

**AGENDA**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, February 9<sup>th</sup>, 2015**  
**Hailey City Hall**  
**5:00 p.m.**

**Call to Order**

**Public Comment** for items not on the agenda

**Consent Agenda**

[CA 1](#) Motion to approve minutes of January 12<sup>th</sup>, 2014

[CA 2](#) Motion to approve Findings of Fact and Conclusions of Law for a Design Review Exemption application by Blue Sky Inc., represented by Earth & Structure LLC, for the addition of a garage door to an existing hangar, to located at 1310 Airport Circle 05 (Tax Lot 7902), within the Airport (A) Zoning District.

[CA 2](#) Motion to approve Findings of Fact and Conclusions of Law for a Design Review Exemption application by Christopher Roebuck for Design Review of a garage addition to an existing accessory structure, to be located at Hailey Townsite, Lots ½ of 8, 9, and 10 of Block 52 (15 East Galena Street), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

**New Business and Public Hearings**

**Old Business**

**Commission Reports and Discussion**

**Staff Reports and Discussion**

SR 1 Discussion of current building activity and upcoming projects  
*(no documents)*

SR 2 Discussion of the next Planning and Zoning meeting: Monday, March 9<sup>th</sup>, 2015  
*(no documents)*

**Adjourn**

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

**P&Z MINUTES**  
**1-12-2015**

**MINUTES OF THE  
HAILEY PLANNING & ZONING COMMISSION  
Monday, January 12<sup>th</sup>, 2015  
Hailey City Hall  
5:30 p.m.**

**Present: Janet Fugate, Dan Smith, Owen Scanlon, Regina Korby**  
**Absent: None**  
**Staff: Lisa Horowitz, Kristine Hilt**

*Call to Order*

**5:30:33 PM** Janet Fugate called the meeting to order and moved to amend the agenda in order to address establishment of officers. Owen Scanlon seconded and the motion carried. Owen Scanlon motioned to appoint Janet Fugate as Chair and Regina Korby as Vice-Chair. Dan Smith seconded, there was no discussion on the issue and all voted in favor.

*Public Comment for items not on the agenda*

**5:30:52 PM** Geoffrey Moore stood and asked the Commission to pull CA 4 for public comment.

*Consent Agenda*

CA 1        *Motion to approve minutes of December 8<sup>th</sup>, 2014*

CA 2        *Motion to approve Findings of Fact and Conclusions of Law for a Design Review application by Hailey Ice Inc., represented by Michael Bulls of Ruscitto/Latham/Blanton, for Design Review of a newly constructed indoor ice rink to be located within the Hailey Townsite, Lots 22-24 of Block 126, Lots 10-12 and 20-22 of Block 127, Lots 13-17 of Block 135 and all Lots within Block 134 (771 Main Street South), within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts.*

CA 3        *Motion to approve Findings of Fact and Conclusions of Law for a Design Review Exemption application by Red Star LLC, represented by Brett Barsotti, for the conversion of a garage door to windows on an existing structure, located at 618 Main Street South (Lots 19/20, Block 4, Hailey Townsite) within the Business (B) and Townsite Overlay (TO) Districts.*

**5:32:19 PM** Owen Scanlon moved to approve the Consent Agenda items 1, 2 and 3. Regina Korby seconded and the motion passed unanimously.

CA 4        *Motion to approve Findings of Fact and Conclusions of Law for a Design Review (exemption) application by Christopher Roebuck for Design Review of a garage addition to an existing accessory structure, to be located at Hailey Townsite, Lots ½ of 8, 9, and 10 of Block 52 (15 East Galena Street), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.*

*\*Staff has determined that project is exempt from Design Review. See attached staff memo.*

**5:32:45 PM** Owen Scanlon moved to pull CA 4 and inquired about the drawings for the project. Chris Roebuck, owner and applicant, introduced the project to the Commissioners and summarized the proposed changes. Owen Scanlon inquired about the proposed height of the finished structure. Chris Roebuck added details about the pictures and plans presented to the Commissioners. Lisa Horowitz explained the recommendation for Design Review Exemption from staff. Lisa cited City code for interpretation. **5:40:29 PM** Discussion continued between the Commission, staff and applicant about the interpretation of the code and the proposed changes to the existing accessory structure. **5:41:22 PM** Discussion included the need for clarification in the Code and the intent of Design Review guidelines and requirements. **5:43:21 PM** Chair Fugate called for public comment. Geoffrey Moore voiced concerns about the uses of the addition of the building. He also noted that the proposed addition exceeded the allowed square footage for design review

exemptions. [5:46:27 PM](#) Lisa Horowitz added that there were no intentions on the plans to use the addition as an accessory dwelling structure. [5:49:15 PM](#) Kristine Hilt added that home occupations are permitted in General Residential Zones. Geoffrey Moore added that home occupations are only permitted in the primary living structure. The Commission discussed interpretation of home occupations. [5:52:03 PM](#) Discussion included code interpretation, amending the language of the findings of fact, and intent of the code. The Commission asked Geoffrey Moore about his location in relation to the proposed structure. Geoffrey Moore voiced additional concerns about the impact on the whole community. [5:57:45 PM](#) Chair Fugate called the discussion back to the Commission. Discussion included conditions of approval and amendments to existing findings of fact. [6:03:40 PM](#) **Owen Scanlon moved to approve CA 4 with the requirement that the occupancy shall always meet the requirements of the General Residential (GR) Zoning and that the findings of fact be amended to reflect the condition of approval. Dan Smith seconded and the motion passed unanimously.**

### *New Business and Public Hearings*

~~*NB 1 — Consideration of a Design Review application by Christopher Roebuck for Design Review of a garage addition to an existing accessory structure, to be located at Hailey Townsite, Lots ½ of 8, 9, and 10 of Block 52 (15 East Galena Street), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.*~~

### *Old Business*

### *Commission Reports and Discussion*

### *Staff Reports and Discussion*

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

[6:05:02 PM](#) Lisa Horowitz added information about a Boise State University Graduate student that will be conducting a study on Hailey, Idaho and the possibilities of an official town square. Kristine Hilt summarized the building permit and business licensing reports from 2014 year end.

*SR 2 Discussion of the next Planning and Zoning meeting: Monday, February 9<sup>th</sup>, 2015  
(meeting will be held at 5:00 p.m.)*

[6:09:32 PM](#) Lisa Horowitz notified the Commissioners about the next meeting date and time. Chris Roebuck inquired about applying for a building permit prior to the signing of the findings of fact and the Commission approved.

### *Adjourn*

[6:11:47 PM](#) **Regina Korby motioned to adjourn. Dan Smith seconded and the motion carried unanimously.**

**BLUE SKY INC  
DESIGN REVIEW EXEMPTION**

## **FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION**

On February 9<sup>th</sup>, 2015 the Hailey Planning & Zoning Commission considered a recommendation by the Administrator to exempt from design review an application submitted by Blue Sky Inc., represented by Earth and Structure Inc, for an addition of a door to an existing hangar located at Friedman Memorial Airport, 1310 Airport Circle E-5 (Tax Lot 7902). The parcel is within the Airport District (A). The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

### **FINDINGS OF FACT**

#### **Summary of Project**

The applicant is proposing to install an exterior door which comprises 96 square feet. The proposed door will match existing colors and materials of the doors and walls present on site.

#### **Standards of Evaluation**

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

**6A.1(A). No person shall build, develop, or substantially remodel or alter the exterior of the following Buildings without receiving design review approval pursuant to this Article:**

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

The airport hangers are considered non-residential buildings. Therefore, Design Review approval is required according to 6A.1(A).

#### **6A.2 Authority of the Administrator.**

**A. The Administrator has the authority to review and make, or recommend, decisions as follows:**

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

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

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

**4. The Administrator has the authority to approve minor modifications to projects that have received design review approval by the Commission prior to, and for the duration of a valid Building Permit. The Administrator shall make the determination as to what constitutes minor modifications and may include, but are not limited to changes to approved colors and/or siding materials, changes to site plans that do not significantly increase building footprints or significantly change driveway or road alignment, changes to landscape plans that do not decrease the amount of landscaping, changes to dumpster enclosures, changes to exterior lighting fixtures and location, or changes to windows that do not significantly affect project design, appearance or function. All approved modifications must be documented in a memo to the project file and on the approved set of plans on file with the city. For modifications to design review approval that are**

**determined by the Administrator not to be minor, the Administrator has the authority to recommend approval or denial of such modifications, subject to final decision by the Commission on its consent agenda. Such recommendation for approval or denial shall be drafted in the form of Findings of Fact and Conclusions of Law.**

The Administrator recommends exemption of this project from design review requirements according to 6A.2.A.3, as printed above. This project involves *“changes to an existing window or door, an addition of a window or door.”* In particular, the project does not change the overall architectural theme of the building and will not be prominently visible to the public. The modification involves changing approximately 96 square feet of the building façade.

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

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

### **Application**

Blue Sky Inc., represented by Earth and Structure Inc., submitted an application on January 21<sup>st</sup>, 2015 for exemption from the full Design Review process for a minor modification to an existing building.

### **Procedural History**

The application was considered before the P&Z Commission on February 9<sup>th</sup>, 2015 as a Design Review Exemption.

**CONCLUSIONS OF LAW AND DECISION**

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

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

Signed this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Janet Fugate, Chair

Attest:

\_\_\_\_\_  
Kristine Hilt, Community Development Coordinator

City of Hailey - Design Review Application

Submittal Date: CITY OF HAILEY

Project Name: BLUE SKY INC, Parcel No. RPH 020000E050

Legal Description of Property: Subdivision AIRPORT HANGAR E-5 Lot(s) \_\_\_\_\_, Block \_\_\_\_\_

Street Address of Property: 1310 AIRPORT CIRCLE 05

Current Zoning of Property: \_\_\_\_\_ Year of original construction: \_\_\_\_\_

Existing building gross sq. ft. (if applicable) \_\_\_\_\_ Proposed addition or new construction sq. ft. \_\_\_\_\_  
(Only applicable if property is within the Townsite Overlay)

Name of Owner of the Property: BLUE SKY INC.

Mailing Address: BOX 569 City: SUNVALEY State: ID Zip: 83353

Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Cell: ( ) \_\_\_\_\_

Email Address: \_\_\_\_\_

Property Owner Consent:

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

Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Name of individual to contact on behalf of Trust or LLC (if applicable): PAUL KETTLEBAND (Earth & Structure, Inc)

Mailing Address: BOX 3330 City: HAILEY State: ID Zip: 83333

Phone: (208) 764-2181 Fax: (208) 764-2183 Cell: (208) 720-1038

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  Single-Family Dwelling, Duplex or Accessory Structure in TO..... \$ 250.00
- OR  No Substantial Impact..... (Mailing only)..... \$ 75.00
- OR  Modification to DR Approval... (No publication or mailing)..... \$ 50.00
- OR  DR Exemption... (No publication or mailing)..... \$ 30.00
- Publication cost..... \$ 40.00
- Mailing (# of addresses \_\_\_\_\_) x (\_\_\_\_\_ postage + .15 paper, envelope & label) \$ \_\_\_\_\_
- DO NOT COUNTY DUPLICATES OR CITY OF HAILEY
- Total Due..... \$ 30.00

## DESIGN REVIEW—APPLICATION CHECKLIST

Project Name: <div style="font-size: 1.2em; font-family: cursive;">Blue Sky Inc. Hanger</div>	<i>City Use Only</i>	
	Certified Complete by: <span style="font-size: 1.2em; font-family: cursive;">KH</span>	Date: <span style="font-size: 1.2em; font-family: cursive;">1/21/15</span>

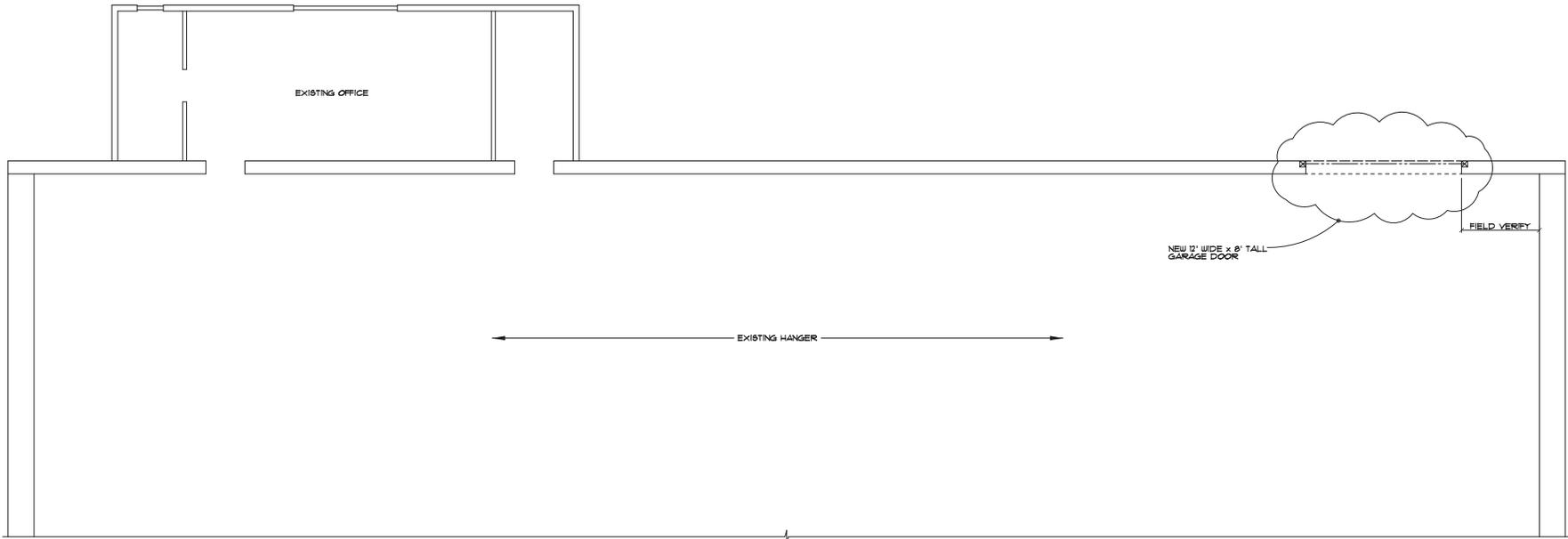
The following items must be submitted with the application for the application to be considered complete (✓):

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

### City Use Only:

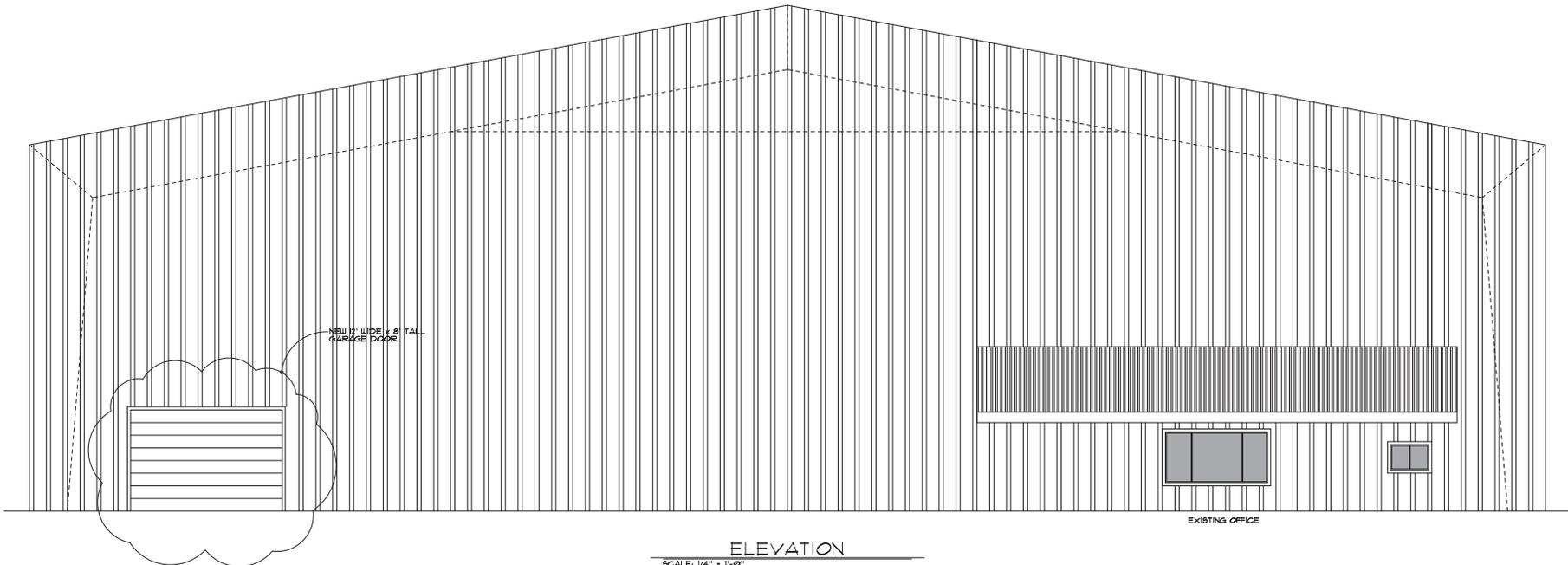
<input checked="" type="checkbox"/> Verify that application is complete <input type="checkbox"/> Double check address <input type="checkbox"/> Advise applicant if Lot Line Adjustment is needed	Check following basic standards: <input type="checkbox"/> Density <input type="checkbox"/> Setbacks <input type="checkbox"/> Height (plans must show elevation points of record grade) <input type="checkbox"/> Lot coverage <input type="checkbox"/> Floor area <input type="checkbox"/> Required Parking Spaces
--	---

N/A



FLOOR PLAN

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



ELEVATION

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

BLUE HANGER  
FRIEDMAN AIRPORT  
HAILEY, IDAHO

EARTH & STRUCTURE, INC.  
1000 HWY 20 E FAIRFIELD, ID 83327  
TEL: 208-764-2183 FAX: 208-764-2183

PROJECT # 1482

DATE/SET  
JANUARY 30, 2016  
REVIEW SET

FLOOR PLAN  
ELEVATION

SHEET:

S2



**ROEBUCK FINDINGS OF  
FACT  
GARAGE ADDITION**

## **FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION**

On January 12, 2015 the Hailey Planning & Zoning Commission considered a recommendation by the Administrator to exempt from design review, pursuant to Section 6A.9.II, an application submitted by Christopher Roebuck for a garage addition to an existing accessory structure, currently located at 15 East Galena (Hailey Townsite, Lots ½ 8, 9, 10 of Block 52), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

### **FINDINGS OF FACT**

#### **Summary of Project**

The applicant is requesting an addition to an existing garage to add a second story room, comprising a total of 741 square feet of new space. The accessory structure will continue to be used as a garage with a studio on the second story. The subject property is on 2-1/2 city lots, Lots ½ 8, 9, 10 of Block 52 (15 E Galena) of the Hailey Townsite. The space consists of: studio room: 504 square feet; finish room, stairwell and bathroom: 264 square feet. A new interior staircase within the garage will access the addition. The addition will have no kitchen facilities and the applicant has not indicated there is any intention of using it as an Accessory Dwelling Unit (ADU); however the lot is large enough for an ADU subject to further analysis of applicable standards, review and approval by the Commission pursuant to Sections 4.13.4 and 6.A.9. Demolition of the current roof structure will occur, but all other components of the existing structure will remain intact. The existing structure and the proposed addition meet all bulk requirements for the General Residential and Townsite Overlay Zone Districts. It is adjacent to the Business Zoning District on the alley (west) side.

#### **Standards of Evaluation**

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

**6A.1(A). No person shall build, develop, or substantially remodel or alter the exterior of the following Buildings without receiving design review approval pursuant to this Article:**

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

## **5. A Historic Structure.**

The accessory structure located at 15 East Galena Street is within the Townsite Overlay (TO) District. Therefore, Design Review approval is required according to 6A.1(A) (4).

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

#### ***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. A remodel or alteration of the exterior of a Historic Structure that does not add floor area is subject only to 6A.9(III)(C)(10).***

The Administrator recommends exemption of this project, as described under summary of project, from design review requirements according to 6A.9(II), as printed above.

After reviewing the complete application and proposal, the Administrator finds the proposed alteration meets the criteria under Section 6.A.9(II) of the Zoning Ordinance because the project:

1. is not an addition of floor area equal to or greater than 50% of the original structure.

#### **Application**

Christopher Roebuck submitted an application on October 24, 2014, for Design Review of an addition to an existing accessory structure. Notice was sent in accordance with Local Land Use Planning Act standards. It was determined after notice was mailed that this project meets the standards of Section 6A.9.II for Design Review Exemption.

#### **Procedural History**

The application was considered before the P&Z Commission on January 12, 2015 as a Design Review Exemption.

## **CONCLUSIONS OF LAW AND DECISION**

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

1. Adequate notice, pursuant to Zoning Ordinance No. 532, Section 6A.5, was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.

3. The project does not jeopardize the health, safety, or welfare of the public.
4. Given nature of this project, this constitutes a minor project, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties.
5. The proposed improvements are approved and hereby documented.
6. Occupancy shall meet the requirements of the General Residential (GR) Zoning Code.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Janet Fugate, Vice-Chair

Attest:

\_\_\_\_\_  
Kristine Hilt, Community Development Coordinator