAXIMUM AND MINIMUM VOLTAGES
 - 4 PERFORM GROUNDING TEST TO MEASURE GROUNDING RESISTANCE OF GROUNDING SYSTEM USING THE IEEE STANDARD 3-POINT "FALL-OF-POTENTIAL" METHOD. PROVIDE PLOTTED TEST VALUES AND LOCATION SKETCH. NOTIFY THE ENGINEER IMMEDIATELY IF MEASURE VALUE IS OVER 5 OHMS



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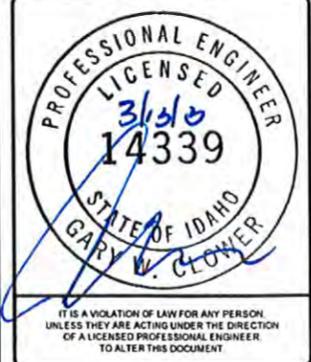
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HAILEY
IDL04214
400 SOUTH MAIN STREET
HAILEY, ID 83333
LTE ROOFTOP

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
T-3

GENERAL NOTES:

- THIS FACILITY IS EXEMPT FROM HANDICAP REQUIREMENTS PER 2010 CBC SECTION 11058.3.4 EXCEPTION #1. THIS FACILITY IS NON-OCCUPIABLE SPACE AND ENTERED ONLY BY SERVICE PERSONNEL. THIS SPACE IS NOT FOR HUMAN OCCUPANCY.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO SUBMITTING BIDS, AND PROCEEDING WITH ANY WORK.
- THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK. CONTACT USA DIG ALERT @ 800-227-7600.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
- A COPY OF THE APPROVED PLANS SHALL BE KEPT IN PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDA, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT DRAWINGS TO THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT AT THE CONCLUSION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY.
- ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE LATEST C.B.C. AND ALL OTHER GOVERNING CODES, INCLUDING THE CALIFORNIA ADMINISTRATIVE CODES TITLE 8, 19, AND 24. THE MOST RESTRICTIVE CODE SHALL GOVERN.
- THE CONTRACTOR AND SUB CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS INCLUDING ALL OSHA REQUIREMENTS.
- WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
- THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR AUTHORIZED AGENT. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT.
- ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BRACING, FRAMING, HANGERS OR SUPPORTS FOR THE INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHAL OR UL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
- NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL, AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS.
- THE CONTRACTOR IS TO PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM 2B, 10-B C RATING WITHIN 75' OF TRAVEL TO ALL PORTIONS OF THE CONSTRUCTION AREA. (2010 C.C. SECTION 906-1.1.87 AND SECTION 906.3.1)
- MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR APPROVING THE RESULTS.
- ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
- ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.
- BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING AND CONSTRUCTION EFFORT AS MANDATED BY THE GOVERNING AGENCY.
- ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT SHALL BE NOTIFIED FOR CLARIFICATIONS.

GENERAL FIRE NOTES

- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH 2010 CFC SECTION 1401 AND ALL GOVERNING CODES.
- ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (2010 CFC SECTION 505.1)
- DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION (2010 CFC SECTION 807-1.2)
- PORTABLE FIRE EXTINGUISHERS, AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A, 10-B C, SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR (2010 CFC SECTION 906.1.1 & 7 AND SECTION 906.3.1)

ABBREVIATION DEFINITION

A.B.	ANCHOR BOLT
ABV.	ABOVE
ACCA	ANTENNA CABLE COVER ASSEMBLY
ADDL.	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANT.	ANTENNA
APRX.	APPROXIMATELY
ARCH.	ARCHITECTURAL
AWG.	AMERICAN WIRE GAUGE
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY MARKING
BRCH.	BASE TYPED COPPER WIRE
B.O.F.	BOTTOM OF FOOTING
BU.	BACKUP CABINET
CAB.	CABINET
CANT.	CANTILEVERED
C.I.P.	CAST IN PLACE
C.G.	CEILING
C.R.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION(OR)
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
#	PENNY (NAILS)
DBL.	DOUBLE
DEPT.	DEPTH
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIA.G.	DIMENSION
DM.	DIMENSION
DWG.	DRAWING(S)
DW.	DOVEL(S)
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMT.	ELECTRICAL METALLIC TUBING
EN.	EDGE NAIL
ENG.	ENGINEER
E.Q.	EQUAL
EXP.	EXPANSION
EXST.(E)	EXISTING
EXT.	EXTERIOR

ABBREVIATION DEFINITION

FAB.	FABRICATION(OR)
F.F.	FRESH FLOOR
F.G.	FRESH GRADE
FHL.	FRESH(ED)
FLR.	FLOOR
FDN.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.S.	FRESH SURFACE
FT.(I)	FOOT (FEET)
FTG.	FOOTING
G.	GROWTH (CABINET)
GA.	GAUGE
GA.	GALVANIZED
G.F.	GROUND FAULT CIRCUIT INTERRUPTER
G.L.B.(GLULAM)	GLUE LAMINATED BEAM
GPS.	GLOBAL POSITIONING SYSTEM
GRVD.	GROUND
HDR.	HEADER
HGR.	HANGER
HT.	HEIGHT
ICGB.	ISOLATED COPPER GROUND BUS
IN(I)	INCHES
INT.	INTERIOR
LB.(P)	POUNDS
L.B.	LAG BOL(S)
L.F.	LINEAR FEET (FOOT)
L.	LONGITUDINAL
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
(N)	NEW
NO.(P)	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
P.C.	PRECAST CONCRETE
PCS.	PERSONAL COMMUNICATION SERVICES
P.Y.	PLYWOOD
PPC.	POWER PROTECTION CABINET
EQ.	EQUAL
P.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED

ABBREVIATION DEFINITION

PWR.	POWER (CABINET)
QTY.	QUANTITY
RAD (R)	RADIUS
REF.	REFERENCE
REF.(C)	REFERENCE (C)
REQD.	REQUIRED
RGS.	RIGID GALVANIZED STEEL
RRJ.	RADIO REMOTE UNIT
SOH.	SCHEDULE
S-17.	SHEET
SM.	SMILAR
SPEC.	SPECIFICATIONS
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
TEMP.	TEMPORARY
T.H.	THICKNESS
TNA.	TOWER MOUNTED AMPLIFIER
T.N.	TOP NAIL
T.O.A.	TOP OF ANTENNA
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOUNDATION
T.O.P.	TOP OF PLATE (PARAPET)
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL
UG.	UNDER GROUND
UL.	UNDERWRITERS LABORATORY
UNO.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
W.	WIDE (WIDTH)
W.	WITH
WD.	WOOD
W.P.	WEATHERPROOF
WT.	WEIGHT
X	CENTERLINE
Y	PLATE

ABBREVIATIONS

	NEW ANTENNA		GRID REFERENCE		CENTERLINE
	EXISTING ANTENNA		DETAIL REFERENCE		PROPERTY/LEASE LINE
	GROUND ROD		ELEVATION REFERENCE		MATCH LINE
	GROUND BUS BAR		SECTION REFERENCE		WORK POINT
	MECHANICAL GRND. CONN.		GROUT OR PLASTER		GROUND CONDUCTOR
	CAD WELD		(E) BRICK		TELEPHONE CONDUIT
	GROUND ACCESS WELL		(E) MASONRY		ELECTRICAL CONDUIT (POWER)
	ELECTRIC BOX		CONCRETE		COAXIAL CABLE
	TELEPHONE BOX		EARTH		OVERHEAD SERVICE CONDUCTORS
	LIGHT POLE		GRAVEL		CHAIN LINK FENCING
	FND. MONUMENT		PLYWOOD		
	SPOT ELEVATION		SAND		
	SET POINT		WOOD CONT.		
	REVISION		WOOD BLOCKING		
			STEEL		



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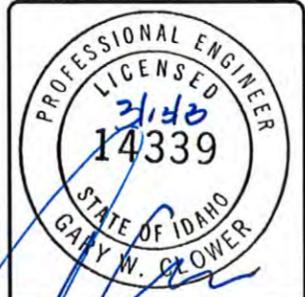
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HAILEY, ID 83333
LTE ROOFTOP

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
T-4

PRDS PROJ. NO. 3311-091912



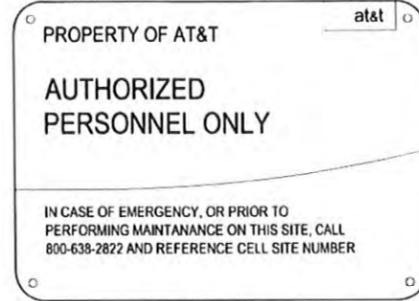
ALERTING SIGNS



ALERTING SIGNS



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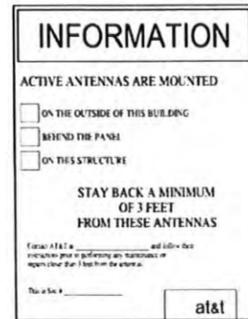
INFO SIGN #5



INFO SIGN #3



INFO SIGN #1



INFO SIGN #2

STAY BACK 3 FEET FROM ANTENNA

INFO SIGN #4

GENERAL SIGNAGE GUIDELINES								
STRUCTURE TYPE	INFO SIGN #1	INFO SIGN #2	INFO SIGN #3	INFO SIGN #4	INFO SIGN #5	STRIPING	NOTICE SIGN	CAUTION SIGN
TOWERS								
MONOPOLE/MONOPINE/MONOPALM	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	CLIMBING SIDE OF THE TOWER	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINETS			AT THE HEIGHT OF THE FIRST CLIMBING STEP, MIN. 5FT ABOVE GROUND
SCE TOWERS/TOWERS WITH HIGH VOLTAGE	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	CLIMBING SIDE OF THE TOWER	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINETS			AT THE HEIGHT OF THE FIRST CLIMBING STEP, MIN. 5FT ABOVE GROUND
LIGHT POLES/FLAG POLES	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINETS			
UTILITY WOOD POLES (JPA)	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINETS			IF GP MAX VALUE OF MPE AT ANTENNA LEVEL IS 0.99% NOTICE SIGN, OVER 99% CAUTION SIGN AT NO LESS THAN 3FT BELOW ANTENNA AND 5FT ABOVE GROUND
MICROCELLS MOUNTED ON NON-JPA POLES	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINETS			NOTICE OR CAUTION SIGN AT NO LESS THAN 9FT ABOVE GROUND, ONLY IF THE EXPOSURE EXCEEDS 90% OF THE GENERAL PUBLIC EXPOSURE AT 5FT ABOVE GROUND
ROOF TOPS								
AT ALL ACCESS POINTS TO THE ROOF	X							
ON ANTENNAS	X		X	X				
CONCEALED ANTENNAS	X	X						
ANTENNA MOUNTED FACING OUTSIDE BUILDING	X	X						
ANTENNAS ON SUPPORT STRUCTURE	X	X						
ROOFTOP GRAPH:								
RADIATION AREA IS WITHIN 3FT FROM ANTENNA	X	ADJACENT TO EACH ANTENNA						
RADIATION IS BEYOND 3FT FROM ANTENNA	X	ADJACENT TO EACH ANTENNA				DIAGONAL YELLOW STRIPING AS TO ROOF VIEW GRAPH	EITHER NOTICE OR CAUTION SIGN (BASED ON ROOFVIEW RESULTS) AT ANTENNAS/BARRIER	
CHURCH STEEPLES	ACCESS TO STEEPLE	ADJACENT TO EACH ANTENNAS IF ANTENNAS ARE CONCEALED	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			CAUTION SIGN AT THE ANTENNAS
WATER STATIONS	ACCESS TO STEEPLE	ADJACENT TO EACH ANTENNAS IF ANTENNAS ARE CONCEALED	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			CAUTION SIGN AT THE ANTENNAS

NOTES FOR ROOFTOP SITES:
 1. EITHER NOTICE OR CAUTION SIGNS NEED TO BE POSTED AT EACH SECTOR AS CLOSE AS POSSIBLE TO THE OUTER EDGE OF THE STRIPED OFF AREA OR THE OUTER ANTENNAS OF THE SECTOR.
 2. IF ROOFVIEW SHOWS: ONLY BLUE = NOTICE SIGN, BLUE AND YELLOW = CAUTION SIGN, ONLY YELLOW = CAUTION SIGN TO BE INSTALLED.
 3. SHOULD THE REQUIRED STRIPING AREA INTERFERE WITH ANY STRUCTURES OR EQUIPMENT (A/C VENTS, ROOF HATCH DOORS, OTHER ANTENNAS, DISHES, ETC.)
 4. PLEASE NOTIFY AT&T TO MODIFY THE STRIPING AREA, PRIOR TO STARTING THE WORK.



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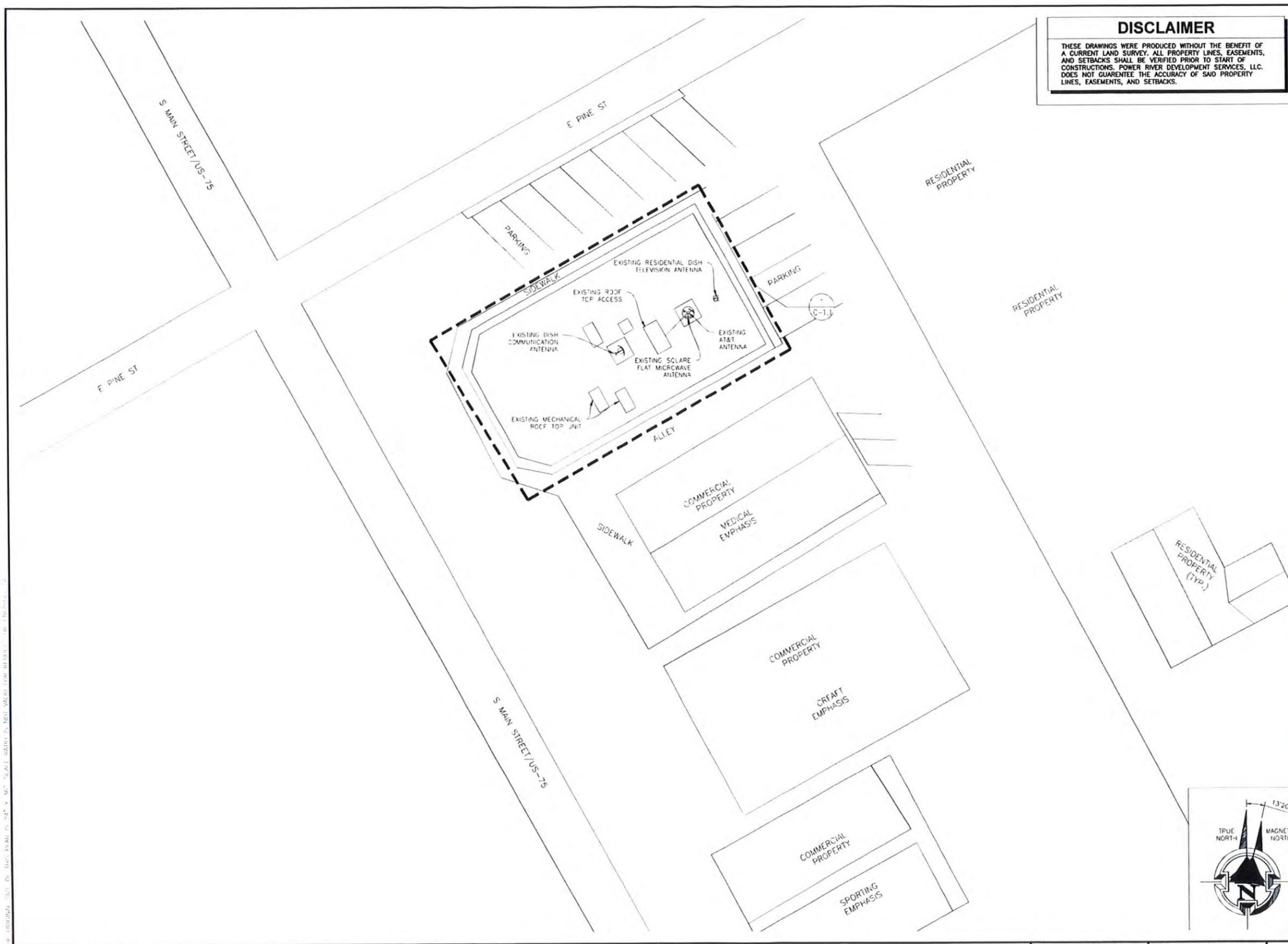
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SIGNAGE & NOTES

SHEET NUMBER
T-5

PRDS PROJ. NO. 3311-091912

GENERAL NOTES

DISCLAIMER
 THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, AND SETBACKS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTIONS. POWER RIVER DEVELOPMENT SERVICES, LLC. DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, AND SETBACKS.




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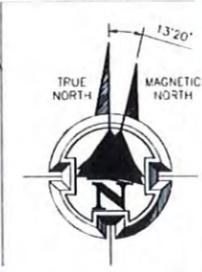


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HAILEY
 IDL04214
 400 SOUTH MAIN STREET
 HAILEY, ID 83333
 LTE ROOFTOP

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1



32' 0' 16' 32' SCALE: = N.T.S. (24x36)
 (OR) = N.T.S. (11x17) **1**

OVERALL SITE PLAN

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1-2
C-3

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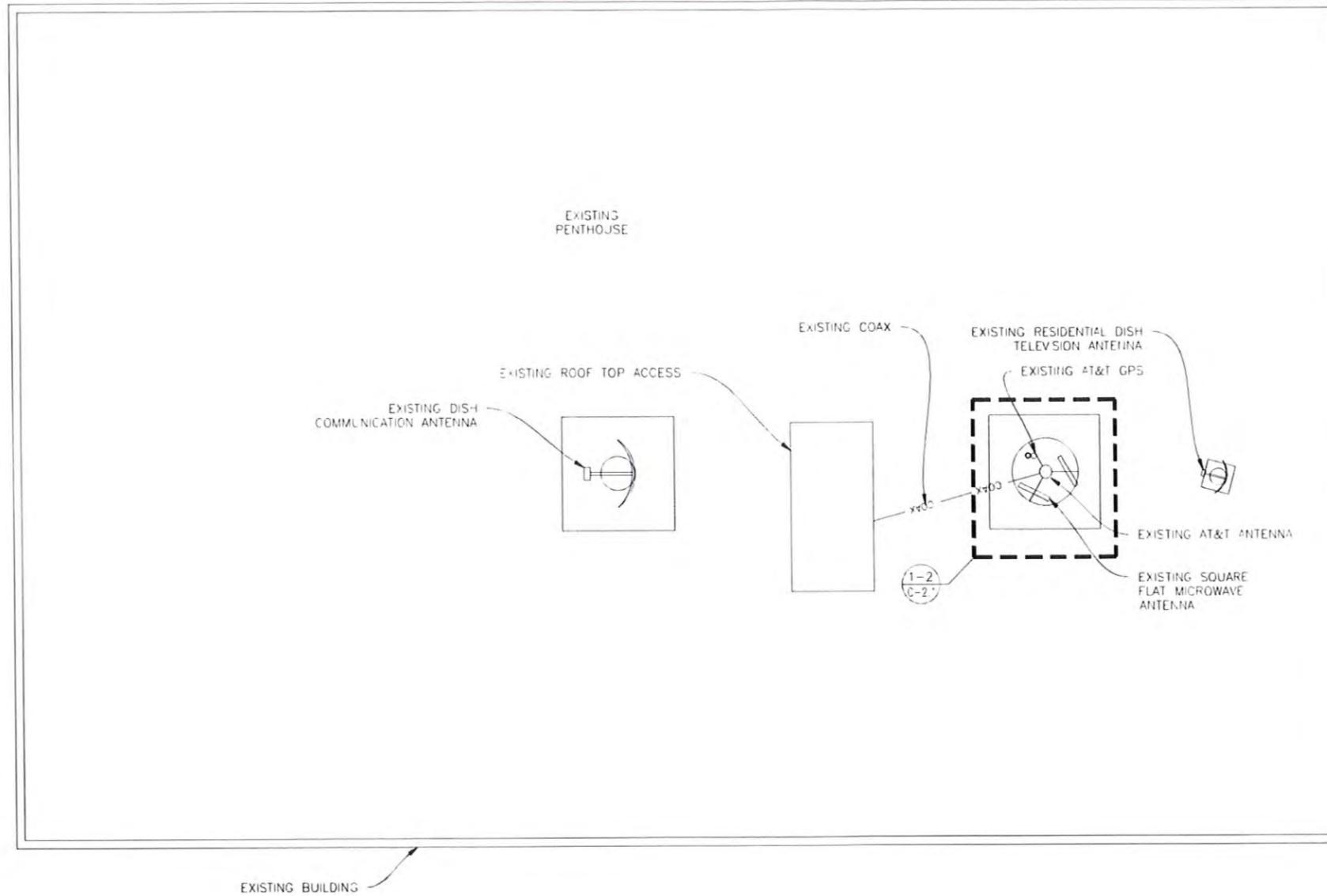
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1-2
C-4

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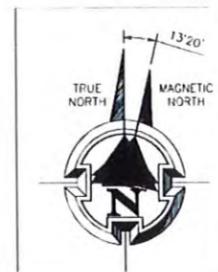
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HAILEY
IDL04214
400 SOUTH MAIN STREET
HAILEY, ID 83333
LTE ROOFTOP

SHEET TITLE
**ENLARGED
SITE PLAN**

SHEET NUMBER
C-1.1

PRDS PROJ. NO. 3311-091912



SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1

ENLARGED SITE PLAN

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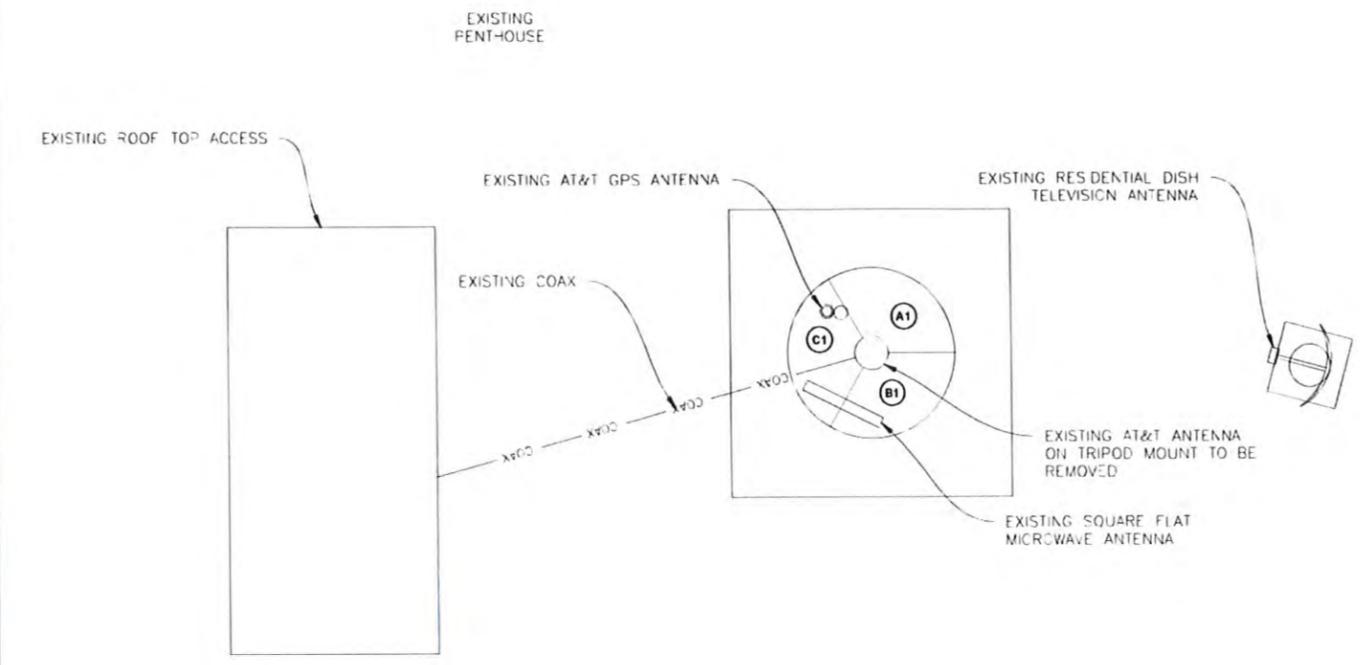
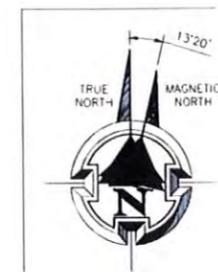
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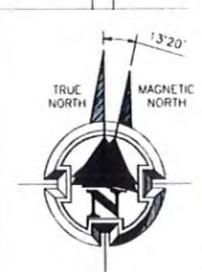
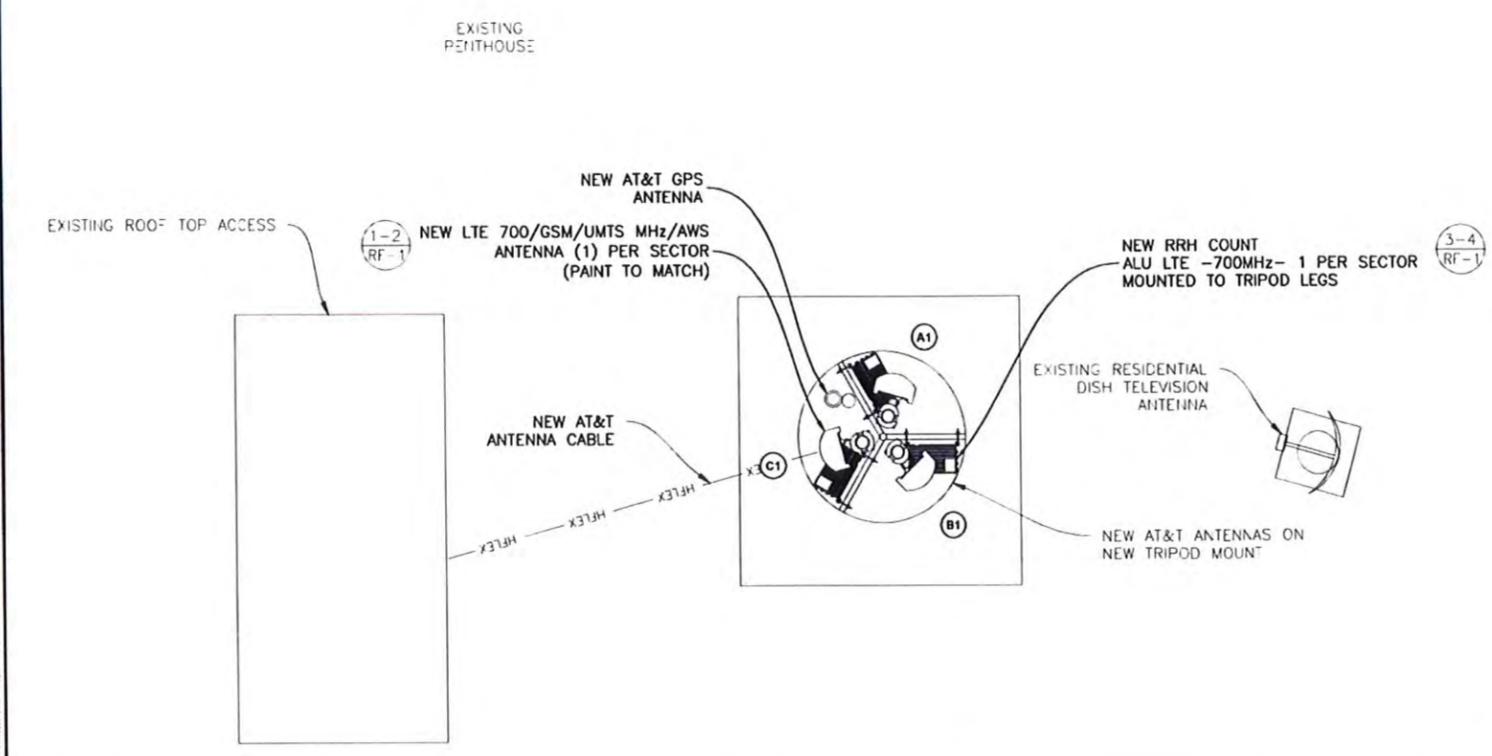
SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17) **1**

ANTENNA PLAN (EXISTING)

NEW ANTENNA AND TRANSMISSION CABLE REQUIREMENT						
SECTOR	ANTENNA TYPE	TECHNOLOGY	ANTENNA AZIMUTH	TRANSMISSION CABLE		
				QTY	LENGTH	TYPE
ALPHA (A1)	NEW ANTENNA	LTE700/GSM/UMTS	15°	1	60'	FIBER
BETA (B1)	NEW ANTENNA	LTE700/GSM/UMTS	135°	1	60'	FIBER
GAMMA (G1)	NEW ANTENNA	LTE700/GSM/UMTS	255°	1	60'	FIBER

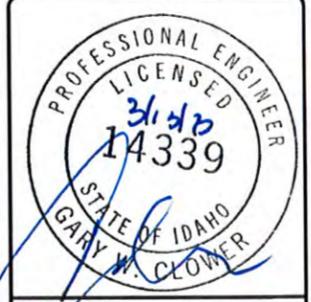
NOTE TO CONTRACTOR
ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS MOUNTING HARDWARE AND RF DESIGN. ANTENNA PIPE MOUNT MODIFICATION MAY BE REQUIRED

SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17) **2**



ANTENNA PLAN (NEW)

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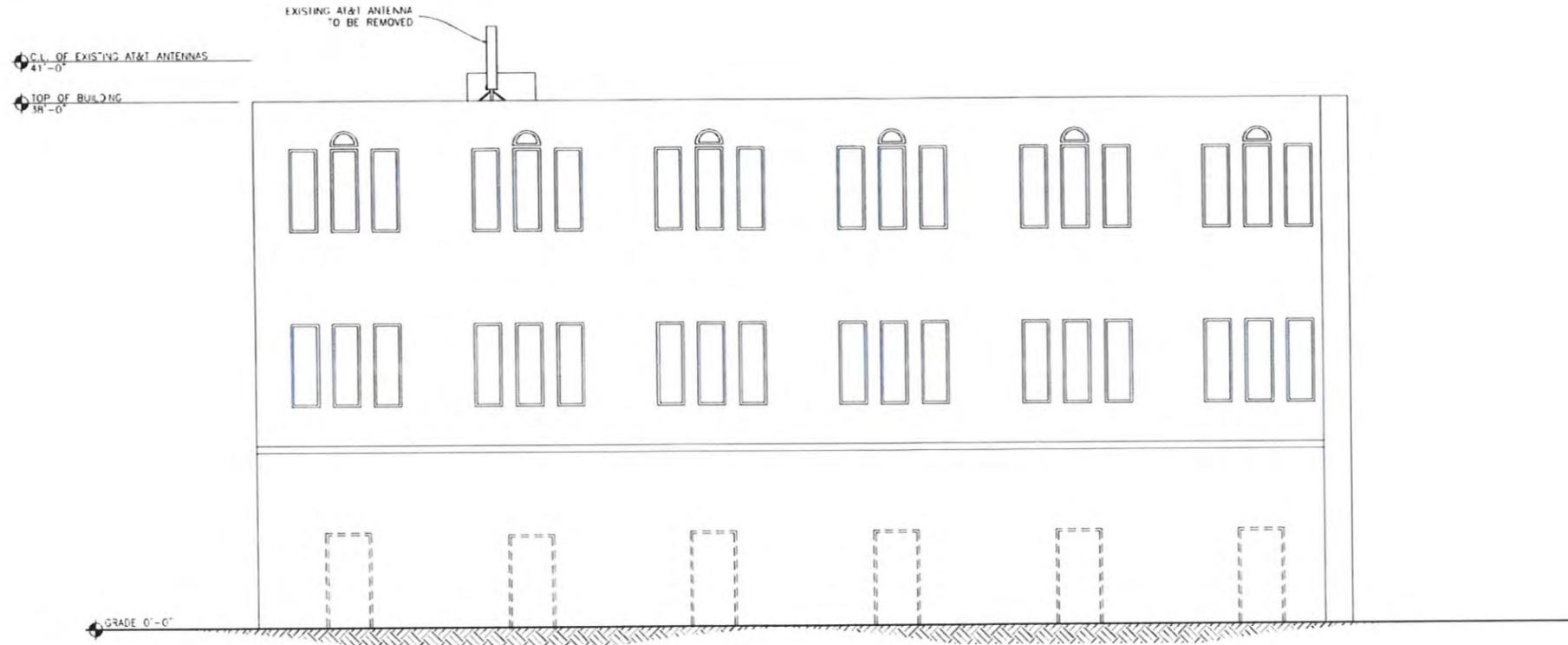
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IDL04214
400 SOUTH MAIN STREET
HAILEY, ID 83333
LTE ROOFTOP

SHEET TITLE
ANTENNA PLANS

SHEET NUMBER
C-2.1

PRDS PROJ. NO. 3311-091912

REPEAT THE INFORMATION CONTAINED ON THIS SHEET TO ALL OTHER SHEETS OF THIS PROJECT. ANY USE OF THIS INFORMATION OTHER THAN THAT WHICH IS RELATED TO THE PROJECT IDENTIFIED HEREIN IS PROHIBITED.



SOUTHEAST ELEVATION (EXISTING)



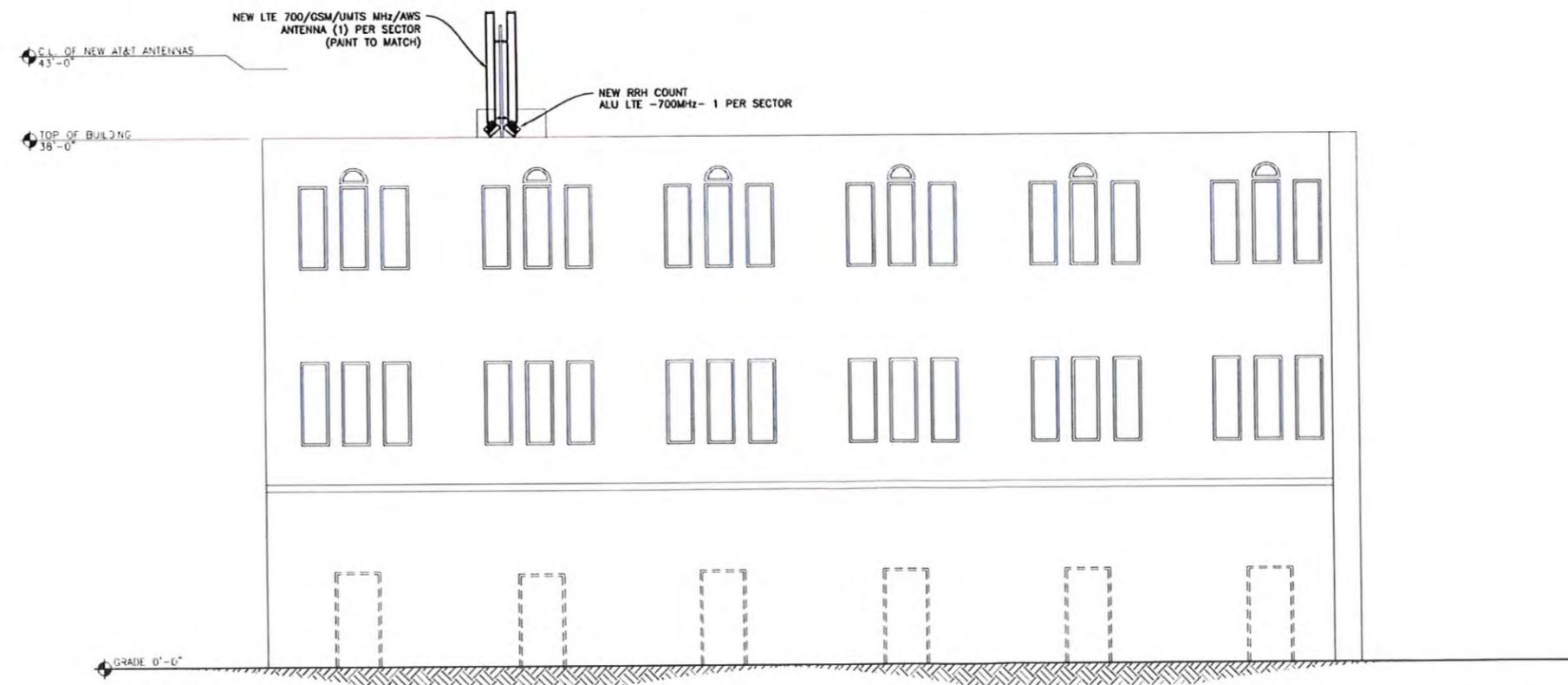
SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

1



SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

1



SOUTHEAST ELEVATION (NEW)



SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

2



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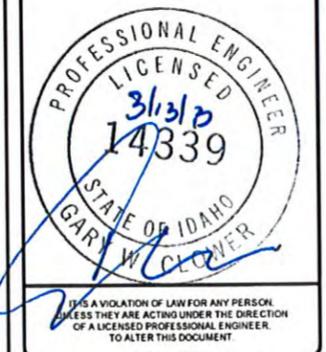
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400 SOUTH MAIN STREET
HAILEY, ID 83333
LTE ROOFTOP

SHEET TITLE
SOUTHEAST ELEVATIONS

SHEET NUMBER
C-3

PRDS PROJ. NO. 3311-091912



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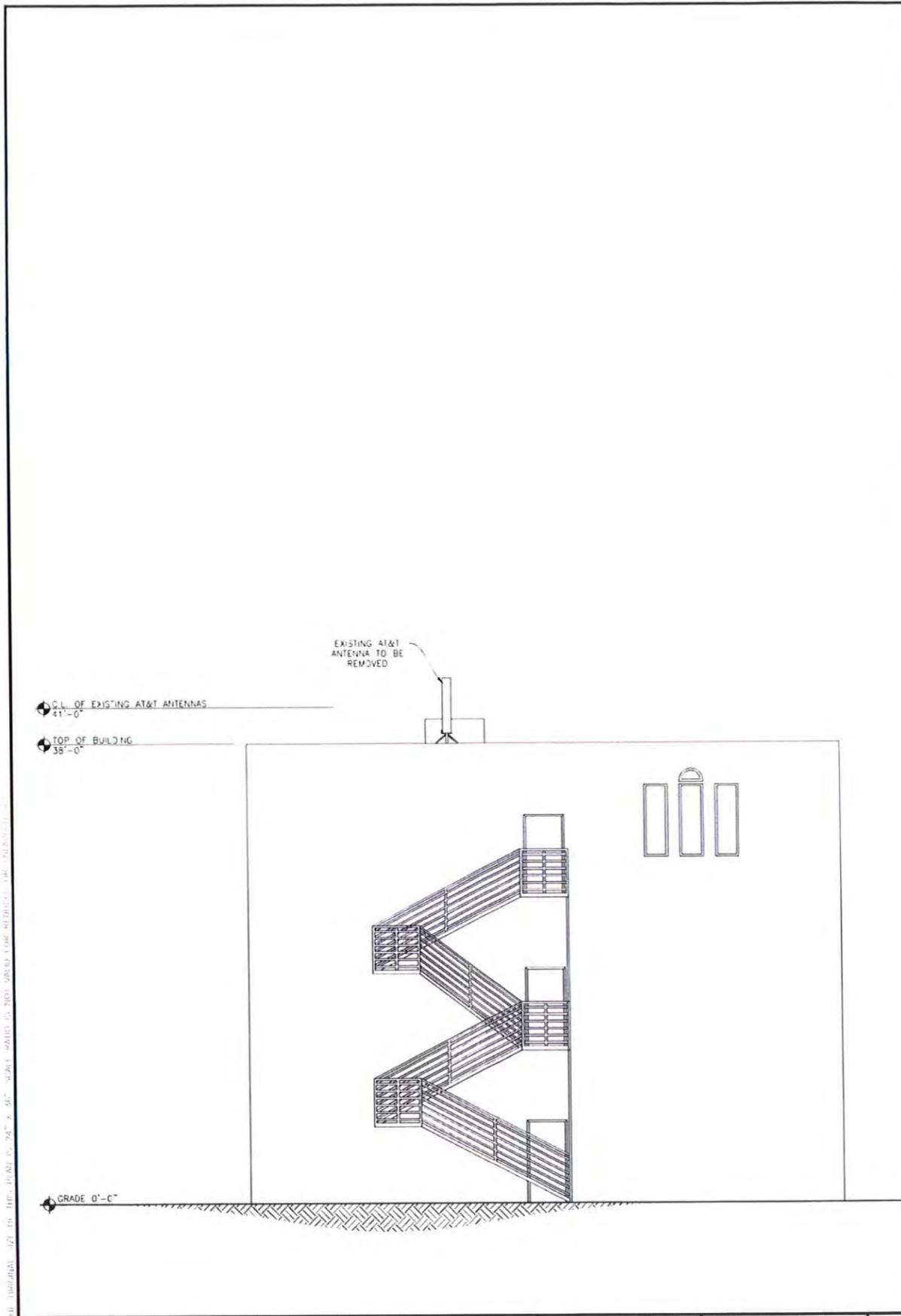
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SHEET TITLE
**SOUTHWEST
ELEVATIONS**

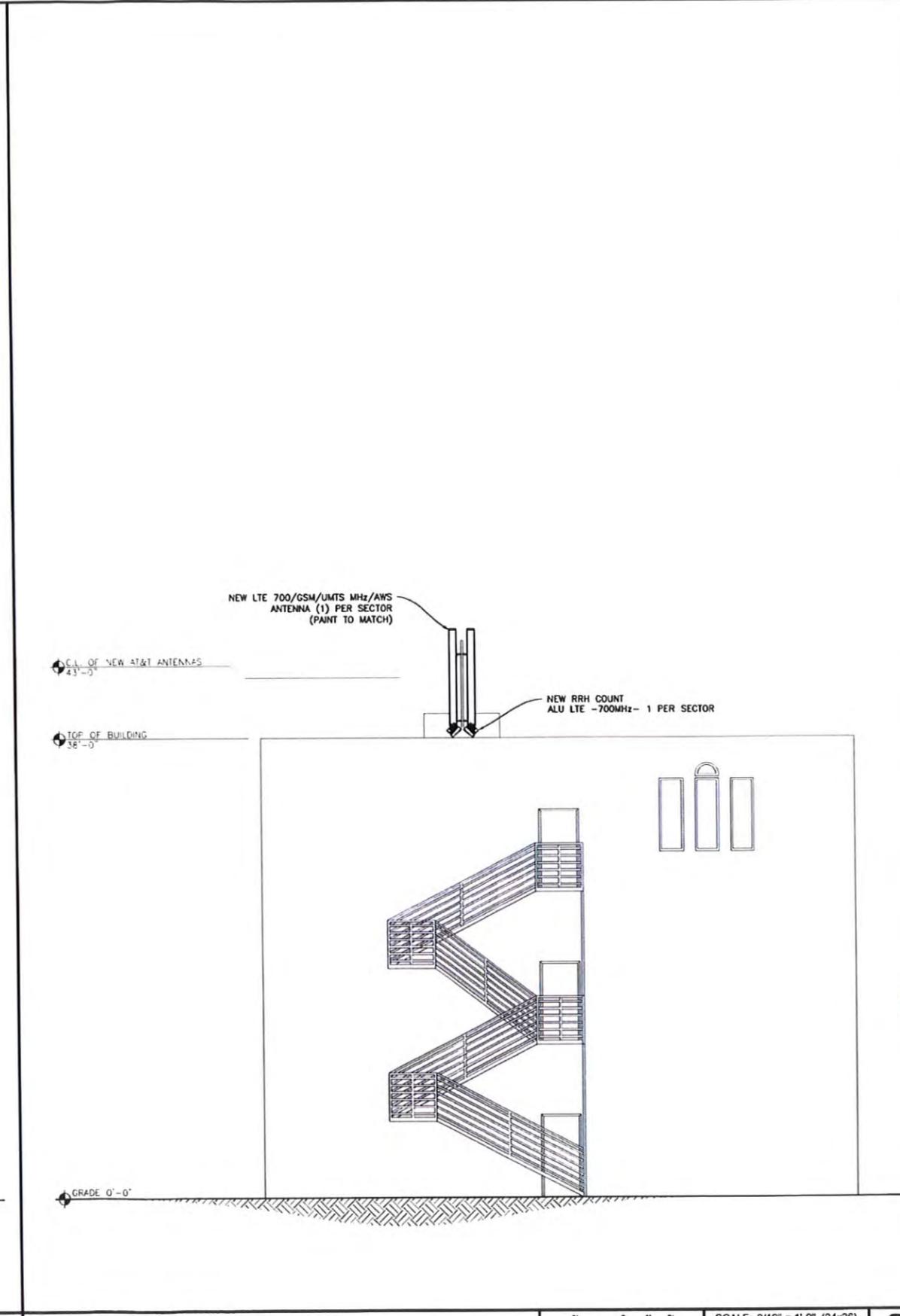
SHEET NUMBER
C-4

PRDS PROJ. NO. 3311-091912



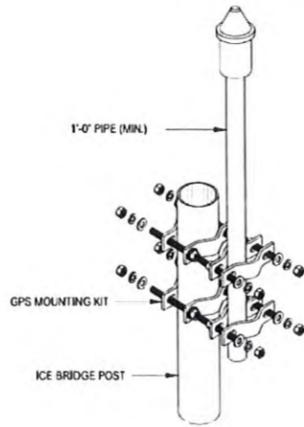
SOUTHWEST ELEVATION (EXISTING)

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

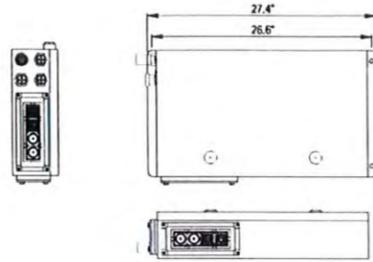


SOUTHWEST ELEVATION (NEW)

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)



ARAYCAP DC5-48-60-18
 NUMBER OF RADIOS PROTECTED 6
 SUPPRESSION CONNECTION METHOD
 ENVIRONMENTAL RATING
 WEIGHT
 COMPRESSION LUG, #2-#14 AWG COPPER,
 #2-#12 ALUMINUM
 NEMA 4IP66
 53 LBS (235.76 N)



GPS ANTENNA MOUNTING

SCALE
N.T.S.

1

SURGE SUPPRESSOR

SCALE
N.T.S.

2

NOT USED

SCALE
N.T.S.

3

NOT USED

SCALE
N.T.S.

4

NOT USED

SCALE
N.T.S.

5

NOT USED

SCALE
N.T.S.

6

NOT USED

SCALE
N.T.S.

7

NOT USED

SCALE
N.T.S.

8

NOT USED

SCALE
N.T.S.

9

NOT USED

SCALE
N.T.S.

10

NOT USED

SCALE
N.T.S.

11

NOT USED

SCALE
N.T.S.

12



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REV	DATE	DESCRIPTION	BY
0	01/25/13	100% CONSTRUCTION	TJH

PROFESSIONAL ENGINEER
 LICENSED
 3/15/13
 14339
 STATE OF IDAHO
 GARY W. CROWER

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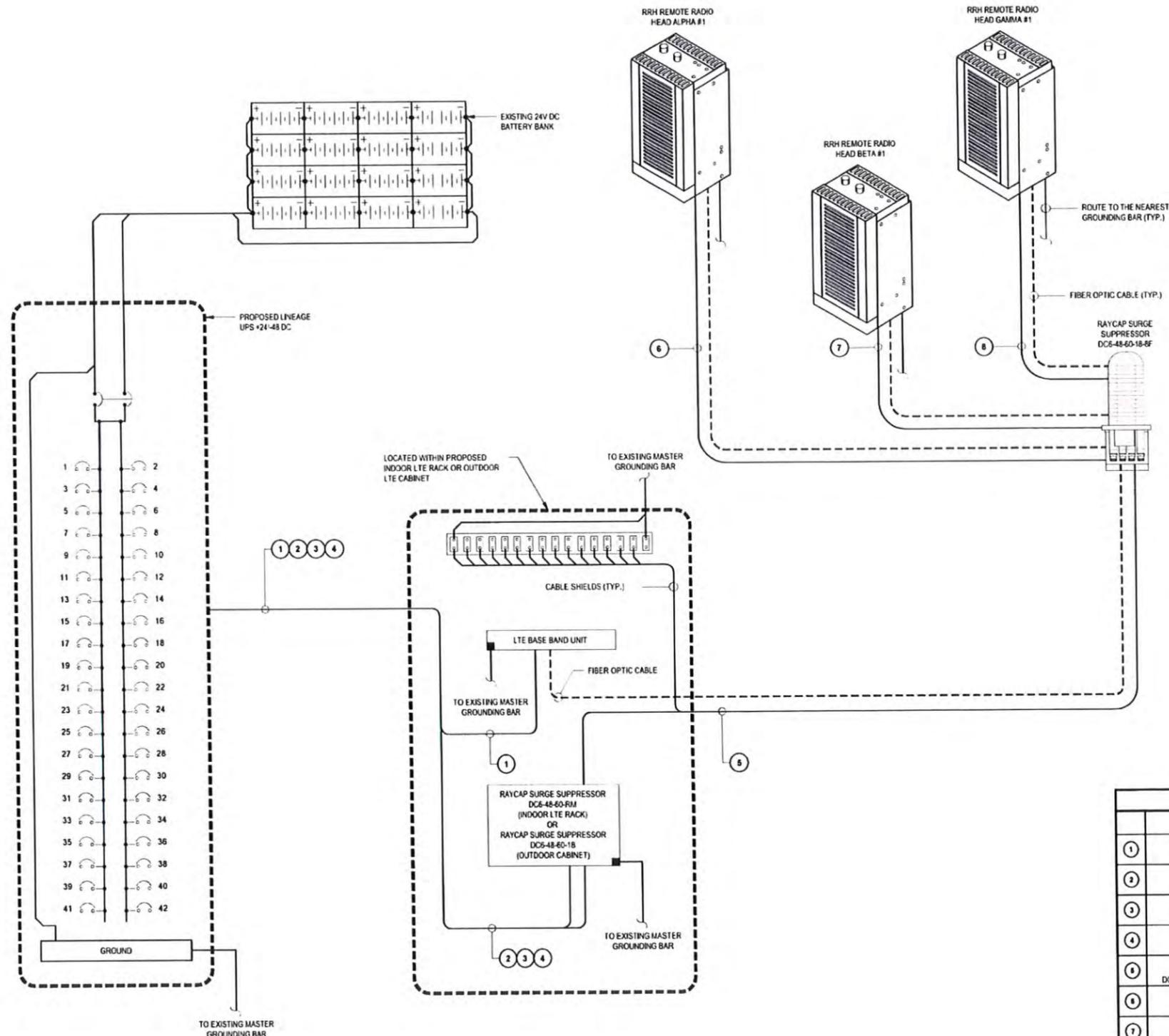
HAILEY
 IDL04214
 400 SOUTH MAIN STREET
 HAILEY, ID 83333
 LTE ROOFTOP

SHEET TITLE
DETAILS

SHEET NUMBER
C-5

PRDS PROJ. NO. 3311-091912

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DC CIRCUIT SCHEDULE			
	FROM	TO	CONFIGURATION
①	-48V DC CIRCUIT	LTE BASE BAND UNIT	(1) 2-#10 THHN/TN/VW-1 TYPE TC-ER DC CABLE
②	-48V DC CIRCUIT	RAYCAP SURGE SUPPRESSOR DC6-48-60-RM OR DC6-48-60-18	(1) 2-#10 THHN/TN/VW-1 TYPE TC-ER DC CABLE
③	-48V DC CIRCUIT	RAYCAP SURGE SUPPRESSOR DC6-48-60-RM OR DC6-48-60-18	(1) 2-#10 THHN/TN/VW-1 TYPE TC-ER DC CABLE
④	-48V DC CIRCUIT	RAYCAP SURGE SUPPRESSOR DC6-48-60-RM OR DC6-48-60-18	(1) 2-#10 THHN/TN/VW-1 TYPE TC-ER DC CABLE
⑤	RAYCAP SURGE SUPPRESSOR DC6-48-60-RM OR DC6-48-60-18	RAYCAP SURGE SUPPRESSOR DC6-48-60-18-8F	(1) 5-#8 THHN/TN/VW-1 TYPE TC-ER DC CABLE
⑥	RAYCAP SURGE SUPPRESSOR DC6-48-60-18-8F	RRH REMOTE RADIO HEAD ALPHA #1	(1) 2-#12 THHN/TN/VW-1 TYPE TC-ER DC CABLE
⑦	RAYCAP SURGE SUPPRESSOR DC6-48-60-18-8F	RRH REMOTE RADIO HEAD BETA #1	(1) 2-#12 THHN/TN/VW-1 TYPE TC-ER DC CABLE
⑧	RAYCAP SURGE SUPPRESSOR DC6-48-60-18-8F	RRH REMOTE RADIO HEAD GAMMA #1	(1) 2-#12 THHN/TN/VW-1 TYPE TC-ER DC CABLE

NOTES:
 1 INSTALL ADDITIONAL CIRCUITS TO RECTIFIERS AS REQUIRED TO PROVIDE -48 DC POWER FOR LTE SYSTEM.

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HAILEY
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SHEET TITLE
ELECTRICAL ONE LINE DIAGRAM

SHEET NUMBER
E-1



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PROFESSIONAL ENGINEER
LICENSED
3/13/13
14339
STATE OF IDAHO
GARY W. GLOWER

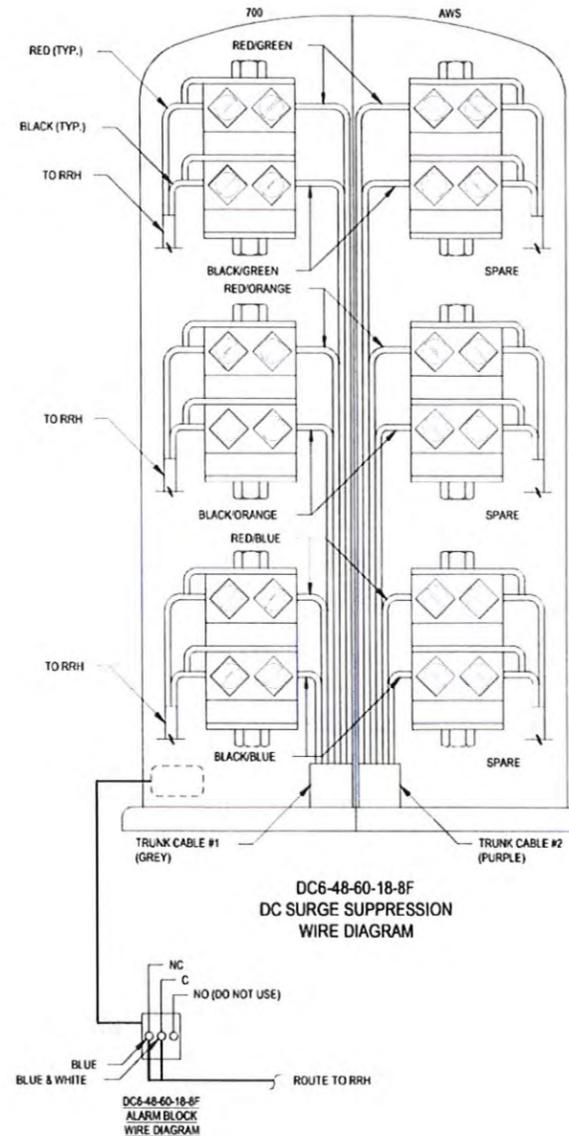
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SHEET TITLE
ELECTRICAL DC SURGE SUPPRESSOR DIAGRAM

SHEET NUMBER
E-2

PRDS PROJ. NO. 3311-091912

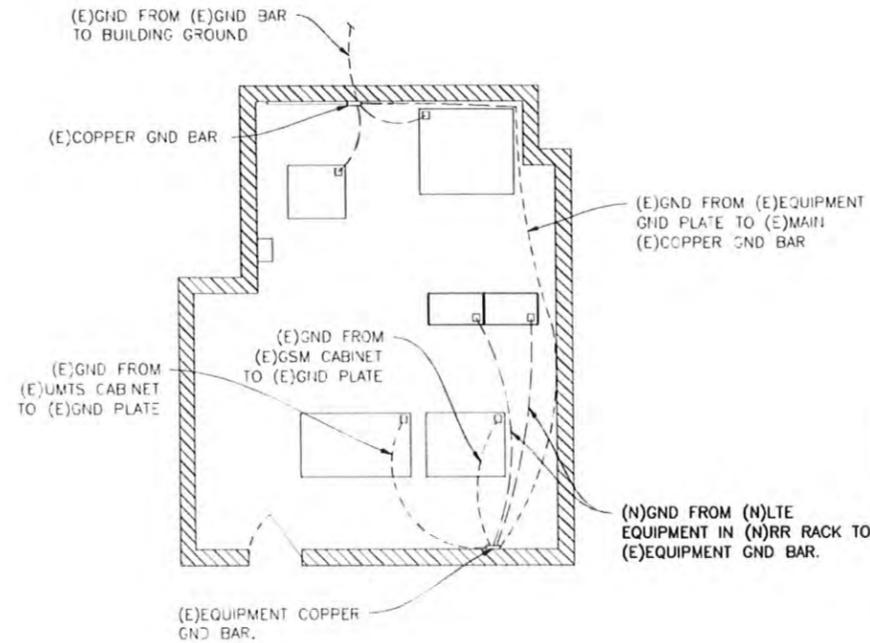


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ELECTRICAL GROUNDING SPECIFICATIONS

- 1 GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE CURRENTLY IN EFFECT FOR THE AUTHORITY HAVING JURISDICTION
- 2 ALL GROUNDING DEVICE SHALL BE U L LISTED FOR THEIR INTENDED USE
- 3 GROUND WIRES SHALL BE TINNED #2 AWG BARE SOLID COPPER UNLESS OTHERWISE NOTED
- 4 CONNECTIONS OF ALL GROUND WIRES TO THE GROUND RING SHALL BE EXTHERMIC (CAD-WELDED), UNLESS OTHERWISE NOTED AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AT&T WIRELESS BROADBAND STANDARDS
- 5 GROUNDING CONDUCTORS SHALL BE ROUTED ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE WHEN REQUIRED. GROUND LEADS SHALL BE BENT TO A MINIMUM OF 8" RADIUS
- 6 WHERE GROUND WIRES ARE ROUTED FROM ANY CONNECTION ABOVE GRADE TO THE GROUND RING, INSTALL WIRE IN 3/4" HEAVY WALL LIQUID TIGHT FLEXIBLE CONDUIT FROM CONNECTION POINT TO 5' BELOW GRADE AND SEAL THE TOP WITH SILICONE SEALANT
- 7 ALL GROUND BARS SHALL BE TINNED, 1/4" COPPER SECTOR BARS 2", COLLECTOR AND MGB BARS 4", OF SUFFICIENT LENGTH TO ACCOMMODATE ALL REQUIRED CONNECTIONS WITHOUT DOUBLING LUGS, AND EACH INSTALLED WITH ISOLATORS. WHEN CONNECTING GROUND BARS (WITHIN 10 FEET OF GRADE) DIRECTLY TO THE GROUND RING, 2 EA #2 SOLID DOWNLEADS SHALL BE CAD-WELDED TO THE GROUNDING, 1 AT EACH OPPOSITE BOTTOM CORNER, AND EACH SHALL RUN IN 3/4" HEAVY WALL LIQUID TIGHT FLEXIBLE CONDUIT FROM GROUND BAR DOWN TO THE GROUND RING. WHEN CONNECTING SECTOR GROUND BARS, DAISY-CHAIN THE GROUND BARS AND RUN 1 EA #2 AWG STRANDED COPPER WIRE WITH THWN INSULATION FROM THE MIDDLE GROUND BAR TO THE GROUND RING AND CAD-WELD TO THE RING
- 8 WHEN ATTACHING STRANDED GROUND LEADS TO THE GROUND BARS, 2 HOLE COMPRESSION LUGS SHALL BE USED. PROTECT WITH WEATHERPROOF HEAT SHRINK AND WITH A THIN COAT OF "KOPR SHIELD" OR EQUIVALENT PROPERLY APPLIED AND ATTACHED ONLY WITH STAINLESS STEEL HARDWARE
- 9 WHEN GROUNDING EQUIPMENT ENCLOSURES, PANELS, FRAMES, AND OTHER METAL APPARATUS, A #6 AWG STRANDED COPPER WIRE WITH THWN INSULATION SHALL BE ATTACHED UTILIZING A 2 HOLE COMPRESSION TYPE LUG, PROTECTED WITH WEATHERPROOF HEAT A CLEAN AND CORROSION FREE METALLIC SURFACE UTILIZING STAINLESS STEEL SELF-TAPPING SCREWS AS NOTED IN NOTE 10 BELOW
- 10 PREPARE ALL BONDING SURFACES FOR GROUND CONNECTIONS BY REMOVING ANY AND ALL PAINT AND CORROSION TO SHINY METAL. CAD-WELDED CONNECTIONS TO NON-COPPER SURFACES, APPLY ONE COAT OF ANY ANTI-OXIDIZING PAINT, "COLD GALV" OR EQUIVALENT
- 11 GROUND RODS SHALL BE COPPER-CLAD STEEL 5/8"x10", SPACED NO LESS THAN 10' ON CENTER
- 12 ALL GROUND SYSTEM CONDUCTORS AND CONDUITS SHALL BE SECURED UTILIZING ONLY NONMETALLIC, NON-CONDUCTIVE, UV RATED CLAMPS, BRACKET, AND OR SUPPORTS
- 13 WHEN REQUIRED, THE CONTRACTOR SHALL ENGAGE THE SERVICES OF AN INDEPENDENT TESTING FIRM TO VERIFY, UTILIZING A MEGGER TEST THAT THE RESISTANCE TO EARTH OF THE NEW GROUND SYSTEM IS EQUAL TO OR LESS THAN 5(OHMS). A COPY OF THE COMPLETE TESTING REPORT SHALL BE PROVIDED TO THE AT&T REPRESENTATIVE
- 14 ALL MATERIALS AND HARDWARE SHALL BE INSTALLED IN A WORKMAN-LIKE MANNER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND DEFINED IN NFPA-70 AND APPROVED BY A. H. J.

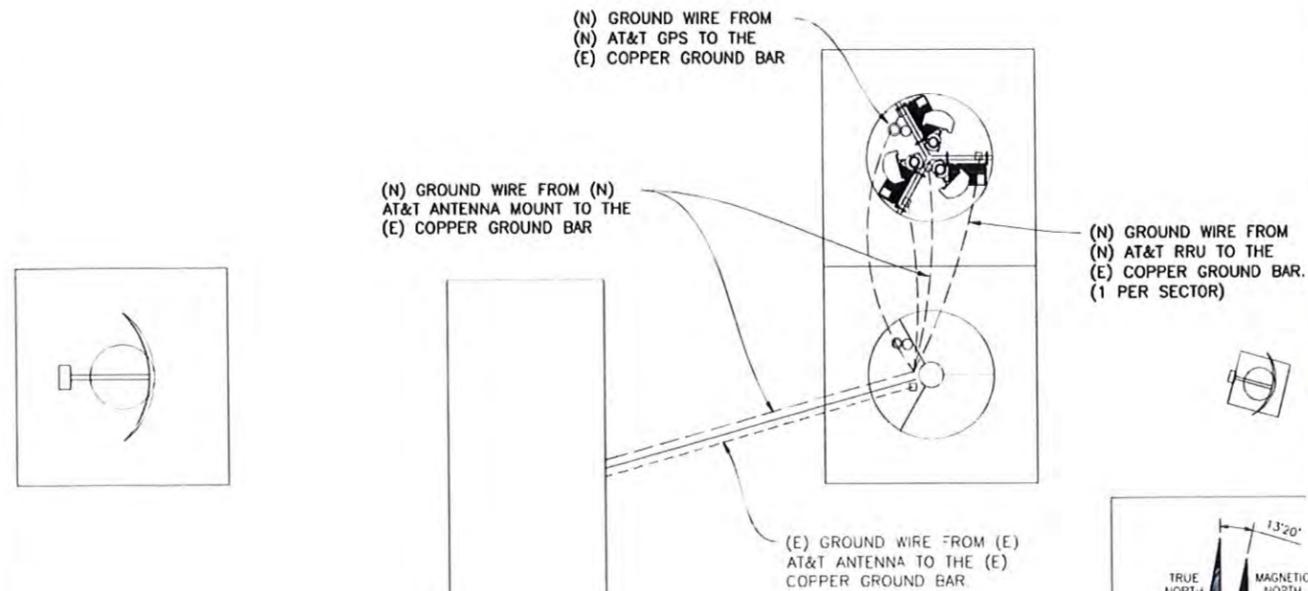
NOTES:
 (E) - EXISTING
 (N) - NEW
 GND - GROUND



EQUIPMENT GROUNDING

SCALE
N.T.S. 2

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SCALE
N.T.S. 3

NOTES

SCALE
N.T.S. 1

ANTENNA GROUNDING



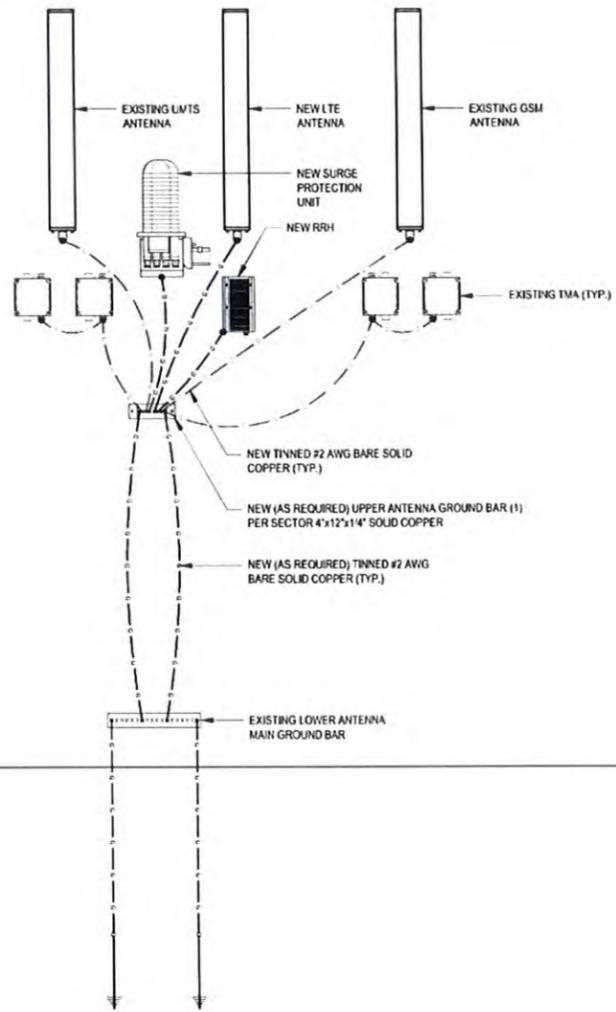
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HAILEY
 IDL04214
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 HAILEY, ID 83333
 LTE ROOFTOP

SHEET TITLE
GROUNDING PLANS

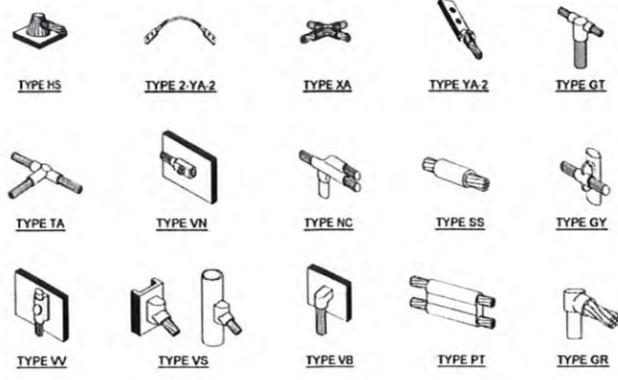
SHEET NUMBER
G-1

PRDS PROJ. NO. 3311-091912



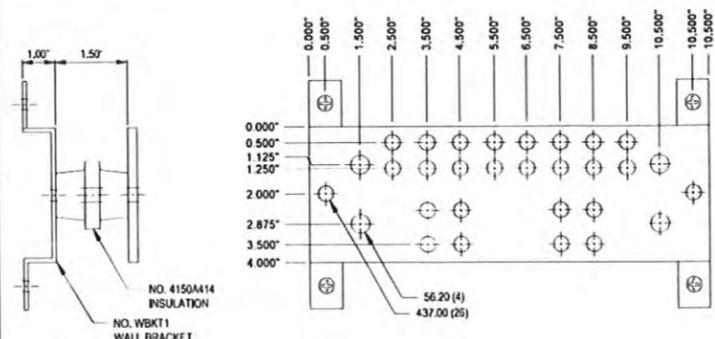
GROUNDING SCHEMATIC

SCALE N.T.S. 1



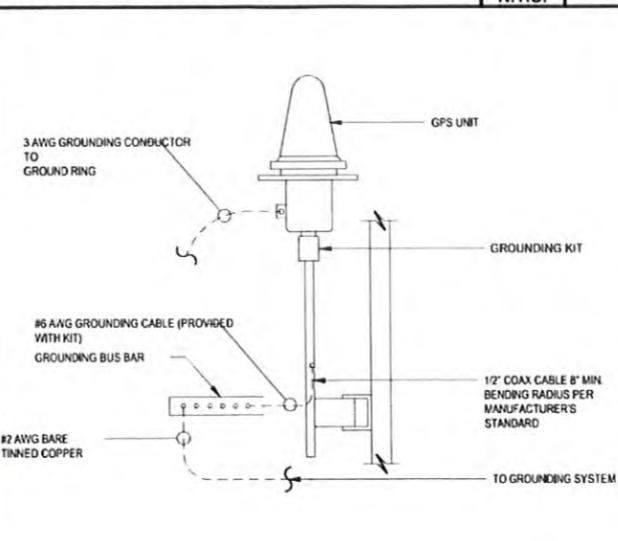
EXOTHERMIC WELDING

SCALE N.T.S. 2



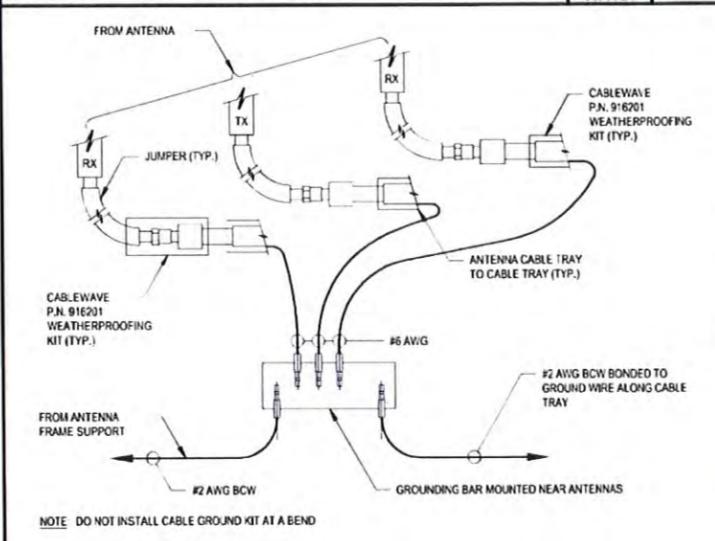
12" & 18" GROUND BAR

SCALE N.T.S. 3



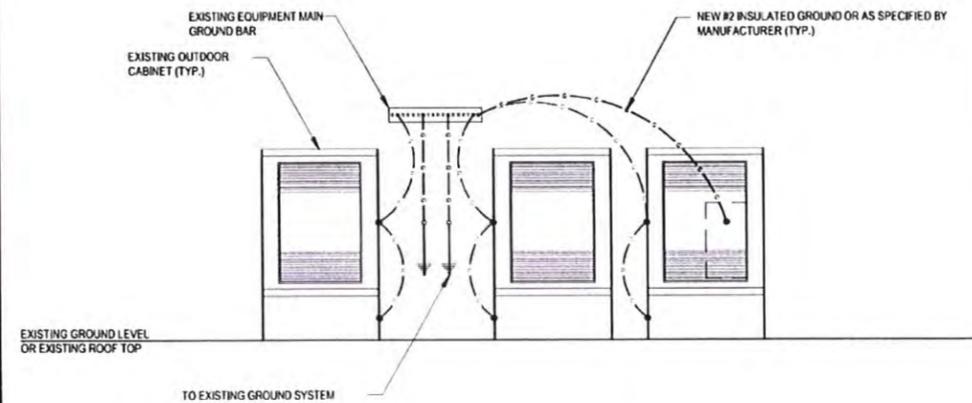
GPS ANTENNA MOUNTING

SCALE N.T.S. 4



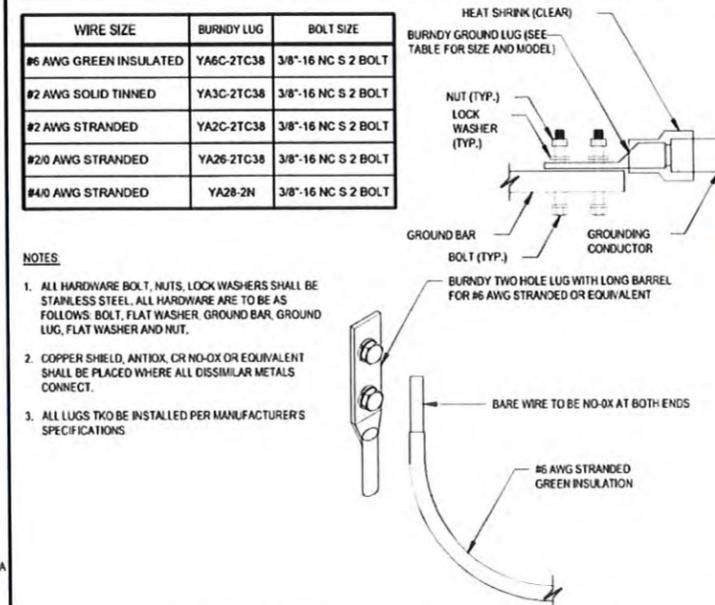
ANTENNA GROUND KIT

SCALE N.T.S. 5



ANTENNA GROUNDING

SCALE N.T.S. 6



MECHANICAL LUG CONNECTION

SCALE N.T.S. 7

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LTE ROOFTOP

SHEET TITLE
GROUNDING PLANS

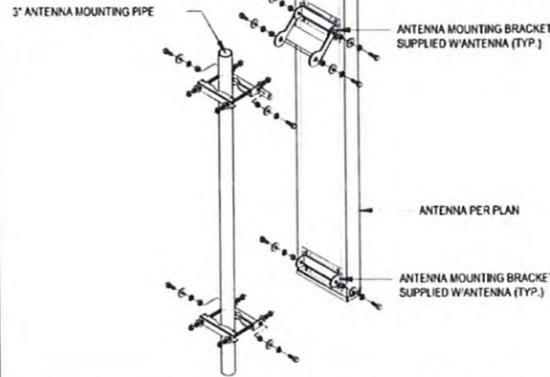
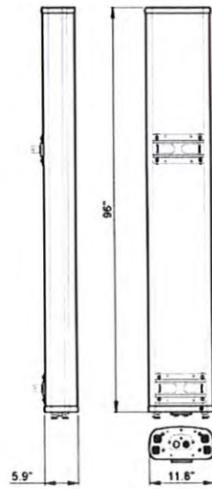
SHEET NUMBER
G-2

PRDS PROJ. NO. 3311-091912

SCALE: 1/8" = 1'-0" (SEE PLAN NOTES FOR DIMENSIONS) DATE: 01/25/13

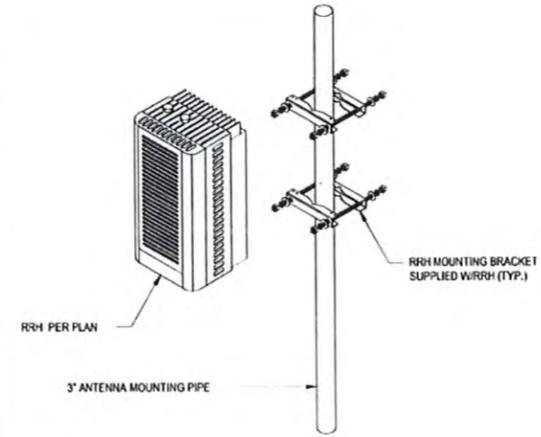
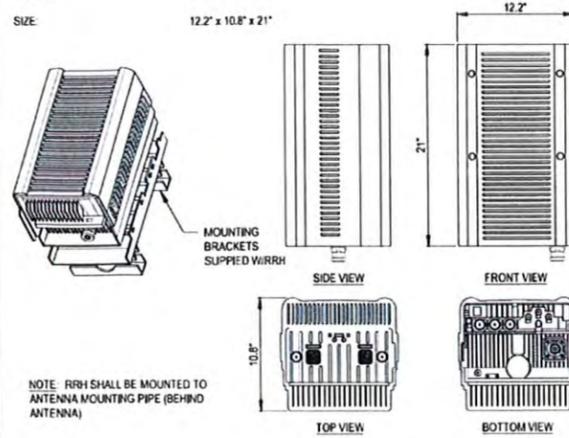
AM-X-CD-17-65-00T-RET-725MHz-09DT

RADOME MATERIAL: PVC, UV RESISTANT
 RADOME COLOR: LIGHT GRAY
 DIMENSION, H x W x D: 96" x 11.8" x 5.9"
 WEIGHT, W: 59.5 lb
 PRE-MOUNTED BRACKETS: 4 x 7/16 DIN FEMALE
 CONNECTOR: 4 x 7/16 DIN FEMALE



ALCATEL - LUCENT 9942 RRH 700

OPERATIONAL BANDWIDTH: 15.5 MHz 2 LTE CARRIERS
 WEIGHT: 51 LBS.
 SIZE: 12.2' x 10.8' x 21"



ANTENNA SPECIFICATIONS

SCALE
N.T.S.

1

ANTENNA MOUNTING

SCALE
N.T.S.

2

RRH SPECIFICATIONS

SCALE
N.T.S.

3

RRH MOUNTING

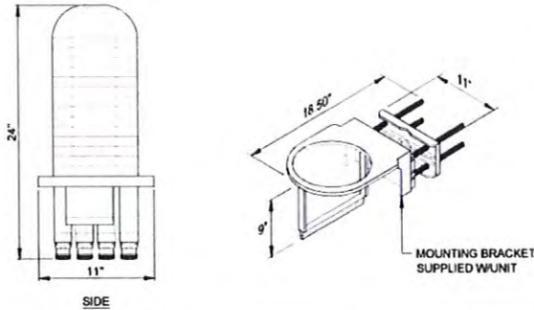
SCALE
N.T.S.

4

RAYCAP DC6-48-60-18-8F

NUMBER OF RADIOS PROTECTED
 SUPPRESSION CONNECTION METHOD
 ENVIRONMENTAL RATING
 WEIGHT

6
 COMPRESSION LUG, #2 #14 AWG COPPER,
 #2-#14 ALUMINUM
 IP 68, 7M 72 HRS
 32.8 LBS (141.45 N)



SURGE SUPPRESSOR

SCALE
N.T.S.

5

NOT USED

SCALE
N.T.S.

6

NOT USED

SCALE
N.T.S.

7

NOT USED

SCALE
N.T.S.

8

NOT USED

SCALE
N.T.S.

9

NOT USED

SCALE
N.T.S.

10

NOT USED

SCALE
N.T.S.

11

NOT USED

SCALE
N.T.S.

12



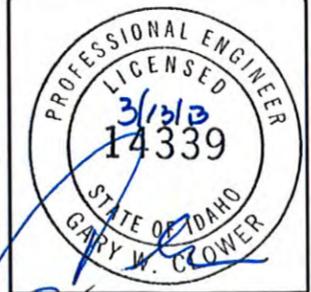
4393 RIVERBOAT ROAD, SUITE #400
 TAYLORSVILLE, UTAH 84123

GENERAL DYNAMICS
 Information Technology

960 W. LEVOY DRIVE, SUITE 250
 SALT LAKE CITY, UTAH 84123

POWDER RIVER
 Development Services LLC
 100 E. SHENANGO STREET
 SHARPSVILLE, PA 16150
 724 962 5999
 www.powderriverdev.com

REV	DATE	DESCRIPTION	BY
0	01/25/13	100% CONSTRUCTION	TLH



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 UNLESS THEY ARE ACTING UNDER THE DIRECTION
 OF A LICENSED PROFESSIONAL ENGINEER,
 TO ALTER THIS DOCUMENT

HAILEY
 IDL04214
 400 SOUTH MAIN STREET
 HAILEY, ID 83333
 LTE ROOFTOP

SHEET TITLE
DETAILS

SHEET NUMBER
RF-1

PRDS PROJ. NO. 3311-091912

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" x 36". ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED. THIS DRAWING IS THE PROPERTY OF GARY W. CROWER AND SHALL REMAIN HIS PROPERTY IN ALL FORMS AND REPRODUCTIONS. ANY USE OR REPRODUCTION OF THIS DRAWING FOR ANY OTHER PURPOSE IS STRICTLY PROHIBITED.

RADIO HEAD CONFIGURATION NOTES:

- ALL RF CABLE LENGTHS ARE WITHIN 9 FT. ON EACH OTHER ACROSS ALL SECTORS, FOR EXAMPLE, SECTOR A'S SHORTEST JUMPER IS 6 FT.; THEREFORE C'S SHORTEST JUMPER CAN BE NO MORE THAN 15' LONG.
- ALL RF CABLE JUMPERS MUST USE PRE-MADE JUMPERS WITH PRE-INSTALLED CONNECTORS ON BOTH ENDS, AS PER RF AND CTO BEST PRACTICES AND GUIDELINES. USE ONLY LDF OR LCF 12 JUMPERS FROM APPROVED RF JUMPER CABLE VENDORS (ANDREW & RFS). DO NOT USE SUPREFLEX TYPE JUMPERS.
- ENSURE PROPER WEATHERPROOFING AND TORQUE IS APPLIED TO ALL RF CONNECTIONS, AS PER ATT-002-290-041. ENSURE PROPER RF SWEEP IS PERFORMED AS PER ATT-002-290-043.
- ANY RF JUMPERS REMOVED FROM THE TOWER DURING THE IMPLEMENTATION OF THIS MOP CAN BE REUSED AT NEW CELL SITES, PROVIDED THEY ARE CONSTRUCTED WITH PRE-MADE CONNECTORS ON BOTH ENDS AND PASS SPECIFICATIONS.
- ALL FIBERS MUST BE OF THE SAME LENGTH FROM THE FIBER/DC SURGE PROTECTION BOX TO THE RRH. ANY EXCESS FIBER SHOULD BE SPOOLED IN THE FIBER/DC SURGE PROTECTION BOX.
- IMPLEMENTATION OF THIS MOP WILL BE A LTE CAPITAL PROJECT. REFER TO DRIVER NUMBER C170 FOR PRICING.

NOTES:

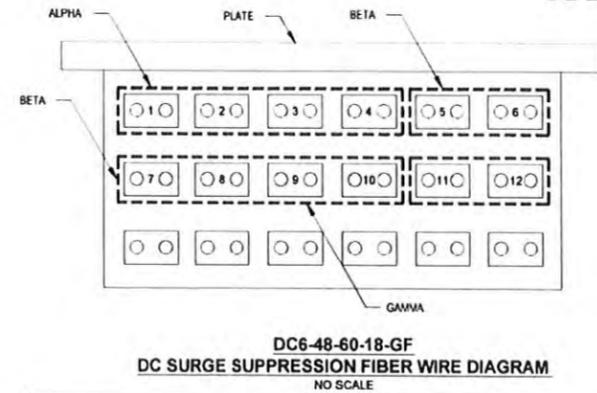
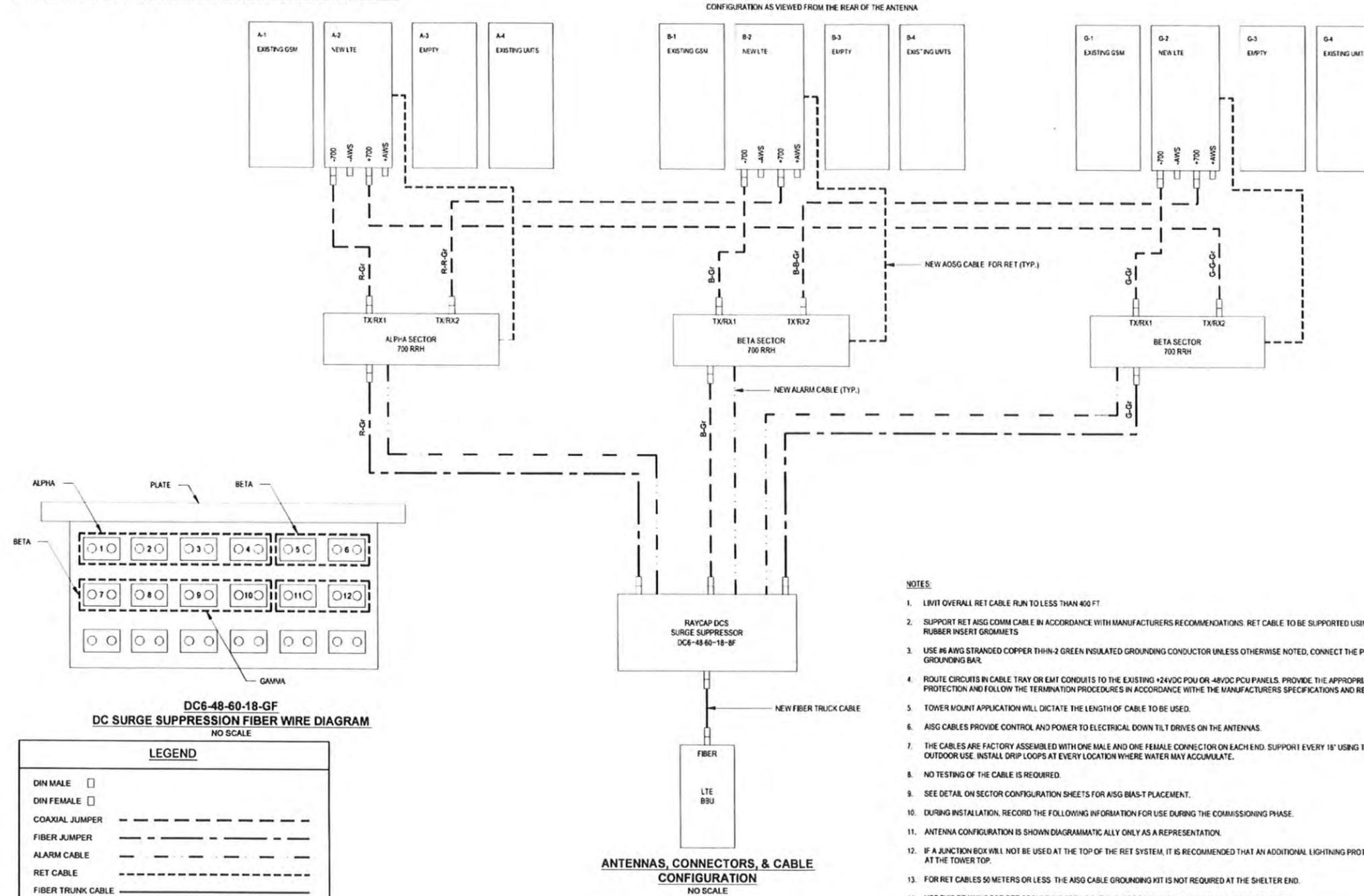
- GRAY TAPING TO BE USED FOR 700 MHZ AND PURPLE TAPING TO BE USED FOR AOWS. TAPING TO FOLLOW AT&T STANDARD.

ABBREVIATIONS:

R RED
 B BLUE
 G GREEN
 GR GRAY.

NOTES:

- FOR BOTTOM JUMPERS (FROM THE MAIN COAX TO THE BTS CONNECTOR) LONGER THAN 15' USE 7/8" COAX. FOR BOTTOM JUMPERS LESS THAN 15' USE 1/2" ECA OR EQUIVALENT.
- FABRICATE JUMPERS TO ASSURE THAT THE 90° CONNECTOR IS 56" FROM THE FLOOR ALLOWING ENOUGH SLACK TO REACH ALL BTS (DUAMCO) CONNECTIONS IF CABINET IS IN PLACE.
- MOUNT PDU IN FR RACK. ASSURE THAT THE PREFABRICATED CONDUCTORS SUPPLIED WITH THE BIAS TEE WILL REACH THE DESIGNATED TERMINATION POINTS.
- SUPPLY AND INSTALL #6 AWG GROUND TO THE TELCO RACK FROM THE MAIN GROUNDING BUS. SUPPLIED AND INSTALLED BY CONTRACTOR.



LEGEND	
DIN MALE	□
DIN FEMALE	□
COAXIAL JUMPER	-----
FIBER JUMPER	-----
ALARM CABLE	-----
RET CABLE	-----
FIBER TRUNK CABLE	-----

NOTES:

- LIMIT OVERALL RET CABLE RUN TO LESS THAN 400 FT.
- SUPPORT RET AISG COMM CABLE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. RET CABLE TO BE SUPPORTED USING 1/2" CLIPS WITH 3/8" RUBBER INSERT GROMMETS.
- USE #6 AWG STRANDED COPPER THHN-2 GREEN INSULATED GROUNDING CONDUCTOR UNLESS OTHERWISE NOTED. CONNECT THE PCU TO EXISTING TELCO RACK GROUNDING BAR.
- ROUTE CIRCUITS IN CABLE TRAY OR EMT CONDUITS TO THE EXISTING +24VDC PCU OR -48VDC PCU PANELS. PROVIDE THE APPROPRIATE SIZE OF OVERCURRENT PROTECTION AND FOLLOW THE TERMINATION PROCEDURES IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
- TOWER MOUNT APPLICATION WILL DICTATE THE LENGTH OF CABLE TO BE USED.
- AISG CABLES PROVIDE CONTROL AND POWER TO ELECTRICAL DOWN TILT DRIVES ON THE ANTENNAS.
- THE CABLES ARE FACTORY ASSEMBLED WITH ONE MALE AND ONE FEMALE CONNECTOR ON EACH END. SUPPORT EVERY 15' USING TIE WRAPS SUITABLE FOR OUTDOOR USE. INSTALL DRIP LOOPS AT EVERY LOCATION WHERE WATER MAY ACCUMULATE.
- NO TESTING OF THE CABLE IS REQUIRED.
- SEE DETAIL ON SECTOR CONFIGURATION SHEETS FOR AISG BIAS-T PLACEMENT.
- DURING INSTALLATION, RECORD THE FOLLOWING INFORMATION FOR USE DURING THE COMMISSIONING PHASE.
- ANTENNA CONFIGURATION IS SHOWN DIAGRAMMATICALLY ONLY AS A REPRESENTATION.
- IF A JUNCTION BOX WILL NOT BE USED AT THE TOP OF THE RET SYSTEM, IT IS RECOMMENDED THAT AN ADDITIONAL LIGHTNING PROTECTION UNIT BE INSTALLED AT THE TOWER TOP.
- FOR RET CABLES 50 METERS OR LESS THE AISG CABLE GROUNDING KIT IS NOT REQUIRED AT THE SHELTER END.
- USE THIS DRAWING FOR RET GROUNDING SPECIFICATIONS. SEE DRAWING G-1 FOR GENERAL REQUIREMENTS.
- ALL RET CONNECTIONS SHALL BE WEATHERPROOFED. PREFERRED METHOD OF WEATHERPROOFING SHALL BE TO HEAT SHRINK ALL RET CONNECTIONS PER ND-135 RET GUIDE LINES SECTION 3.3 AISG (RS 485) CABLE. *ALL CABLE CONNECTORS REQUIRE WEATHERPROOFING.*

4393 RIVERBOAT ROAD, SUITE #400
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724.962.5999
www.powderriverdev.com

REV	DATE	DESCRIPTION	BY
0	01/25/13	100% CONSTRUCTION	TLH

PROFESSIONAL ENGINEER
 LICENSED
 3/13/13
 14339
 STATE OF UTAH
 GARY W. CLOWER

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HAILEY
IDL04214
400 SOUTH MAIN STREET
HAILEY, ID 83333
LTE ROOFTOP

SHEET TITLE
LTE CONFIGURATION

SHEET NUMBER
RF-2

ANTENNA, CONNECTORS & CABLE CONFIGURATION

SCALE
 N.T.S. 1

PRDS PROJ. NO. 3311-091912

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 8, 2013 the Hailey Planning and Zoning Commission considered an application submitted by Powder River Development Services (PRDS) with co-applicant AT&T- New Cingular Wireless PCS, LLC (AT&T), for a Wireless Permit to replace a Wireless Permit previously obtained by Edge Wireless LLC and AT&T Mobility Corp but allowed to expire by the permit holders without its renewal and also add modifications from the previous permit based on the applicant's desire to install and operate new antennas and associated equipment at AT&T's rooftop Wireless Telecommunications Network located at Pine Street Station Condos (400 S. Main St.), within the Business (B) and Townsite Overlay (TO) Zoning Districts. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Notice

Notice for the application was published in the Idaho Mountain Express on March 20, 2013 and was sent to property owners within 300 feet on March 20, 2013 and Public Agencies on March 21, 2013.

Application

Powder River Development Services (PRDS) with co-applicant AT&T- New Cingular Wireless PCS, LLC (AT&T) submitted an application for a Wireless Permit, for operation of an existing rooftop Wireless Telecommunications Network located and operated at Pine Street Station Condos. The applicant proposes the following be permitted as part of the application: a new AT&T GPS Antenna, a New LTE 700/GSM/UMTS MHz/AWS Antenna, a new RRH Count ALU LTE – 700 MHz – 1 per sector mounted to tripod legs, and new AT&T Antennas be mounted on a new tripod—each to operate with existing equipment.

Procedural History

The existing wireless facility was installed in 2001 prior to the adoption of Article 8A which established standards for wireless facilities. Subsequently, a permit was obtained by **Edge Wireless LLC and AT&T Mobility Corp** to come into compliance, but the permit expired without being renewed. The present and new applicants now desire to obtain a new permit and to install the additional equipment noted above as part of the new permit application. Therefore, these findings address the existing facility and the proposed modifications to the facility.

Permit Granting Authority

Section 8A.6.1(a) gives the Planning Administrator permit granting authority for Wireless Permits not requiring a Conditional Use Permit, subject to final approval or denial by the Planning and Zoning Commission on its consent agenda. Such approval or denial shall specify the ordinance and standards used in evaluating the application, the reasons for the approval or denial, and the actions, if any, that the applicant could take to obtain a permit.

This project does not require a Conditional Use Permit. Therefore, in accordance with Section 8A.6.1 (a), the Planning Administrator has submitted these Findings of Fact, Conclusion of Law and Decision for the Planning and Zoning Commission to review on the Consent Agenda.

Standards of Evaluation

Section 8A of the Hailey Zoning Ordinance establishes the criteria for applications for Wireless Permits. For each applicable standard (in bold print), the Commission makes the following Findings of Fact:

On April 8, 2013 the Hailey Planning and Zoning Commission considered an application submitted by Powder River Development Services (PRDS) with co-applicant AT&T- New Cingular Wireless PCS, LLC (AT&T), for a Wireless Permit to replace a Wireless Permit allowed to expire by the permit holders without its renewal. As part of the new permit application, the Commission considered the applicant's present desire to install and operate antennas and associated equipment cabinets at AT&T's existing rooftop Wireless Telecommunications Network located at Pine Street Station Condos (400 S. Main St.) located within the Business (B) and Townsite Overlay (TO) Zoning Districts. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

8A.3 Applicability:

8A.3.1 Permits Required.

It shall be unlawful to commence construction or placement of any PWSF or WCF without having first obtained a valid written Wireless Permit pursuant to this Article, and as set forth in Section 8A.4, a Conditional Use Permit pursuant to Hailey Zoning Ordinance Article XI.

- a. **Building Permit. It shall be unlawful to commence construction on any new PWSF or WCF, or to modify, alter or add on to an existing PWSF or WCF, without having first obtained a valid written Building Permit as required under the International Building Code as adopted by Hailey Ordinance.**

It is a condition of approval that the applicant obtains a building permit from the Building Department, prior to installation of any new equipment associated with this project. To meet the Building Department requirements, the applicant must show the following when submitting for a building permit:

- Compliance with the IBC's regional requirements, which specify that the antennas need to be rated for 90 mph winds;
 - Any other pertinent requirements as set out by the Building Department.
- b. **Any Conditional Use Permit issued for a PWSF or WCF shall subscribe to procedures set forth in this Article and in Article XI of the City of Hailey Zoning Ordinance, and:**
1. **Where non-conflicting differences between this Article and Article XI exist, this Article shall be additive to and supportive of Article XI.**
 2. **Where this Article and Article XI contain conflicting provisions, the more restrictive requirements shall apply.**

No conditional use permit is required. Wireless facilities mounted to a building are accessory uses in the Business District.

8A.3.2 Pre-existing Personal Wireless Service Facilities or Wireless Communications Facilities.

- a. A PWSF or WCF for which a permit has been issued prior to the effective date of this Article shall be deemed a permitted use, subject to the conditions of that permit.**
- b. All unpermitted PWSFs or WCFs shall be brought into compliance with this Article. Unpermitted PWSFs or WCFs will be subject to abatement.**
- c. Where any unpermitted PWSF or WCF to be attached to a mount approved for another use or PWSF or WCF, the unpermitted PWSF or WCF must apply for a separate permit, even when (i) sharing a legal mount, (ii) already in operation, and/or (iii) duly licensed by the Federal Communications Commission. The issuance of permit renewals or other new permits for such facilities shall be in accordance with the provisions of this Article.**
- d. Damaged or destroyed facilities may be rebuilt and all such facilities may be replaced by facilities of the same height at the same location, provided that lattice towers are encouraged to be changed to mounts of lower visual impact.**
- e. Any carrier with at least one pre-existing PWSF or WCF in the City of Hailey that is out of compliance with the City of Hailey building and zoning requirements, prior to the adoption of this Article, shall not be eligible for any new approvals of PWSFs or WCFs by the City until each pre-existing PWSF or WCF owned by that carrier is brought into compliance with this Article.**

The original wireless facility in place was installed prior to Section 8A, Wireless Facilities' adoption. Because this request is a new application and modification to an existing and previously permitted facility, it is a requirement that both the existing facility and the proposed modifications be reviewed and brought into compliance with a new Wireless Permit.

8A.3.3 Unpermitted Facilities, Mounts or Equipment Ineligible for Co-location.

- a. No issuance of any permit under this Article shall occur for a request to co-locate, attach, or share an existing PWSF or WCF site, mount or facility, when such existing site, mount or facility is found to have one or more PWSFs or WCFs without permits and/or any structure, mount or facility is found to lack one or more building or any other permits required by the City, or is otherwise in violation of City ordinance or state or federal law.**
- b. Any application by a wireless carrier or other entity shall not be accepted by the City of Hailey if that wireless carrier has a pre-existing PWSF or WCF on, or the other entity owns or leases, a mount, rooftop or tower, on which there is any unpermitted PWSF or WCF until that PWSF or WCF is brought into compliance with this Article.**

The proposed new permit and modification is permissible, so long as the existing facility is brought into compliance with this ordinance. This application for a Wireless Permit includes a review of the existing facility and the proposed modifications.

8A.3.4 Exempt Communication Facilities.

- a. **The requirements imposed by this Article shall not apply to antennas designed to receive video programming signals from direct broadcast satellite (DBS) services, multichannel multipoint distribution providers (MMDS), or television broadcast stations (TVBS) provided that all of the following conditions are met:**
 1. **The antenna measures thirty-nine (39) inches (one meter) or less in diameter;**
 2. **A dish that measures greater than thirty-nine (39) inches in diameter (one meter) that is completely enclosed;**
 3. **The antenna is attached to a freestanding tower measuring less than twelve (12) feet in height.**
- b. **The requirements of this Ordinance shall not apply to amateur radio facilities owned and operated by a federally licensed amateur radio operator or used exclusively as non-commercial, receive only antennas. However, such facilities may not co-locate a PWSF or WCF unless a Wireless Permit is obtained under this Article.**

The facility does not meet the specifications of an exempt communication facility.

8A.3.5 Relationship to Other Ordinances. This Article shall supercede any conflicting requirements contained in the City of Hailey Zoning Ordinance Regulations regarding the siting and permitting of PWSFs or WCFs, except as otherwise specifically provided for in this Article.

8A.3.6 Jurisdiction. This Article shall apply only in the incorporated area of the City of Hailey and where adopted pursuant to the Hailey/Blaine County Area of City Impact Ordinance.

8A.4 Zoning District Regulations, General Prohibitions and Restrictions.

- a. **The placement, use or modification of any wireless communication facility at any location within the City of Hailey is subject to the provisions of this Article.**
- b. **Limited Business District, Business District, Light Industrial District, Technological Industry District, Service Commercial Industrial District, and the Airport District.**
 1. **PWSFs or WCFs attached to street poles shall be a permitted use in the aforementioned zoning districts upon issuance of a Wireless Permit in accordance with the provisions of this Article.**
 2. **All other PWSFs or WCFs, excluding freestanding towers, shall be permitted as an accessory use in the aforementioned zoning districts of Hailey upon issuance of a Wireless Permit in accordance with the provisions of this Article.**
 3. **Freestanding towers and monopoles, excluding lattice towers, shall be a conditional use within these zoning districts of Hailey upon issuance of a Wireless Permit and a Conditional Use Permit in accordance with**

this Article and Hailey Zoning Ordinance Article XI.

The existing facility is attached to the roof of Pine Street Station Condos and the proposed modification equipment will also be attached to the roof of the same building.

c. Recreational Green Belt District, Limited Residential District, General Residential District, and Transitional District.

Not applicable. The project is within the Business District.

d. Prohibitions. The following are prohibited within the City:

1. Lattice towers larger than two (2) feet by two (2) feet;

No lattice towers are proposed.

2. WCFs and PWSFs that interfere with City and public safety communication systems and/or area television or radio broadcast.

It is not anticipated that the existing facility or the proposed modifications will interfere with these communication systems.

e. Restrictions. In all zoning districts within Hailey, no guy wire or other support wires shall be used in connection with antenna, antenna array or its support structure except when used to anchor the antenna, antenna array or support structure to an existing building to which such antenna, antenna array or support structure is attached.

No guy wire or other antenna support wires are proposed.

8A.5 Location and Facility Type Standards and Priorities.

8A.5.1 Location Selection Criteria.

a. PWSFs or WCFs shall be located on a Master Development Plan as set forth in Section 8A.6.2 of this Article;

The applicant has requested and received a waiver from the Master Development Plan. For more information please see Section 8A.6.2, below.

b. Applications shall be considered based on preferred siting criteria as set forth below in order of priority:

- 1. City owned property due to the City's ability to control and monitor Ordinance compliance;**
- 2. Public Safety Communication Center;**
- 3. Co-location on existing buildings, structures, and towers in the zoning districts set forth in Section 8A.4.b above. In presenting another site, the applicant shall have the burden of proving that there are no such feasible existing structures upon which to locate;**

This application proposes to modify the existing rooftop facility and establish a new permit to include the entire facility.

- 4. Street poles;**

5. Existing buildings and structures, excluding freestanding towers and monopoles, located on residentially zoned land, as set forth in Section 8A.4.c above;
6. In areas where the existing topography, vegetation, buildings and other structures provide the greatest amount of screening;
7. Other locations consistent with the provisions of this Ordinance;
8. Location of PWSFs or WCFs within floodplain areas, wetlands, hillside areas above twenty five percent (25%) slope, avalanche prone areas, areas where the FAA requires lighting on the facility, and areas for which the FCC requires an Environmental Assessment under the National Environmental Policy Act (NEPA) are to be avoided.

8A.5.2 Co-Location Requirement. Co-location is considered to be the least intrusive and visually unobtrusive installation method because the equipment is attached to an existing structure. No new tower shall be permitted unless the applicant demonstrates a good faith effort to co-locate on an existing facility including good faith efforts to negotiate lease rights, and there is no reasonable alternative location, site, or design. The applicant shall submit clear and convincing evidence that:

- a. No suitable existing towers or structures are located within the City or immediate geographic area;
- b. Existing towers or structures are not sufficiently designed to meet the applicant's master development plan;
- c. Existing towers or structures do not have sufficient structural strength to support the applicant's proposed antenna and related equipment;
- d. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna;
- e. The fees, costs, or contractual provisions required by the owner of the proposed co-location site in order to share an existing tower or structure or to adapt an existing tower or structure for share are prohibitive;
- f. Costs exceeding new tower development and construction are presumed (rebuttably) to be prohibitive;
- g. No other reasonable alternative exists to the applicant's proposed PWSF or WCF;
- h. In the case of Public Safety Communication Equipment, existing towers or structures do not satisfy requirements for public safety communication accreditation.

In addition, no new tower shall be permitted unless the applicant provides a written statement to the City that the applicant shall make a good faith effort to allow other wireless carriers to co-locate antennas on the proposed tower where technically and economically feasible. This provision shall not apply to lattice towers.

The applicant proposes to obtain a new permit for the existing facility and also include the modifications requested to the existing facility in the new permit. The existing facility does not have an existing or proposed freestanding tower. Therefore, co-location requirements are not

applicable.

8A.6 Application and Hearing Procedures.

8A.6.1 Permit Granting Authority.

- a. The Hailey Planning Administrator shall be the granting authority for Wireless Permits not requiring a Conditional Use Permit, subject to final approval or denial by the Planning and Zoning Commission on its consent agenda. Such approval or denial shall specify the ordinance and standards used in evaluating the application; the reasons for the approval or denial; and the actions, if any, that the applicant could take to obtain a permit. An applicant who is denied or aggrieved by a decision may appeal such decision as set forth in Section 8A.15.1 of this Article. The Planning Administrator may attach reasonable conditions to the approval of an application including, but not limited to, those that will minimize adverse impact on adjacent properties or public ways, and/or assure the PWSF or WCF is constructed and/or maintained in accordance with this Article and the Hailey Zoning Ordinance.**

This project does not require a Conditional Use Permit. Therefore, in accordance with this standard, the Planning Administrator has submitted these Findings of Fact, Conclusion of Law and Decision for the Planning and Zoning Commission to review on the Consent Agenda.

- b. The Planning Administrator shall also have the authority to approve or deny all PWSF or WCF Master Development Plans.**

A request has been received and approved for a waiver to the Master Development Plan requirements. Please see Section 8A.6.2, below for further details.

- c. The Commission shall have the authority to approve or deny all Conditional Use Permit applications for PWSFs or WCFs, which shall be jointly processed with Wireless Permit applications in accordance with the procedures for Conditional Use Permits set forth in the Hailey Zoning Ordinance Article XI.**

Not applicable. No Conditional Use Permit is required.

- d. Prior to issuance of any Wireless Permit for a facility to be located on a street pole, or otherwise within the public right-of-way, an encroachment permit or right-of-way use agreement must be obtained by the applicant for the PWSF or WCF from the City and/or, where applicable, the Idaho Transportation Department (ITD). Any PWSF or WCF to be otherwise located on City owned property shall also enter into a lease agreement with the City subject to authorization by the City Council.**

Not applicable.

8A.6.2 Master Development Plan.

- b. The Planning Administrator may waive the processing of a Master Development Plan if the applicant demonstrates by clear and convincing evidence that a network of PWSFs or WCFs will not be required of the**

owner/operator of the proposed PWSF or WCF.

In a previous application for a Wireless Permit at the same site and wireless facility, the applicant submitted a written statement from Black and Veatch Corporation stating AT&T has no plans for constructing any new facilities within the City of Hailey. Based on this information and the fact the present application is a new application seeking to continue what has previously been operated on the site with a few modifications (addressed in this report), the Master Development Plan was administratively waived.

8A.6.5 Permit Form, Annual Reports, and Renewal.

- a. Upon approval, the City shall issue the applicant a Wireless Permit in written form stating the exact PWSF or WCF approved and the conditions, if any, of said permit.**

Issuing these findings of fact, conclusions of law and decision to the applicant shall satisfy the requirements of this condition.

- b. As a condition of each Wireless Permit, the applicant shall file with the City on each anniversary date of the issuance of the permit an Annual Report containing the following information:**
- 1. Name of permittee, landowner;**
 - 2. Any co-location added to the site or removed from the site within the preceding year;**
 - 3. Any modifications to the site in the preceding year, including change of ownership;**
 - 4. Updated list of hazardous substances as set forth in Section 8A.6.3.3.o.5 of this Article together with a plan of the site showing the exact location of each such substance and means of access in case of an emergency;**
 - 5. Date of the last physical inspection of the site by the permittee and any carrier on the site;**
 - 6. The name and telephone number of contact person in case of emergency at the site and for any required maintenance of the site.**
 - 7. Annual renewal fee as set by City Ordinance.**

This requirement has been included as a condition of approval.

- c. The permit shall be automatically renewed annually upon the filing of an annual report and renewal fee as set by City Ordinance. Failure to file an Annual Report shall result in the expiration of the Wireless Permit. Expiration occurs one year after the due date of the Annual Report. A new application, together with all applicable fees, shall be required to reinstate the permit.**

The applicant is aware of this requirement based on the present application, and is hereby notified of it for the future.

- d. Where an application is also required as set forth in this Article, the City shall issue the applicant a Conditional Use Permit in written form stating the exact PWSF or WCF and the conditions of said permit. Such permit shall be**

subject to the terms and conditions set forth in Hailey Zoning Ordinance Article XI, as well as any supplementary conditions set forth in this Article.

Not applicable.

8A.7 Standards and Criteria.

8A.7.1 Applicability.

The standards identified in the subsections below shall apply to all Wireless Permits and all PWSFs or WCFs constructed or located in the City, unless otherwise herein specified. Such standards shall also be considered in the issuance of a Conditional Use Permit pursuant to this Article and Hailey Zoning Ordinance Article XI. The applicant for a Wireless Permit has the burden of demonstrating compliance with these standards.

8A.7.2 Height.

PWSFs or WCFs shall not exceed forty (40) feet AGL or the maximum permissible height of the zoning district where it is sited, whichever is lower, with the exception of facade and roof-attached PWSFs or WCFs or Public Safety Communication Equipment as described below:

- b. Roof attached PWSFs or WCFs shall not exceed five (5) feet above the highest portion of the roof membrane, or continuous parapet wall. The antenna and support system for whip antennas shall not exceed ten (10) feet above the highest portion of that roof, including parapet walls.**

This standard is met. The proposed antennas do not exceed ten feet in height from the roof surface and shall not exceed 10 feet in height from the roof surface. The exception for roof-attached PWSF's allows for PWSF height to be above the maximum permissible height of the Business Zoning District.

Facade attached PWSFs or WCFs shall not exceed five (5) feet above the facade to which it is attached.

Not applicable.

- c. If the height of the building is in excess of the maximum height allowed within the zone and was legally established, then the combined height of the building and antenna shall not exceed the maximum height allowed by such approval, unless determined to be suitably camouflaged.**

The height of the building is 38'. The exception for roof-attached PWSF's allows for PWSF height to be above the maximum permissible height of the Business Zoning District.

- d. Street pole attached PWSFs or WCFs may only extend six (6) feet above the existing street pole. A maximum extension of ten (10) feet from the top of the street pole, may be permitted pursuant to standards provided in Section 8A.7.9 of this Ordinance, if a utility disturbance can be clearly demonstrated.**

Not applicable.

- e. **Public Safety Communication Equipment located on the same property as a Public Safety Communication Center the height of the support structure may be allowed a maximum of seventy five feet (75') AGL.**

Not applicable.

8A.7.3 Setbacks.

All PWSFs or WCFs, except those mounted on street poles, shall comply with the building setback provisions of the zoning district in which the PWSF or WCF is located or the requirements of this subsection, whichever is greater. At a minimum, the following setbacks shall be observed:

- a. **Street Pole Attached. No setback when constructed within the public right-of-way and under the provisions of Section 8A.7.9 of this Article;**

Not applicable.

- b. **Facade Attached. The maximum projection shall be eighteen (18) inches. The location of a PWSF or WCF on the wall of a legal non-conforming structure is permitted. However, the PWSF or WCF shall not be located on an exterior wall in a manner that will increase the degree of nonconformity. Additional standards for antennas attached to the facade of structures are listed in Section 8A.7.9 of this Article;**

Not applicable.

- c. **Freestanding Tower. Setbacks shall be measured from the base of the tower to the property line of the parcel on which it is located. Towers shall be set back from all property lines one hundred percent (100%) of the height of the tower as measured from the base of the tower to the highest point of the tower including antennas;**

Not applicable.

- d. **Equipment enclosure. Underground vaults or above ground structures shall comply with all setback and other requirements of the underlying zoning district in which the real property is located;**

Not applicable.

- e. **No freestanding PWSFs or WCFs or equipment enclosures shall be located between the face of a structure and a public street, bikeway, park or residential development, except for approved facade-attached PWSFs or WCFs located on existing or new permitted structures in accordance with this Article.**

Not applicable.

8A.7.4 Design Standards.

The following design criteria shall be met by each application for Wireless Permit approval.

- a. **Architectural Compatibility.**

- 1. **All facilities shall be designed to minimize the visual impact to the**

greatest extent feasible, considering technological requirements, by means of placement, screening and camouflage to be compatible with existing architectural elements and building materials and other site characteristics. The applicant shall use the smallest and least visible antennas possible, as well as the smallest possible equipment enclosure.

The new antennas will be visible and it is a condition of approval that the new antennas be located closer to the center of the roof, if feasible. If the applicant believes that this condition is unfeasible, a written statement shall be submitted to the Community Development Department stating the reasons why it is not.

- 2. Equipment enclosures of PWSFs or WCFs shall be placed in underground vaults or within buildings where possible. All other equipment enclosures shall be designed consistent with the requirements of this Article. The equipment enclosure shall be constructed so as to minimize its visual impact. Landscape planting shall be installed and maintained to completely obscure the visibility of the equipment enclosure from the developed street and adjacent properties. Sight distance clearance shall be maintained for the equipment enclosure and associated landscape pursuant to the requirements of this Article and other applicable Ordinances and standards of the City. Any above ground equipment enclosure greater than 90 cubic feet in size shall be subject to Design Review pursuant to Article VI-A of this Ordinance.**

All equipment enclosures are stored within the building.

b. Landscaping or Screening Standards.

- 1. Support structures and equipment enclosures shall be installed so as to maintain and blend with existing landscaping on-site, including trees, foliage and shrubs, whether or not utilized for screening;**

No landscaping exists or is proposed. The facility is a rooftop facility located at Pine Street Station Condos. The support structures are small in size and are no taller than the antennas themselves. All equipment enclosures are stored within the building and are not visible.

- 2. Additional landscaping and screening shall be installed to visually screen the above ground equipment enclosures. Landscaping and screening shall consist of a combination of trees, foliage and shrubs of dense spacing in one of the following designs:**
 - (i) A screening wall or fence and a five (5) foot wide landscape planter located in front of the wall or fence;**
 - (ii) A ten (10) foot wide landscape planter; or**
 - (iii) Any combination of existing vegetation, topography, decorative walls/fences or other features instead of landscaping, if they achieve the same degree of screening as the required landscaping described above.**

Not applicable. All equipment enclosures are located within the building.

3. **No PWSF or WCF shall be at a height greater than ten (10) feet above the average height of the existing, mature trees located on site.**

Not applicable because there is no existing vegetation on-site.

4. **Where mature trees or landscaping does not exist, the appropriateness of siting support structures and equipment enclosures shall be determined by considering the context of the surrounding topography, buildings or other vertical structures.**

No landscaping exists. Due to the height of the building and antennas, the visibility of the antennas will be limited to site distances farther away from the building. Other existing vertical structures on the building's roof include a satellite dish and HVAC units.

c. Color and Materials Standards.

1. **PWSFs or WCFs located on buildings, walls, or roofs, or structures shall be painted or constructed of materials to match the color of the structure directly behind them to reduce the visibility of the PWSF or WCF.**

The portion of the equipment that is visible does not have a structure directly behind it. Pine Street Station Condos has a building height taller than surrounding buildings. It is a condition of approval that the existing and proposed equipment be painted a nonreflective light grey.

2. **To the extent any PWSFs or WCFs extend above the height of the vegetation immediately surrounding it, they shall be painted in a nonreflective light gray, light blue or other hue, which blends with the skyline and horizon.**

There is no vegetation immediately surrounding the rooftop of Pine Street Station Condos. It is a condition of approval that the existing and proposed equipment be painted a non-reflective light grey.

d. Facility Lighting and Signage Standards.

1. **Facility lighting shall be designed so as to meet but not exceed minimum requirements for security, safety and/or FAA regulations. Lighting of antennas or support structures shall be prohibited unless required by the FAA and no other alternatives are available.**

The FAA does not require notification of wireless facility construction or alteration for antennas less than 20 feet in height. Therefore, no lighting has been deemed necessary by the FAA. It is a condition of approval that lighting any part of the wireless facility shall be prohibited.

2. **Signs shall be limited to those needed to identify the telephone number(s) to contact in an emergency, public safety warnings, certifications or other required seals. These signs shall also comply with the requirements of the City's sign regulations.**

No signs are proposed or required.

3. **All facility lighting shall comply with the standards as set forth in**

Article VIII B of this Ordinance.

It is a condition of approval that all lighting comply with Article VIII B of the

8A.7.5 Parking Standards.

- a. If the freestanding PWSF or WCF is fully automated, one off-street parking space shall be provided for maintenance workers.**

The PWSF facility is fully automated (unmanned) and so only one off-street parking space is required for maintenance workers.

8A.7.6 Access Standards.

In addition to ingress and egress requirements of the International Building Code and the International Fire Code, access to and from PWSFs or WCFs, and equipment shall be regulated as follows:

- a. No PWSF or WCF or equipment shall be located in a required parking, maneuvering or vehicle/pedestrian circulation area such that it interferes with, or in any way impairs, the intent or functionality of the original design.**

The PWSF facility and all associated equipment is located on the roof of Pine Street Station Condos, so this requirement is satisfied.

- b. The PWSF or WCF shall be secured from access by the general public but access for emergency services must be ensured. Access roads shall comply with Fire Department and other City standards for emergency vehicular access.**

The PWSF facility and all associated equipment is located on the roof of Pine Street Station Condos, so this requirement is satisfied. Emergency Services do have access to the roof area, but it is not for the general public.

8A.7.7 Scenic Landscapes and Vistas Standards.

- a. Freestanding PWSFs or WCFs shall not be located within open areas that are visible from public roads, recreational areas, or residential development. As specified in Subsection 8A.7.4.a.1 above, PWSFs or WCFs shall be installed to blend with existing landscaping and structures.**

Not applicable. The PWSF tied to this application is a roof-mounted facility.

- b. Any PWSF or WCF that is located within three hundred (300) feet of a scenic vista, scenic landscape or scenic road as designated by the City, in addition to height regulations specified in Section 8A.7.2 above, shall not exceed the height of vegetation at the proposed location. If the facility is located further than three hundred (300) feet from the scenic vista, scenic landscape, or scenic road, said Section 8A.7.2 shall apply exclusively.**

Not applicable. The roof-mounted facility is not located within 300 feet of a scenic vista, scenic landscape, or scenic road as designated by the above Zoning Ordinance Section.

8A.7.8 Environmental Standards.

- a. PWSFs or WCFs shall not be located in floodways and wetlands. PWSFs or**

WCFs shall also be avoided whenever possible in floodplains and disturbance to floodplain areas shall be minimized.

The facility is not located within the floodplain or wetlands.

b. PWSFs or WCFs shall not be located in riparian setbacks along watercourses.

The facility is not located in any riparian setbacks.

c. PWSFs or WCFs shall avoid locating in avalanche prone areas, as determined by site-specific studies on a case-by-case basis as part of the PWSF or WCF approval process. Evidence shall be submitted to demonstrate that no location outside an avalanche prone area can accommodate the applicant's proposed antenna as specified in the co-location requirement section above, Section 8A.5.2. PWSFs or WCFs located within avalanche prone areas shall provide proof of FCC acceptance of the proposed location.

The facility is not located within an avalanche prone area, situated as it is adjacent to Main St. away from the surrounding hills.

d. No hazardous waste shall be discharged on the site of any PWSF or WCF. If any hazardous materials are to be used on-site, there shall be provisions for full containment of such materials. An enclosed containment area shall be provided with a sealed floor, designed to contain at least one hundred ten per cent (110%) of the volume of the hazardous materials stored or used on-site.

Hazardous waste shall not be discharged, stored, or used on-site.

e. Storm water run-off shall be contained on-site.

Not applicable. Storm water run-off would be contained by the building facilities not by a roof mounted PWSF facility.

f. PWSFs or WCFs locating within the floodplain shall comply with the additional placement standards set forth in the Hailey Floodplain Ordinance and provide written proof of FCC acceptance of the proposed location.

The facility is not located within a floodplain.

g. Above ground equipment for PWSFs or WCFs, exclusive of roof and facade attached PWSFs or WCFs, shall not generate noise in excess of fifty (50) decibels (db) at the property line.

Not applicable. The facility is roof attached.

h. Roof or facade attached equipment for PWSFs or WCFs shall not generate noise in excess of fifty (50) db at ground level at the base of the structure closest to the antenna.

It shall be a condition of approval that this requirement is satisfied.

- i. The noise standards of this Article require measurements by a qualified acoustical engineer.**

Upon installation of new antennas, it is a condition of approval that a qualified acoustical engineer submit a statement showing that requirement (h) above is in compliance.

8A.8 Safety Requirements. Stopped Here

- b. Federal Requirements. All PWSFs or WCFs shall meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, the owners of the PWSFs or WCFs governed by this Article shall bring such PWSFs or WCFs into compliance with the revised standards and regulations. Failure to bring PWSFs or WCFs into compliance with such revised standards and regulations shall constitute grounds for revocation of the Wireless Permit and removal of the PWSF or WCF at the owners' expense.**

The project does not require FAA approval. In previous applications, applicant for Wireless site filed a Radio Station Authorization report with the FCC. A copy of those applications are on file with the City. It is a condition of approval that the existing facility and proposed modification shall meet or exceed the current standards and regulations of the FCC and any other agency of the federal government with the authority to regulate antennas. A copy of the approved Radio Station Authorization application from the FCC shall be filed with the City, prior to obtaining a building permit.

- c. Antenna Support Structure Safety. The applicant shall demonstrate that the proposed antenna and support structure are safe and the surrounding areas shall not be negatively affected by support structure failure, falling ice or other debris or interference. All support structures shall be fitted with anti-climbing devices, as approved by the manufacturers.**

The safety of the proposed structure will be evaluated by the Building Department during the building plan review. Due to roof access limitations and the proposed height of the antennas, it is not necessary to fit the structures with anti-climbing devices.

8A.9 Maintenance Requirements.

- a. Each permittee shall maintain its PWSF or WCF in a good and safe condition, preserving the original appearance and concealment, disguise or screening elements incorporated into the design at the time of approval and in a manner which complies with all applicable federal, state and local requirements. Such maintenance shall include, but not be limited to, such items as painting, repair of equipment and maintenance of landscaping. If the permittee fails to maintain the facility, the City may undertake the maintenance at the expense of the permittee or terminate the permit, at its sole option.**

It is a condition of approval that the facility be maintained in accordance with the maintenance requirements herein.

- b. To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in**

applicable City building codes and the applicable standards for towers that are published by the EIA, as amended from time to time. If, upon inspection, the City concludes that the tower fails to comply with such codes or standards and constitutes a danger to person or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards. Failure to bring such tower into compliance within said thirty (30) days constitutes grounds for revocation of the Wireless Permit and removal of the PWSF or WCF at the owner's expense.

The applicant is hereby notified of this standard.

8A.10 Modification of PWSFs or WCFs

- a. New Permit. Any proposed change or addition to any PWSF or WCF shall require the issuance of a new Wireless Permit, pursuant to the requirements of this Ordinance. This provision shall not apply to routine maintenance of a PWSF or WCF, to the replacement of any portion of the PWSF or WCF with identical equipment, or to a change in ownership.**

This Wireless Permit satisfies this requirement.

- b. Facility Upgrade. At the time of modification or upgrade of facilities, existing equipment shall be replaced with equipment of equal or greater technical capacity and reduced in size so as to reduce visual impact.**

The requirement is satisfied. However, the new antennas will be a little taller, but remain under the 10' tall limitation.

- c. Existing Uses. Any PWSF or WCF lawfully existing on the effective date of this Article shall be allowed to continue operation as it presently exists, subject to Section 8A.3.2 of this Article. Routine maintenance and repair shall be permitted. However, any construction involving the replacement of support structure apparatus, antennas or any exterior alteration of the PWSF or WCF, or any component thereof, shall comply with all the requirements of this Ordinance. Emergency service PWSFs or WCFs may obtain a waiver from the Commission in order to preserve the public health and safety. In order to receive a waiver, the Commission must determine that the modifications cannot comply with this Article without an extreme burden to the citizens of Hailey. The waiver shall be noticed by the Commission under the public hearing notice requirements identified in Section 8A.6.4.d of this Article.**

The proposed modifications require a new permit, which is satisfied by the present application and permit process.

8A.11 Abandonment or Discontinuation of Use.

- a. Construction or activation of a PWSF or WCF shall commence within ninety (90) days of approval of the Wireless Permit or the permit shall be null and void ab initio. Due to weather conditions or other extenuating circumstances beyond the control of the applicant, an additional ninety (90) day extension**

may be granted by the approving body as accepted by said approval body. Requests and approvals of extensions shall be made in writing and prior to the expiration of the time period sought to be extended.

- b. At such time that a licensed carrier plans to abandon or discontinue operation of a PWSF or WCF, such carrier shall notify the City by certified U.S. Mail of the proposed date of abandonment or discontinuation of operations. Such notice shall be given no less than thirty (30) days prior to abandonment or discontinuation of operations. In the event that a licensed carrier fails to give such notice, the PWSF or WCF shall be considered abandoned upon such discontinuation of operations.**
- c. Upon abandonment or discontinuation of use, the carrier shall physically remove the PWSF or WCF within ninety (90) days from the date of abandonment or discontinuation of use. "Physically remove" shall include, but not be limited, to:
 - 1. Removal of antennas, support structures, equipment enclosures and security barriers from the subject property;**
 - 2. Proper disposal of the waste materials from the site in accordance with local and state solid waste disposal regulations;**
 - 3. Restoring the location of the PWSF or WCF to its natural condition, except that any landscaping and grading shall remain in the after-condition. Minor modification for integration with other landscaping or site design will be permitted and approved by staff.****
- d. If a carrier fails to remove a PWSF or WCF in accordance with this section, the City may cause the facility to be removed and the owner of the land where the facility is located shall pay all expenses of removal.**
- e. In the event that more than one provider is using the PWSF or WCF, the PWSF or WCF shall not be considered abandoned until all such users cease using the structure as provided in this Article.**

The applicant is hereby notified of these standards.

CONCLUSIONS OF LAW, AND DECISION

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

1. That adequate notice, pursuant to Zoning Ordinance No. 532, Section 8A.6, was given.
2. That the project is in accordance with the Hailey Comprehensive Plan.
3. That the project does not jeopardize the health, safety, or welfare of the public.
4. That upon compliance with the conditions set forth, the project conforms to the required specifications outlined in the Design Standards adopted by the City of Hailey.
5. That 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.
6. That the project shall receive Wireless Permit approval subject to the following conditions:

- a. A building permit shall be obtained from the Building Department, prior to the installation of any new equipment associated with this project.
- b. The project shall meet all applicable Fire and Building Department requirements.
- c. An annual report shall be filed by the applicant with the Planning Department, prior to April 8th of each year.
- d. All existing and proposed equipment shall be painted a non-reflective light grey.
- e. Lighting any part of the wireless facility shall be prohibited.
- f. The existing and proposed portions of the facility shall not generate noise in excess of fifty (50) db at ground level at the base of the structure closest to the antenna. Verification that noise does not exceed this standard shall be submitted to the Planning Department by a qualified acoustical engineer.
- g. The existing facility and the proposed modifications shall meet or exceed the current standards and regulations of the FCC and any other agency of the federal government with the authority to regulate antennas. A copy of the approved Radio Station Authorization application from the FCC shall be filed with the City, prior to obtaining a building permit.
- h. Antennas shall not exceed 10 feet in height from the roof surface.
- i. The facility and all applicable structures shall be maintained in accordance with Section 8A.9 of the Hailey Zoning Ordinance.
- j. The new antennas shall be located closer to the center of the roof, if feasible. If the applicant believes that this condition is unfeasible, a written statement shall be submitted to the Planning Department describing the reasons why it is not feasible.

Signed this _____ day of _____, 2013.

Geoffrey Moore, Chair,
Hailey Planning and Zoning Commission

Attest:

Bart Bingham, Principal Planner