

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, September 10, 2012
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 August 27, 2012 P&Z Meeting

CA 2 Motion to approve the Design Review Exemption request from Blaine County Senior Center to exempt from design review three exterior features proposed to be modified at the Senior Center Facility located at Hailey Townsite, Lots 11 & 12, in Blk 126 (721 S. 3rd Ave).

New Business

NB 1 Motion to approve an application by Verizon Wireless LLC, dba Verizon Wireless, for modification of a Wireless Permit for an existing monopole tower, located at Warehouse West Condominiums in Friedman Park Subdivision (1141 Airport Way), within the Light Industrial (LI) zoning district. The modification is to remove two (2) existing 4 foot panel antennas from the existing onsite 101' tower and add two (2) new 6-foot panel antennas to be added approximately at the same 95' level on the tower as the antennas proposed to be removed.

Old Business

OB 1 Approve the Findings of Fact and Conclusions of Law for the Design Review application from Michael Kraynick to relocate/develop a residence, garage, and shop on Hailey Townsite Lots 9A, 12A of Block 61.

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of sign ordinance revision addressing Temporary Signs
SR 2 Discussion of current building activity
SR 3 Discussion of the next Planning and Zoning meeting: September

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
Tuesday, August 27, 2012
Hailey City Hall
6:30 p.m.

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

Absent: Michael Pogue

Staff: Micah Austin, Tom Hellen

Call to Order

[6:33:46 PM](#) Chair Moore called the meeting to order.

Public Comment for items not on the agenda

[6:34:00 PM](#) None.

Consent Agenda

CA 1 Motion to approve minutes of July 9, 2012 P&Z Meeting

CA 2 Motion to approve the Design Review Exemption request from Sidney and Joseph Chickrell of 318 S 4th Ave. (Hailey Townsite Lots 22, 23, 24 Block 105)

[6:34:14 PM](#) **Owen Scanlon moved to approve the Consent Agenda. Janet Fugate seconded, and the motion passed unanimously.**

New Business

None.

Old Business

OB 1 Approve the Findings of Fact and Conclusions of Law for the Design Review application from Michael Kraynick to relocate/develop a residence, garage, and shop on Hailey Townsite Lots 9A, 12A of Block 61.

[6:34:44 PM](#) Micah Austin reviewed the staff report with the Commission, and reported that he contacted Mr. Kraynick who then promised to present the material samples at this meeting. The samples did not arrive, nor is there a representative for Mr. Kraynick present. Discussion included trees and shrubs for the project, whether a stop-work notice could be placed on the project, the order of procedure in this process since the applicant was already granted a building permit, why the permit was issued prior to final P & Z approval, possible recourse and staff procedure. Consensus is reached to review the matter with Ned Williamson.

[6:49:00 PM](#) **Owen Scanlon moved to deny the Findings of Fact on the Kraynick project based on his failure to meet conditions and subject to the approval of the city attorney. Janet Fugate seconded.** In further discussion, Janet Fugate pointed out that the applicant has taken out a building permit and seems to be moving forward at his own risk. Geoffrey Moore added “the Commission has been extremely lenient with the applicant,” and Jay Cone reminded that “this was in no way an unapprovable project, just an unapprovable application due to the applicant not following the process.”

[6:53:36 PM](#) **In a call for the question, the motion passed unanimously.** Micah Austin reiterated his next steps and that he will call Ned Williamson for review immediately. If Mr. Williamson agrees, a stop-work order will be posted immediately.

OB 2 Public Hearing on Title 18, the Hailey Mobility Design Plan

[6:54:43 PM](#) Micah Austin noted this was previously called Complete Streets, and explained the draft document before the Commission. Discussion included steps in procedures, clarification of design review process, requirements as compared to guidelines, clarification of language in the draft document, and whether it is necessary to build in flexibility to deal with pre-existing physical conditions in town,

[7:44:52 PM](#) Chair Moore opened the matter to public comment. Tony Evans, Idaho Mountain Express, asked for clarification of the changes. Commission discussion noted specific changes and the intent to consolidate information and eliminate redundancy.

[7:56:27 PM](#) With no further comment offered, Chair Moore closed the public hearing segment.

[7:57:13 PM](#) **Janet Fugate moved to send the Hailey Mobility Design Plan to the City Council noting the Commission's concerns and continued support of the plan. Owen Scanlon seconded, and the motion carried unanimously.**

Staff Reports and Discussion

SR 1 Discussion of revising the Zoning Ordinance to incorporate a district use matrix.

[7:58:39 PM](#) Micah Austin provided an overview of the matrix. Discussion included the possible addition of illustration for people who cannot envision the matrix requirements. Commission consensus was favorable.

SR 2 Discussion of sign ordinance revision addressing Temporary Signs.

[8:02:24 PM](#) Micah Austin explained that this issue “exposed a great weakness in our code,” and offered examples of temporary signs that remained long enough to become no longer temporary. Mr. Austin gathered feedback from some business owners in town and incorporated some of their suggestions in this draft. Discussion included sandwich board signs currently on right of ways, enforcement issues, definitions and clarification of language in this document, distinction between temporary banners and sandwich boards, whether or not there should be a possible restriction on gas price signs. [8:19:24 PM](#) Commission consensus on SR 2 was favorable.

SR 3 Discussion of current building activity.

[8:21:24 PM](#) 6 new homes under construction and 5 new permits filed for. 2 spec homes, 3 custom built, incoming 4 specs and 1 custom. All specs are going up in Woodside.

SR 4 Discussion of the next Planning and Zoning meeting: September.

[8:21:03 PM](#) September 10th is the next scheduled meeting.

Commission Reports and Discussion

[8:24:16 PM](#) Commissioners agreed that all members would be present at the September 10 meeting. Mr. Austin noted that budget restraints now allow only one meeting a month. Discussion included a possible Commission field trip to revisit past projects, and the expense of holding meetings.

Adjourn

8:29:26 PM Owen Scanlon moved to adjourn. Janet Fugate seconded. The motion passed unanimously.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On September 10, 2012 the Hailey Planning and Zoning Administrator considered a request submitted by Jolyon Sawrey, representing Blaine County Senior Center, to exempt from design review the proposed addition of a window, a short infill wall, and a kitchen vent fan to the facility, located at Hailey Townsite, Lots 11 & 12, Blk 126 (721 S. 3RD Ave) within the Limited Business and Townsite Overlay zoning districts. The Commission, having been presented with all information regarding the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Standards of Evaluation

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

6A.2(A)(3). The Administrator has the authority to recommend exemption of certain projects from the design review requirements, upon finding; the project is minor, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties. Examples include, but are not limited to minor deck additions, changes to siding materials, changes to an existing window or door, an addition of a window or door, and minor landscape changes. Such recommendation for exemption shall be drafted in the form of Findings of Fact and Conclusions of Law, subject to final decision by the Commission on its consent agenda prior to issuance of a building permit. Should the Commission deny the Administrator's recommendation or should the Administrator determine that the proposal does not meet all of the above evaluation criteria, the project shall be subject to the provisions of this chapter prior to issuance of a building permit.

The Administrator reviewed a request submitted by Jolyon Sawrey, Architect at Vital Link PLLC, representing Blaine County Senior Center, to exempt from design review three exterior features proposed to be modified at the facility located at Hailey Townsite, Lots 11 & 12, in Blk 126 (721 S. 3RD Ave). The first feature is a new window for the new kitchen area (window would match existing nearby window in operation type, exterior finish, and trim, but will only be a single window). The second is a four foot long infill wall connecting the existing kitchen to the existing outdoor freezer (the wall's siding, corner trim material, and colors will be the same as the existing building), and the third is vent fan proposed for the lower flat roof of the kitchen (The new fan will face the alley and be screened by the rodeo bleachers and only be slightly visible from the North or South. In addition the fan will be of higher quality than the existing fan and it is not anticipated to increase the fan sound output as compared to present production by the fan system). Photos and additional details for the exterior features are provided. The Administrator finds the proposed exterior features constitute minor projects, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties because the modifications and alternations will tie in well with the existing building, or be visible from adjacent properties or public streets. The Administrator recommends exemption of the window, the infill wall, and the kitchen vent fan from the design review requirements.

CONCLUSIONS OF LAW AND DECISION

Based upon the above Findings of Fact, the Administrator makes the following Conclusions of Law and Decision:

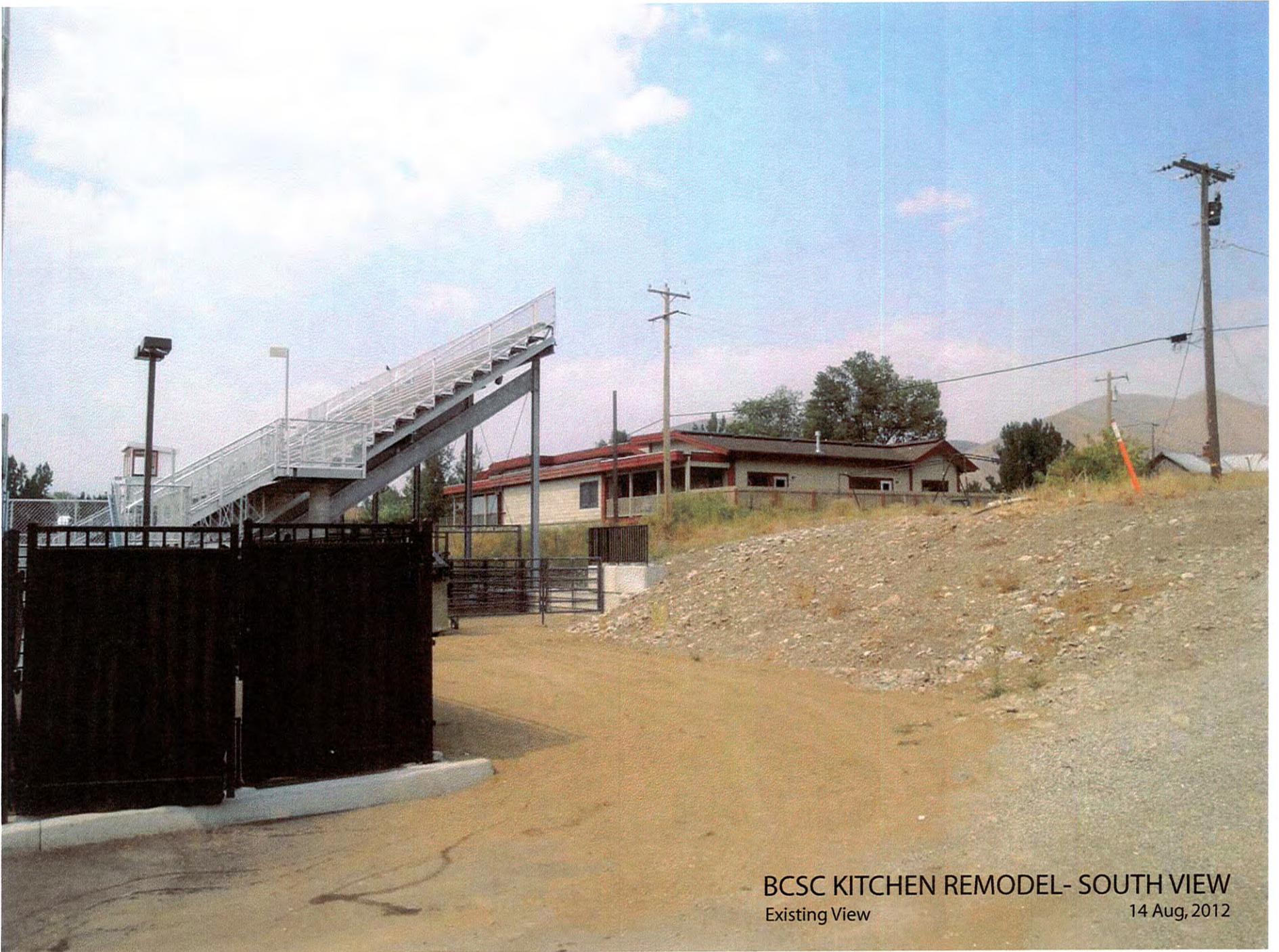
1. The proposed window, the infill wall, and the kitchen vent at Hailey Townsite, Lots 11 & 12, Blk 126 (721 S. 3RD Ave) within the Limited Business and Townsite Overlay zoning constitute minor projects, and will not conflict with the design review standards of this chapter and will not adversely impact any adjacent properties.
2. The proposed window, the infill wall, and the kitchen exterior vent are approved and are documented in the project file.
3. This approval exempts this project from the design review requirements and standards of Article VIA.

Signed this ____ day of _____, 2012.

Geoffrey Moore, Chair
Hailey Planning and Zoning Commission

Attest:

Bart Bingham, Planning Coordinator



BCSC KITCHEN REMODEL- SOUTH VIEW
Existing View

14 Aug, 2012



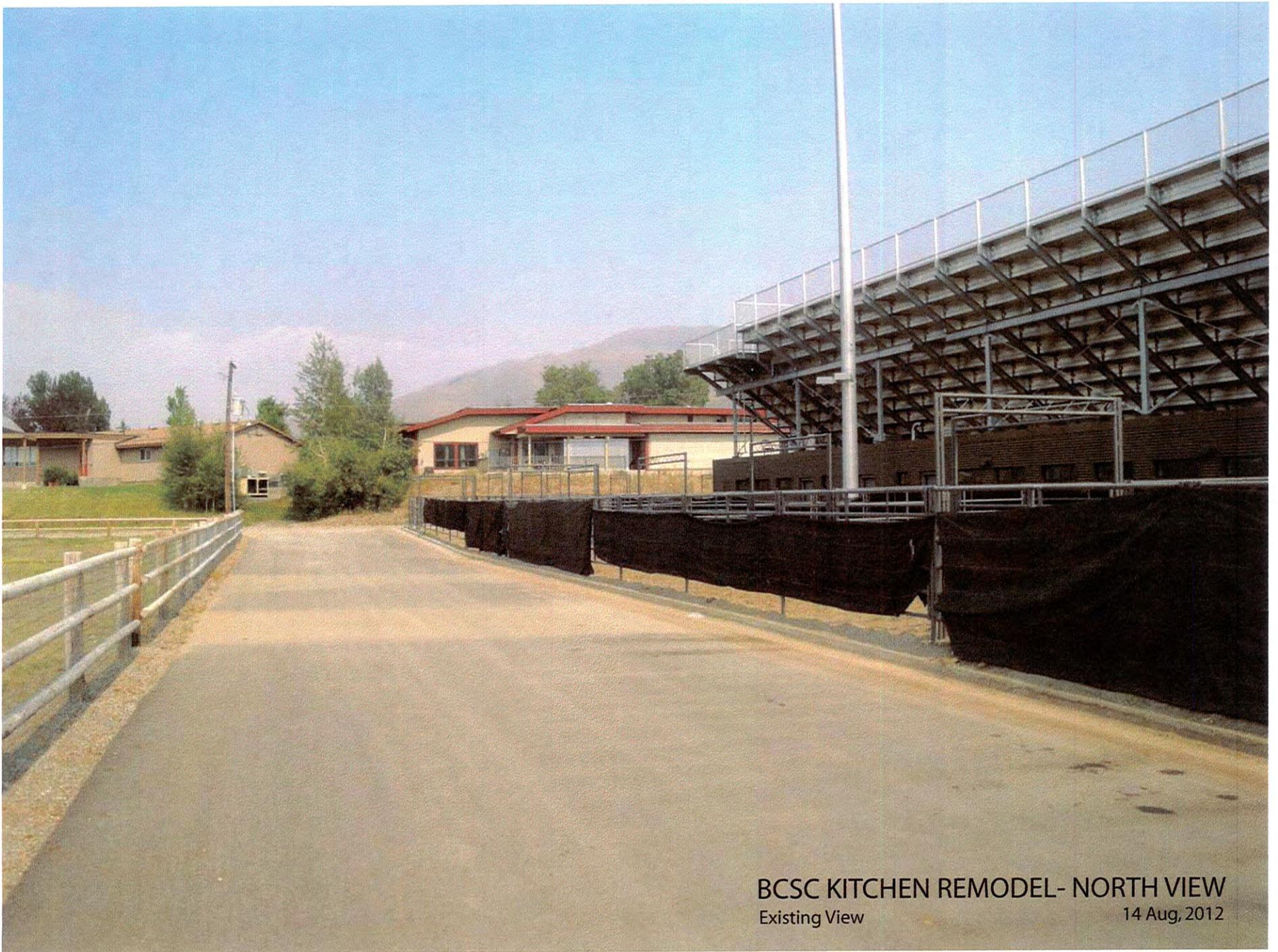
Wall infill at outdoor Freezer

New Kitchen Hood Fan

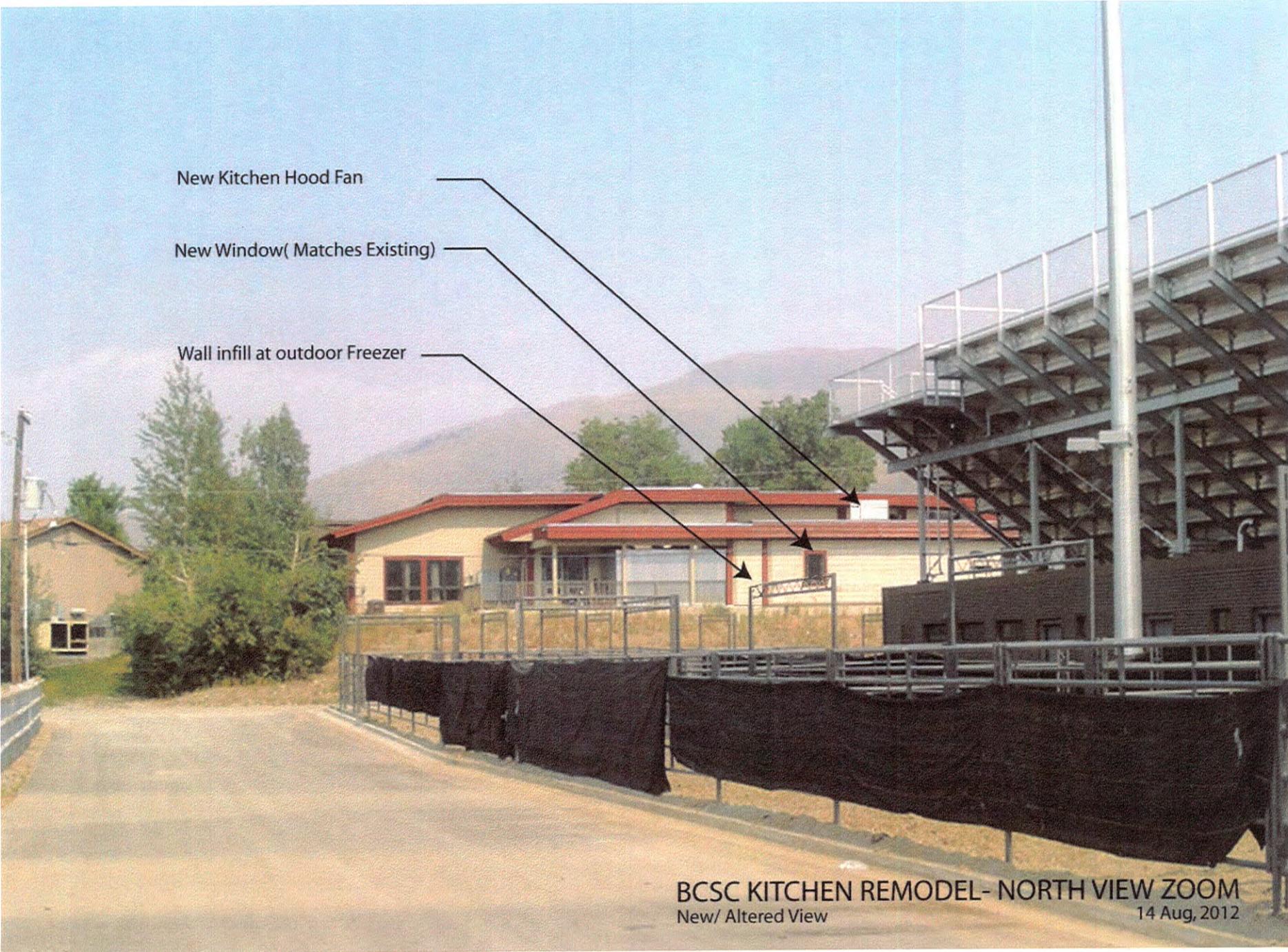
New Window(Matches Existing)

BCSC KITCHEN REMODEL- SOUTH VIEW
New/ Altered View

14 Aug, 2012



BCSC KITCHEN REMODEL- NORTH VIEW
Existing View 14 Aug, 2012



New Kitchen Hood Fan

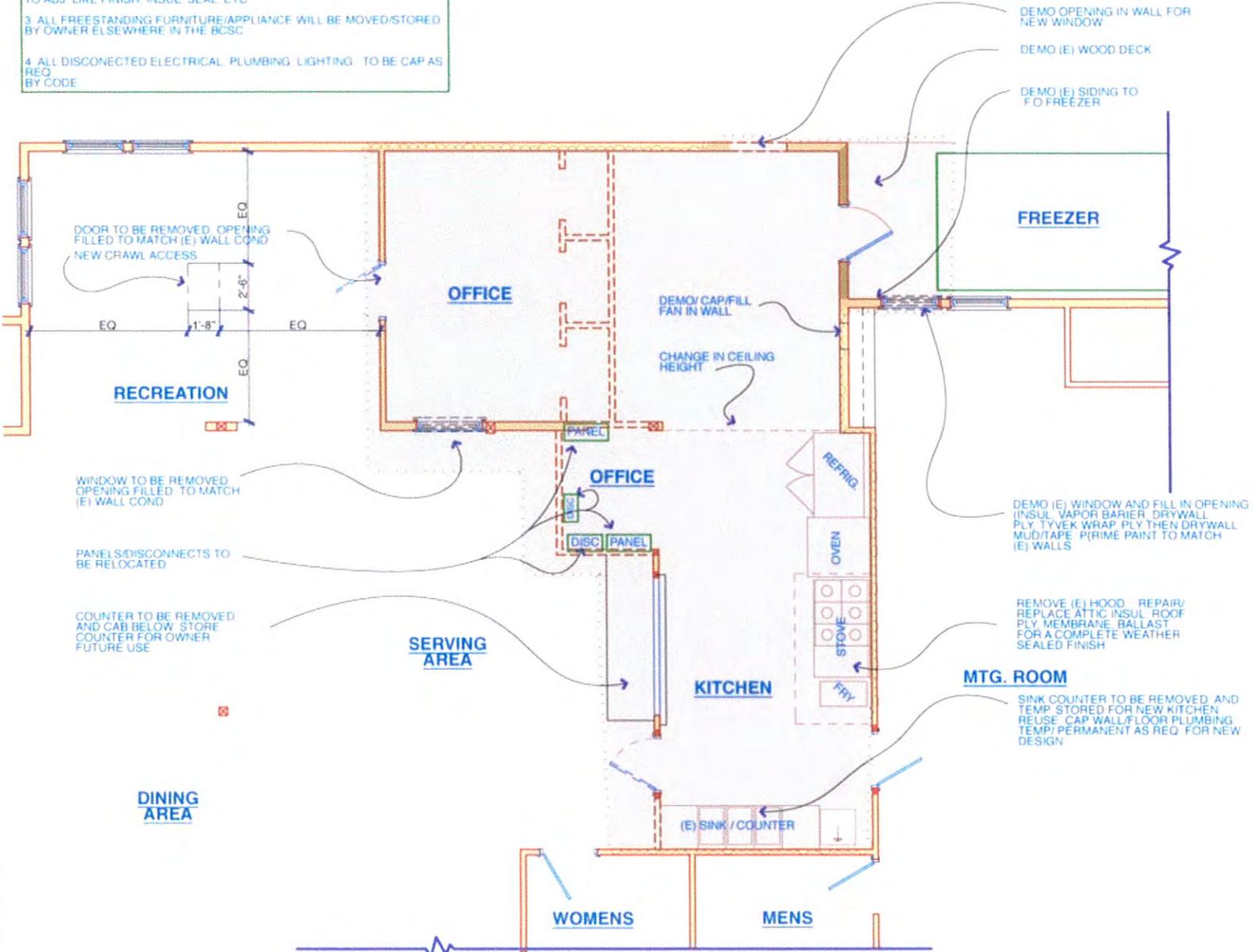
New Window(Matches Existing)

Wall infill at outdoor Freezer

BCSC KITCHEN REMODEL- NORTH VIEW ZOOM
New/ Altered View

14 Aug, 2012

- NOTES**
1. PATCH EXISTING DRYWALL WHERE MODIFIED ON ALL WALLS TO MATCH (E) TEXTURE
 2. ALL PLUMBED/HARD WIRED APPLIANCES (HOOD, (E) FANS, LIGHTING, PLUMBING ETC. IN THE HIGHLIGHTED AREA TO BE REMOVED INCLUDING (E) FLOORING AND PREPARED FOR NEW INSTALLATION. COORDINATE STAGING AREA W/ OWNER. ANY HOLES IN WALLS/CEILING, THERMAL WEATHER ENVELOPE SHALL BE PATCHED, SEALED TO ADJ. LIKE FINISH, INSUL, SEAL, ETC.
 3. ALL FREESTANDING FURNITURE/APPLIANCE WILL BE MOVED/STORED BY OWNER ELSEWHERE IN THE BCSC.
 4. ALL DISCONNECTED ELECTRICAL, PLUMBING, LIGHTING TO BE CAP AS BY CODE.



PROJECT NORTH



DEMO FLOOR PLAN

1/4" = 1'-0"

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On September 10, 2012 the Hailey Planning and Zoning Commission considered an application submitted by Verizon Wireless (VAW) LLC, dba Verizon Wireless (hereinafter Verizon), for modification to Verizon's existing Wireless Permit for Wireless Permit approval to remove two (2) existing 4 foot panel antennas and replace them/add two (2) new 6-foot panel antennas at the approximate same 95' level on the tower as those removed. The tower is located at Friedman Park Subdivision (1141 Airport Way) within the Light Industrial (LI) zoning district. 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 August 22, 2012 and was sent to property owners within 300 feet on August 24, 2012.

Application

Verizon Wireless has submitted an application for a Wireless Permit, to be located at Warehouse Condominiums on an easement leased to US West NewVectors Group Inc. from property owner Hans and Lotte Buhler Trust. The applicant proposes to remove two (2) existing 4 foot panel antennas from the existing 101' tower and replace them/add two (2) new 6-foot panel antennas at the approximate same 95' level on the tower as the antennas proposed to be removed. All PWSF's or WCF's, mounted on existing buildings or structures, upon the issuance of a Wireless Permit in accordance with the provisions of Article 8A of the Zoning Ordinance, are accessory uses in the Light Industrial (LI) district.

Procedural History

The City approved a Design Review application for the original tower in 1993, prior to the adoption of Article 8A, Wireless Facilities. In 2005, after the adoption of Article 8A, the Commission approved a Wireless Permit for antenna and microwave dish changes on the existing tower. No conditional use permit was required in 2005 because Section 4.8.4(b) of the Light Industrial zoning district identifies "All PWSF's or WCF's, mounted on existing buildings or structures, upon the issuance of a Wireless Permit in accordance with the provisions of Article 8A of this Ordinance" as accessory uses. Additionally, the Administrator in 2010 approved a modification to the Wireless Permit, with the Commission's consent, to add one (1) two foot in diameter microwave dish at the 30 foot level of the tower and replace existing generators. Wireless facilities mounted on new freestanding towers are conditional uses, in accordance with Section 4.8.3(c). Permit Granting Authority is provided to the Hailey Planning Administrator by 8A.6.1 of the Zoning Ordinance, and provides the Administrator with 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.

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:

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 a Building Permit shall be obtained as required, prior to any changes being made to the wireless facility.

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.**

The city approved a Design Review application for the existing tower in 1993 and a wireless permit in 2005. The City also approved a Wireless Permit in 2010 with the Commission's consent, allowing the addition of one two one foot microwave dish at the 30 foot level of the tower replacing existing generators.

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.**

Applicant proposes antenna replacements as addressed above.

- 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.**

Subject property is within the Light Industrial District.

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.**

LI district zoning regulations apply to this application.

4.8.3 Conditional Uses. Conditional uses for the LI District are limited to the following:

- a. **PWSF's and WCF's, mounted on any proposed freestanding tower, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIIIA of this Ordinance. (Lattice towers are prohibited.)**

The freestanding tower exists. A new tower is not proposed.

4.8.4 Accessory Uses. Accessory uses in the LI District are limited to the following:

- a. **All PWSF's or WCF's, mounted on existing buildings or structures, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance.**

Existing wireless facility is mounted on an existing structure.

- c. **Freestanding towers and monopoles, excluding lattices, shall be permitted only as a conditional use in the aforementioned zoning districts of Hailey upon issuance of both a Wireless Permit in accordance with this Article and Conditional Use Permit in accordance with this Article and Hailey Zoning Ordinance Article XI.**

Facilities attached to a freestanding tower that was installed prior to the adoption of the Wireless Facilities Ordinance do not require a Conditional Use Permit; conditional use permits are only required for new tower facilities. The above standard as reference, addresses accessory and conditional uses in the LI district.

- d. **Prohibitions. The following are prohibited within the City: WCFs and PWSFs that interfere with City and public safety communication systems and/or area television or radio broadcast.**

There is no indication the requested modification will interfere with any communication systems. The RF Engineer for Verizon provided written assurance in the application materials that the new 6-foot LTE-4G antennas meet FCC Part 101 category A standards, and that all FCC standards and requirements will be met and followed with the antennas.

- 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.**

Submitted elevations show no support wires or guy wire.

8A.5 Location and Facility Type Standards and Priorities.

Not applicable. This section pertains to Wireless Permits for new facilities, not to Wireless Permits for modification to existing facilities.

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;**

Not applicable. This section pertains to Wireless Permits for new facilities, not to Wireless Permits for modification to existing facilities.

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.

The proposal does not require a conditional use permit. In accordance with the LI zoning district, it is considered an accessory use because it is not a new tower. Section 8A.4 provides more details. The Planning Administrator may grant the Wireless Permit, subject to final approval or denial by the Commission on the consent agenda.

- b. The Planning Administrator shall also have the authority to approve or deny all PWSF or WCF Master Development Plans.**

There is no change to Master Development plan previously submitted and approved by the Hailey Planning Administrator.

- 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. A conditional use permit is not required. The proposal does not involve a new tower.

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.**
- 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.**
- 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.**
- 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.

The applicant is hereby notified of the annual reporting requirements listed in the above Section and detailed in (a) through (c). Meeting this requirement is a condition of approval.

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.

Standards are applied below.

8A.7.2 Height.

Replacement of Antennas will not modify the height of the tower in any way. Antennas will be at the height previously addressed.

8A.7.3 Setbacks.

No modifications are proposed that would change the existing setbacks.

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 visual changes are shown on Elevations shown on Sheet C2 of plans. The changes are to remove two (2) existing 4 foot panel antennas from the existing 101' tower and replace them/add two (2) new 6-foot panel antennas at approximate same 95' level on the tower as the antennas to be removed.

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.**

The equipment enclosure is not underground or within a building. It is above ground, located at the base of the tower and is enclosed within a chain link fence with inserted vertical vinyl slats. Deciduous trees

screen the west side; the side that is adjacent to Skymaster Lane. All other elevations are screened from view and are within the Warehouse West Condos development, where the enclosure is not visible from public right-of-ways or adjacent properties. Picture is shown on plan sheet SP1.

b. Landscaping or Screening Standards.

The tower is enclosed within a chain link fence with inserted vinyl slats. The property surrounding the existing tower is already developed with asphalt or buildings leading up to the perimeter of the equipment enclosure. The equipment enclosure is surrounded on east, south, and north sides by existing warehouses and vehicular access ways to the various warehouse entrances. Deciduous trees screen the west side; the side that is adjacent to Skymaster Lane. All other elevations are screened from view and are within the Warehouse West Condos development, where the enclosure is not visible from public right-of-ways or adjacent properties.

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.**

Not applicable. The proposed antennas will be located on an existing tower.

- 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.**

Panel antennas are a white hue and blend with nonreflective light gray tower.

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. In all instances, the lighting shall be designed so as to avoid glare and minimize illumination on adjacent properties. No strobe or flashing lights shall be permitted unless no other lighting can meet FAA regulations and the applicant provides written confirmation from the FAA that the specific WCF under review cannot meet its regulations by the use of any other alternative other than such lighting. Lighting shall also comply with any applicable City lighting standards.**

There is an existing red light located on top of the tower. The light is required by FFA standards.

- 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.**

The Fire Department has reviewed the application and does not require any new signage.

- 3. All facility lighting shall comply with the standards as set forth in Article VIII B of this Ordinance.**

Meeting this standard is a condition of approval.

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.**

Meeting this standard is a condition of approval.

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.**

Existing tower is situated so it is not located in such an area.

- 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 facility is accessed on Skymaster Lane or from within the Warehouse West Condo development. Applicant is hereby notified of requirements.

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.**
- b. **PWSFs or WCFs shall not be located in riparian setbacks along watercourses.**
- 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.**
- 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.**
- e. **Storm water run-off shall be contained on-site.**
- 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.**

Existing tower is not located within a floodplain, avalanche, or riparian area. No hazardous waste will be discharged.

8A.8 Safety Requirements.

- a. **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.

Applicant submitted a letter from the RF Engineer for Verizon ensuring all FCC standards and requirements have been met and will be followed. The RF Engineer is KC Gibson.

- b. 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.**

Existing support structure is not proposed to change.

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.**
- 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.**

Applicant is hereby notified of these requirements and it is a condition of approval that maintenance requirements be met, as specified in Section 8A.9.

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.**

Applicant proposes to remove two (2) existing 4 foot panel antennas from the existing 101' tower and replace them/add two (2) new 6-foot panel antennas at approximately the same 95' level on the tower as the antennas proposed to be removed.

- 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.**

Applicant is hereby notified of these requirements.

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. All Fire Department and Building Department requirements shall be met.
 - b. All exterior lighting shall comply with the Outdoor Lighting Ordinance.
 - c. A Building Permit shall be obtained as required, prior to any changes being made to the wireless facility.
 - d. A report shall be required annually to renew the wireless permit and shall be submitted to the Planning Administrator. If the applicant fails to submit a completed annual report in accordance with Section 8A.6.5, this wireless permit shall expire and a new wireless permit application and application fees will be required to reinstate the permit.
 - e. The maintenance requirements shall be met, as specified in Section 8A.9.

Signed this _____ day of _____, 2010.

Geoff Moore, Chair,
Hailey Planning and Zoning Commission

Attest:

Bart Bingham, Planning Coordinator



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

INVOICE #	INVOICE DATE
10159	08/02/2012
DUE DATE	CUSTOMER ACCOUNT NUMBER
08/02/2012	6183
AMOUNT DUE	TERMS:
350.00	Open Terms

BILL TO:

VERIZON WIRELESS

C/O DIGITAL SKYLINES INC.
 11340 N. 105TH PLACE
 SCOTTSDALE AZ 85259

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	1.	350.00	350.00
			350.00
			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

Applicant or Co-Applicant must be a licensed carrier.

Name of Applicant: Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless

Mailing Address: c/o Digital Skylines Inc., 11340 N. 105th Pl., Scottsdale, AZ 85259

Phone: (480) 425 - 9353 Fax: (480) 425 - 9326 Cell: (602) 717 - 0027

Email Address: cphowell@digitalskylines.com

Applicant or Representative's Signature: Digital Skylines, Inc. by [Signature] President Date: 7/13/12

Name of Co-Applicant:

Mailing Address:

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

Email Address:

Co-Applicant or Representative's Signature: Date: / /

Name of Licensed Carrier: Verizon Wireless

Mailing Address: Brandon Kiser, Real Estate Specialist, 9656 South Prosperity Dr., West Jordn, UT 84088

Phone: (801) 260 - 8712 Fax: () - Cell: () -

Email Address: Brandon.Kiser3@VerizonWireless.com

Licensed Carrier's Signature: See attached zoning authorization letter Date: / /

Name of Property Owner: Hans U. Buhler and Lotte Buhler

Mailing Address: PO Box 398, 665 Valley Creek Rd., Stanley, ID 83278

Phone: (208) 774 - 3180 Fax: (208) 774 - 3180 Cell: () -

Email Address: handbuhler@ruralnetwork.net

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: See attached lease agreement - includes landlord authorization for any needed zoning Date: / /

Address of Subject Property: 1241 Airport Way

Legal Description of Subject Property: All of lot 2-A of a replot of Lot 1-A of a replot of Warehouse West Condominiums, Hailey, ID

Tax Parcel Number of Property: RPH01080000000

Current Zoning of Subject Property: Light industrial

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

Table with 2 columns: Description of fee and Amount. Includes items like Wireless Master Development Plan, Wireless Permit, Publication, Mailing, Posting Property, and Total Due.



City of Hailey,

I am working as the RF Engineer for Verizon Wireless on this proposed antenna modification project at the tower in Hailey near the airport and I am proposing to replacing two (2) existing 4-foot antennas with two (2) new 6-foot LTE-4G antennas. The antenna model is an Antel BXA-70063-6CF 6° and I have confirmed that the antenna model meets FCC Part 101 category A standard. Verizon Wireless will ensure that all FCC standards and requirements are met and followed.

Dated June 8th, 2012

Sincerely,

KC Gibson

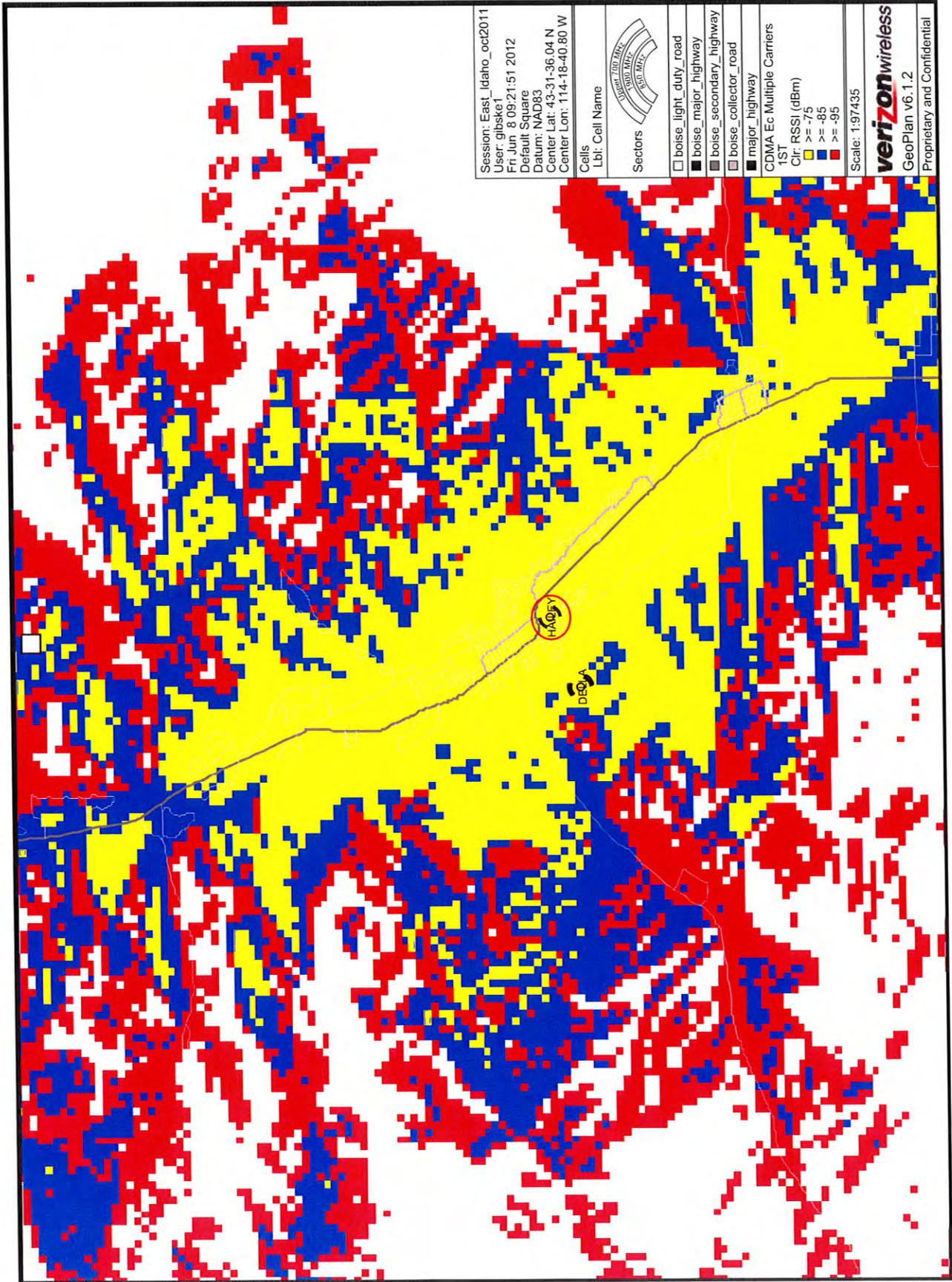
RF Engineer, Idaho

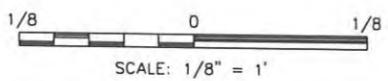
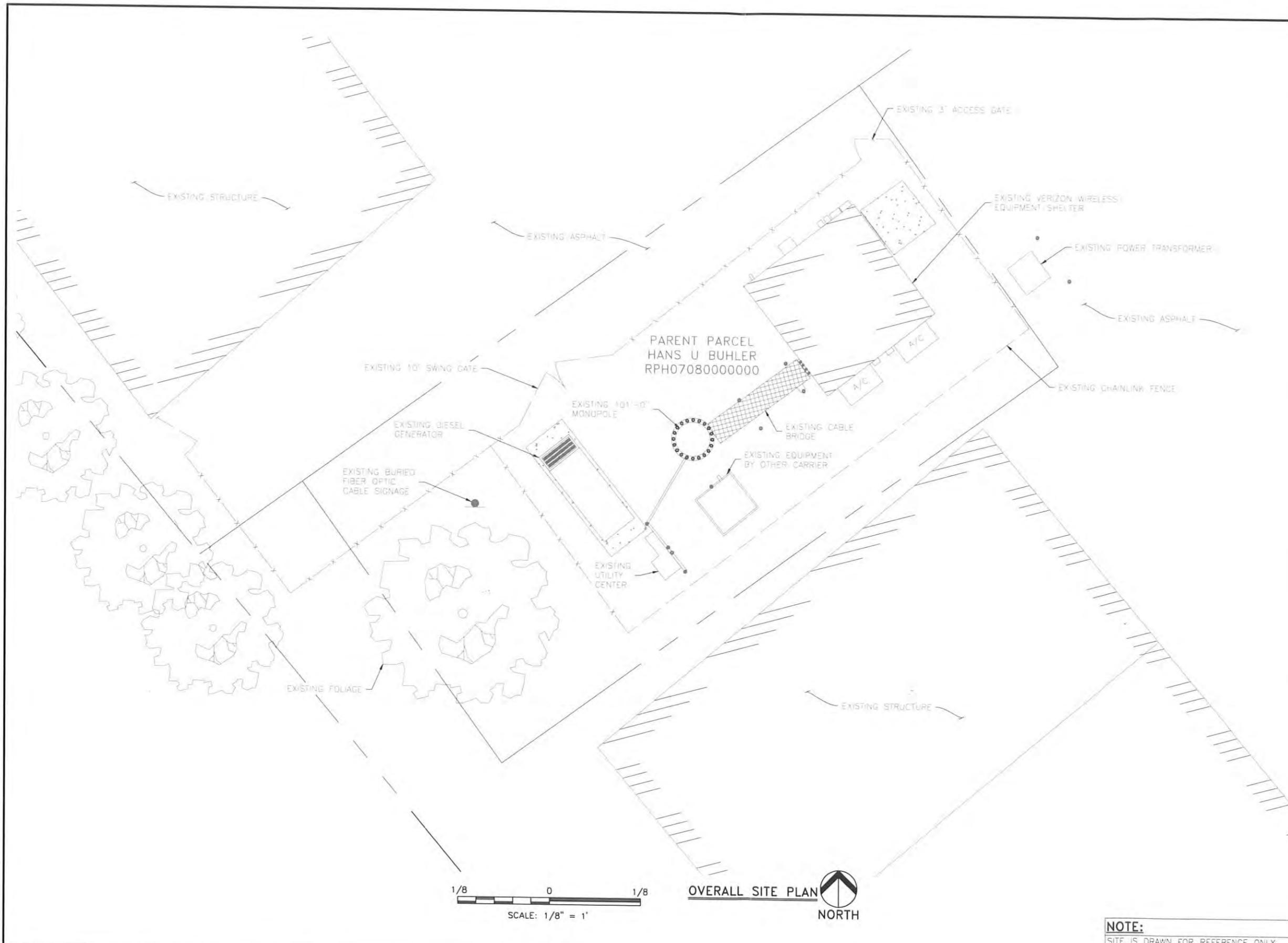
208-251-7506 (mobile)

208-346-9954 (office)

VeriZon Wireless

VERIZON WIRELESS HAILEY IDAHO COVERAGE MAP





OVERALL SITE PLAN 
NORTH

NOTE:
SITE IS DRAWN FOR REFERENCE ONLY.

DESIGNED FOR:
verizonwireless
3228 EAST 3700 NORTH
KIMBERLY, IDAHO 83341

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	DESIGNED BY:	ALBUQUERQUE, / BOISE, / EL PASO, / LAS VEGAS, / DENVER, / COLORADO / NEW MEXICO / IDAHO / TEXAS		
	DATE	7/10/12		
REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY — FOR LEASING AND ZONING	7/10/12	DTB	DTB

PRELIMINARY
FOR LEASING/ZONING

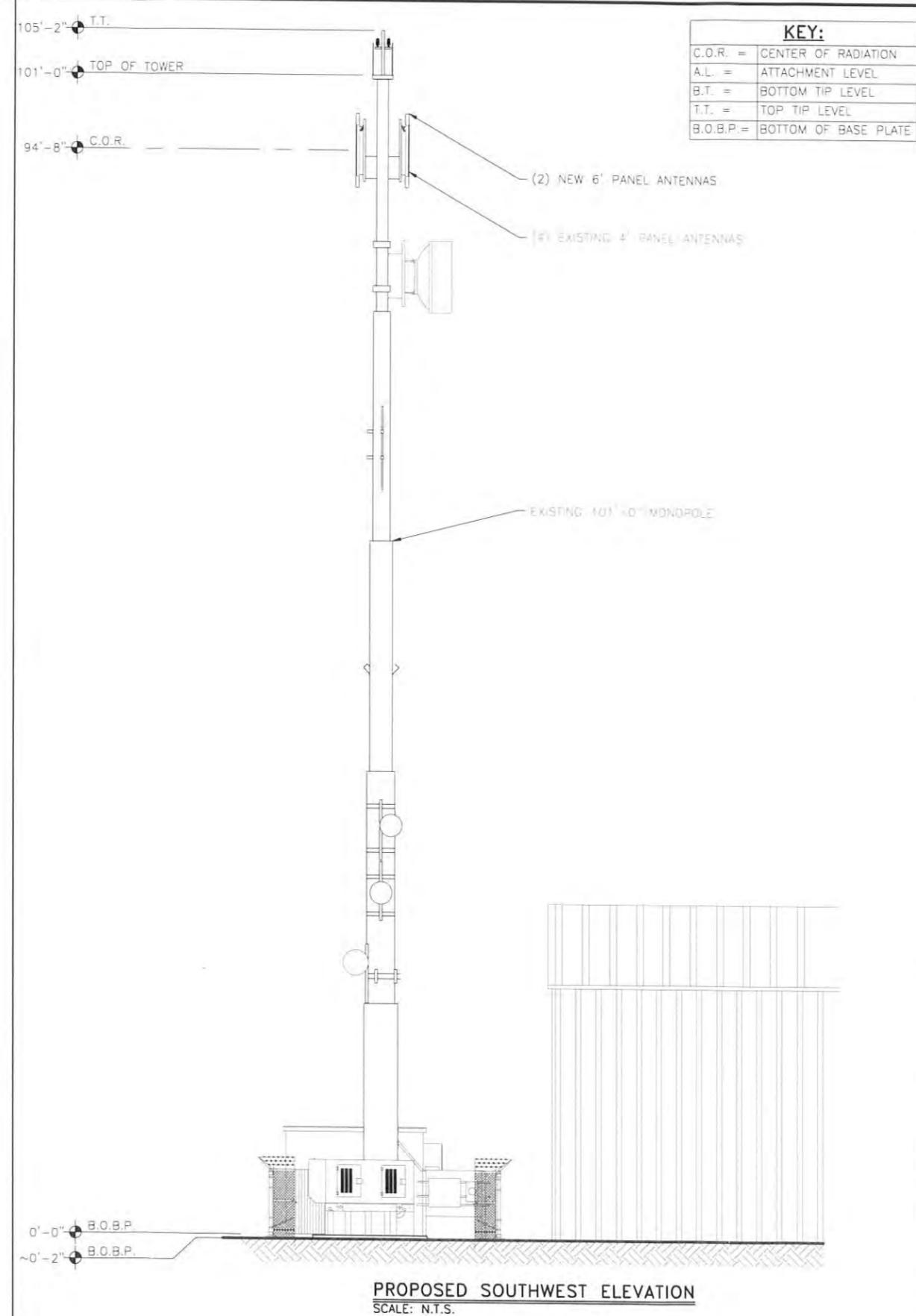
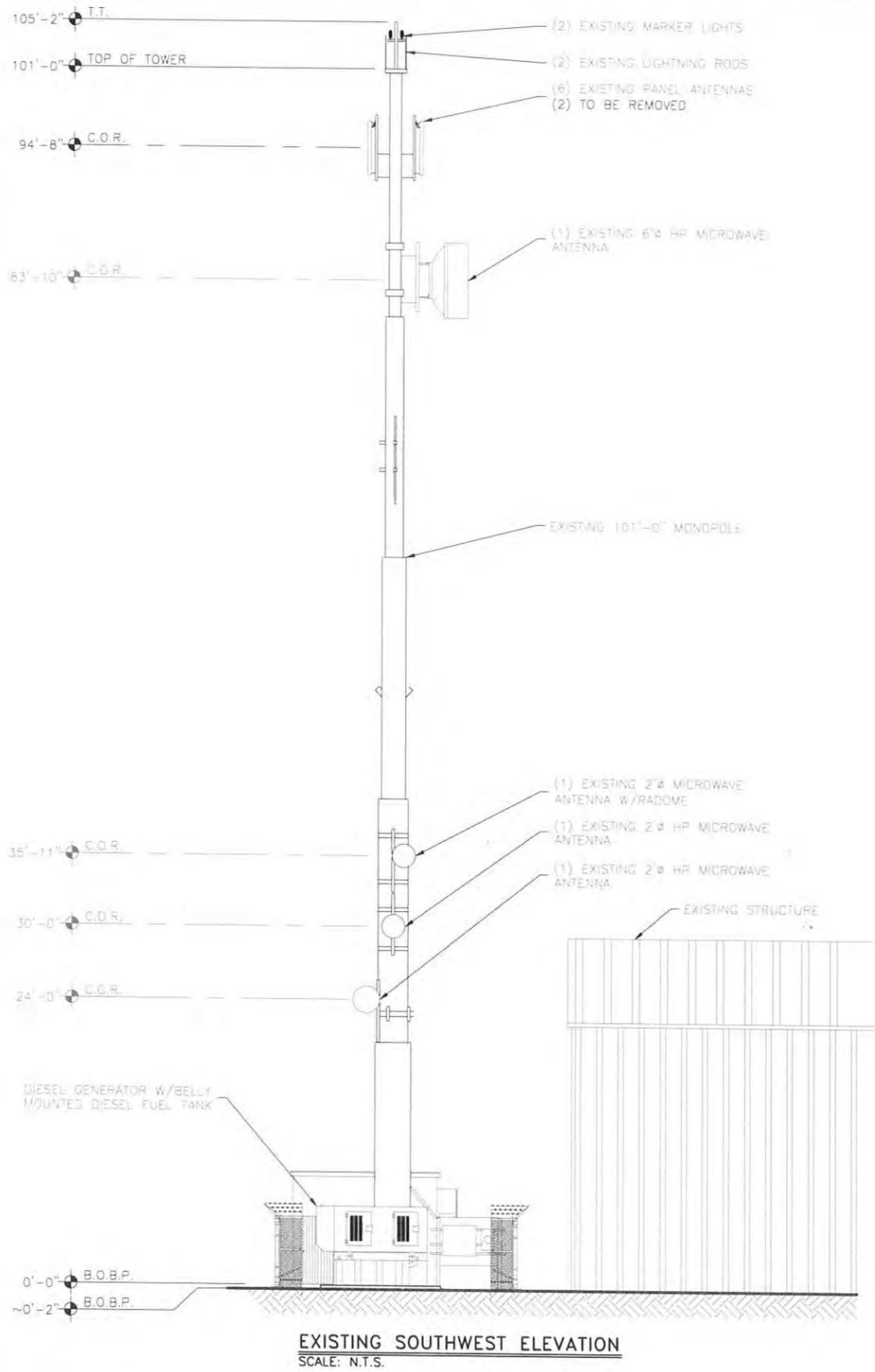
PROJECT NAME:
**ID5 HAILEY (VZW)
"LTE" INSTALLATION PROJECT
EXISTING COMMUNICATION SITE**

PROJECT ADDRESS:
**1241 AIRPORT WAY
HAILEY, IDAHO
BLAINE COUNTY**

SHEET TITLE:
OVERALL SITE PLAN

SAVE DATE:
7/12/2012 3:51 PM

SHEET NUMBER:
C1



KEY:

C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

DESIGNED FOR:
verizonwireless
 3228 EAST 3700 NORTH
 KIMBERLY, IDAHO 83341

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DESIGNED BY:		ALBUQUERQUE, / BOISE, / EL PASO, / LAS VEGAS, / DENVER, / COLORADO NEW MEXICO / IDAHO / TEXAS, / NEVADA	CHK			
			BY			
DATE			7/10/12			
DESCRIPTION			PRELIMINARY - FOR LEASING AND ZONING			
REV			A			

PRELIMINARY
 FOR LEASING/ZONING

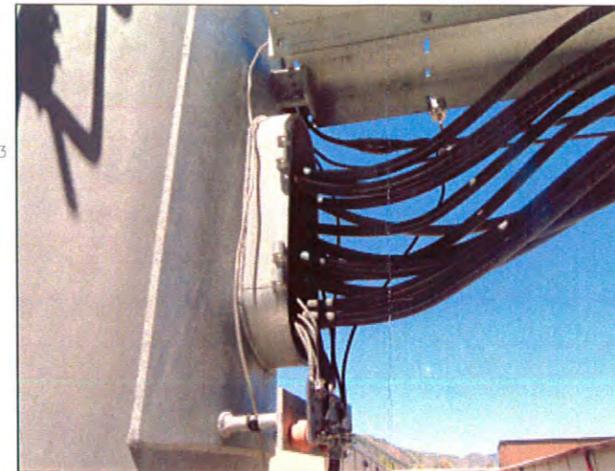
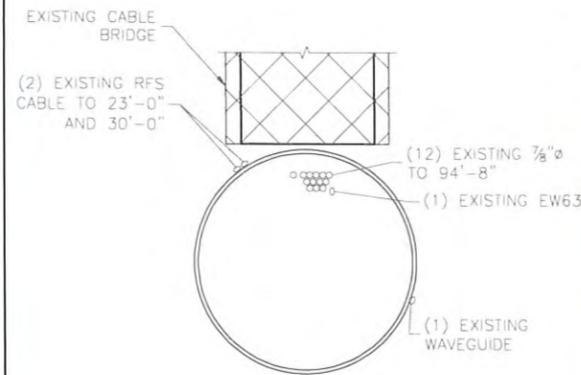
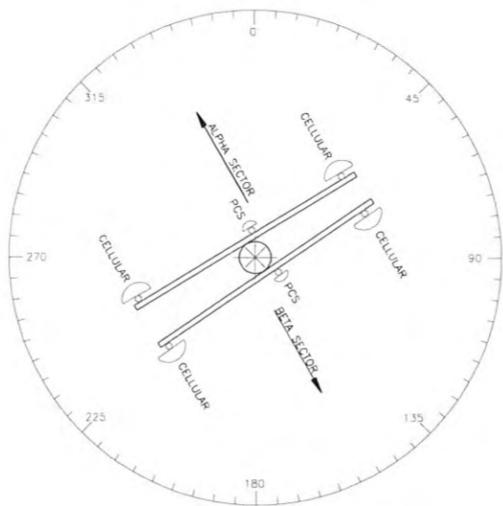
PROJECT NAME:
ID5 HAILEY (VZW)
"LTE" INSTALLATION PROJECT
EXISTING COMMUNICATION SITE

PROJECT ADDRESS:
 1241 AIRPORT WAY
 HAILEY, IDAHO
 BLAINE COUNTY

SHEET TITLE:
ELEVATIONS

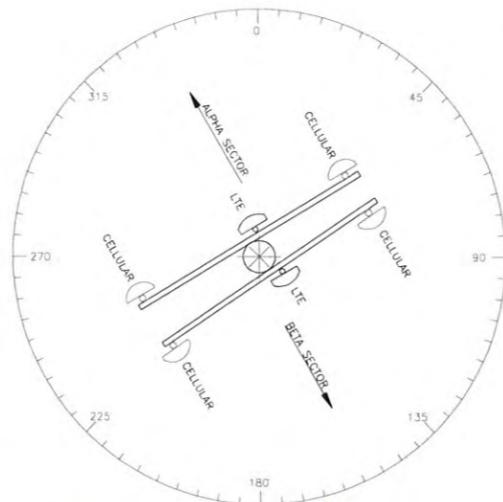
SAVE DATE:
 7/12/2012 3:51 PM

SHEET NUMBER:
C2



EXISTING VERIZON WIRELESS ANTENNA SCHEDULE:

ANTENNA FUNCTION	ATTACH LEVEL (COR)	AZIMUTHS (DEG., TN)	ANTENNA TYPE	ANTENNA QUANTITY	MOUNT TYPE	COAX (QUANTITY) SIZE (NOMINAL)	NOTES
CELLULAR	94'-8"	150' 330'	EXISTING 4' PANEL ANTENNA	4	(2) T-ARMS	(12) 7/8"	TO REMAIN
PCS			EXISTING 4' PANEL ANTENNA	2			TO BE REMOVED



GENERAL ANTENNA NOTES:

- DUAL POLAR ANTENNAS REQUIRE TWO RUNS OF COAX PER ANTENNA.
- LENGTHS GIVEN ON THIS CHART ARE ESTIMATED FROM AVAILABLE INFORMATION.
- TYPES AND SIZES OF THE ANTENNA CABLES ARE BASED ON THE ESTIMATED LENGTH OF THE CABLES. CONTRACTOR TO VERIFY ALL ACTUAL LENGTHS IN FIELD PRIOR TO INSTALLATION AND NOTIFY THE FIELD ENGINEER FOR VERIFICATION OF SIZES OF CABLES.
- CONTRACTOR TO PROVIDE AS BUILT FOR THE LENGTH OF CABLES UPON COMPLETION OF INSTALLATION.
- CONTRACTOR TO PROVIDE FINAL CABLE LENGTHS AND RETURN LOSSES FOR ALL CABLES.
- ALL AZIMUTHS REFERENCE TRUE NORTH. CONSULT REQUIRED QUADRANGLE MAP FOR NECESSARY MECHANICAL DECLINATION.

PROPOSED VERIZON WIRELESS ANTENNA SCHEDULE:

ANTENNA FUNCTION	ATTACH LEVEL (COR)	AZIMUTHS (DEG., TN)	ANTENNA TYPE	ANTENNA QUANTITY	MOUNT TYPE	COAX (QUANTITY) SIZE (NOMINAL)	ESTIMATED COAX LENGTH	MECHANICAL DOWN TILT
CELLULAR	94'-8"	150' 330'	EXISTING 4' PANEL ANTENNA	4	(2) T-ARMS (EXISTING)	(12) 7/8" (EXISTING)	~115' EACH	6'
LTE			BXA-70063/6CF 6' PANEL ANTENNA	2				6'

- NOTES:**
- FOR EXACT ANTENNA INFORMATION REFER TO THE RF DESIGN.
 - ALL PROPOSED COAX SHALL BE INSTALLED ON INTERIOR OF EXISTING MONOPOLE.
 - CONTRACTOR TO INSTALL DIPLEXERS IN SHELTER AND ON TOWER AS REQUIRED BY RF DESIGN. (IF APPLICABLE)
 - CONTRACTOR TO USE (4) 7/8" EXISTING COAX FOR PROPOSED ANTENNAS.

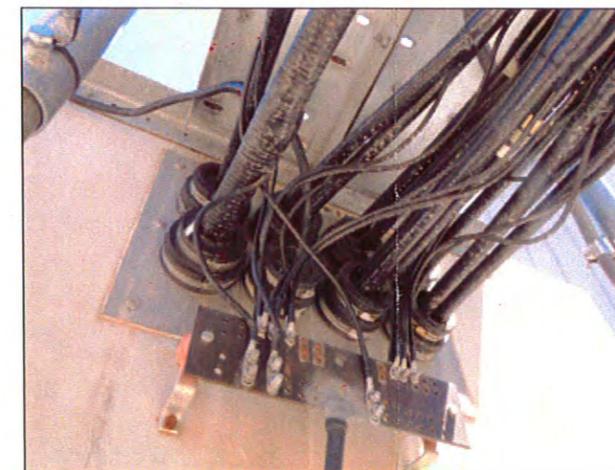
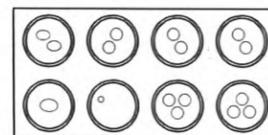
KEY:

○	1 1/8" COAX
○	7/8" COAX
○	GPS COAX

COAX SECTION
SCALE: N.T.S.

GROUNDING NOTE:

ALL NEW EQUIPMENT & COAX TO BE GROUNDED PER NEC



EXISTING COAX ENTRY PORT
(VIEW FROM OUTSIDE)

DESIGNED FOR:

verizonwireless

3228 EAST 3700 NORTH
KIMBERLY, IDAHO 83341

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ALBUQUERQUE, BOISE, EL PASO, LAS VEGAS, DENVER, NEW MEXICO, IDAHO, TEXAS, NEVADA, COLORADO

REV	DESCRIPTION	DATE	CHK BY	DIB
A	PRELIMINARY - FOR LEASING AND ZONING	7/10/12	DIB	

PRELIMINARY FOR LEASING/ZONING

PROJECT NAME:
ID5 HAILEY (VZW) "LTE" INSTALLATION PROJECT EXISTING COMMUNICATION SITE

PROJECT ADDRESS:
**1241 AIRPORT WAY
HAILEY, IDAHO
BLAINE COUNTY**

SHEET TITLE:
ANTENNA & COAX INFORMATION

SAVE DATE:
7/12/2012 3:51 PM

SHEET NUMBER:
RF1



City of Hailey 115 Main St. S, Hailey, ID 83333 208-788-9815

STAFF REPORT

TO: Geoff Moore and the Planning and Zoning Commission

FROM: Micah Austin, Community Development Director

RE: Design Review – Michael Kraynick

HEARING: September 6, 2012

Applicant: Michael Kraynick

Location: Lot(s) 9A & 12A, Block 61, Hailey Townsite

Department Comments

At the August 27, 2012 meeting, the Commission voted to deny the Findings of Fact on Mr. Kraynick's Project:

6:49:00 PM Owen Scanlon moved to deny the Findings of Fact on the Kraynick project based on his failure to meet conditions and subject to the approval of the city attorney. Janet Fugate seconded. In further discussion, Janet Fugate pointed out that the applicant has taken out a building permit and seems to be moving forward at his own risk. Geoffrey Moore added "the Commission has been extremely lenient with the applicant," and Jay Cone reminded that "this was in no way an unapprovable project, just an unapprovable application due to the applicant not following the process."

Based on this direction and decision from the Commission, Staff took the following actions:

August 28, 2012: Staff issued a Stop Work Order on Mr. Kraynick's project

- A Stop Work Order was posted on Michael Kraynick's property on the corner of Spruce and 4th where he is relocating/building three structures.
- In addition to violations dealing with the Zoning Ordinance (§6A.5) that justify a Stop Work Order, City Building Official Wayne Orvik found several building code violations that also justify issuing a Stop Work Order for this project.
- As a result, Mr. Kraynick could not commence construction or conduct any work on the project until he has received approval from both the Planning and Zoning Commission and from the Building Official.

August 29, 2012: Work commenced on property, despite the Stop Work Order

- Despite the Stop Work Order, the building movers had already dropping the two existing structures onto their foundations and were removing their equipment by the time I arrived on the site.
- I met with the contractors and Mr. Kraynick and they consented to stop all work on the project until P&Z approval and approval from the Building Official. Since the Building Official, Wayne Orvik, found several building code violations dealing with the

foundations of the existing structures, it is very possible that Mr. Kraynick will have to raise the buildings from the foundations and redo much of the work to meet Building Code.

- In addition, the foundations for the structure on the corner of Spruce and 4th were never inspected and the Building Official was never notified that it was being poured. As a result, the foundation will have to x-rayed to verify its structural integrity, removed entirely and poured again, a licensed architect or engineer will have to verify and pledge for its integrity.
- Wayne has met with the architect and the engineer who have supplied sufficient documentation for Wayne to approve the footings as presented.

August 30, 2012: Mr. Kraynick complies with Design Review (§6A.5) addressing building materials and samples

- Michael Kraynick stopped by City Hall on August 29 to drop off a 12"x13" board and bat sample that represented the proposed exterior surfaces for his project. The sample was stained with a clearcoat polyurethane stain.
- Mr. Kraynick dropped off a 10'X17" section of metal roofing on August 30, along with a letter explaining his compliance with all conditions set forth by the Planning and Zoning Commission for approval of his project. I have attached a packet with Mr. Kraynick's letter, photos of the board and bat, and photos of the section of roofing. I informed Mr. Kraynick that the Commission will reconsider his application at the September 10 meeting at which time the Commission will review the materials and his letter.
- At this time, Mr. Kraynick has complied with the standards set forth regarding materials samples for a Design Review application request. Staff recommends approval.

Landscape Plan in Compliance with the City of Hailey Tree Selection and Planting Guide

- During the August 16, 2012, telephone conversation with Mr. Kraynick, Micah Austin and Bart Bingham reviewed Mr. Kraynick's landscape plan with him and compared it to the City of Hailey Tree Selection and Planting Guide. This guide is for Trees only and does not address shrubs. The shrubs Serviceberry, Red Current, Dogwood, and Cotoneaster are shown on Mr. Kraynick's landscape plan but not listed in the Tree Guide. As these are native species found naturally occurring in our area, Staff recommends their approval on the landscape plan.

Motion Language

Approval:

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

August 28, 2012

Michael Kraynick
113 Bullion Street E
Hailey, ID 83333

Re: Stop Work Order on Project at Hailey Townsite Lots 9A & 12A, Blk 61

Mr. Kraynick,

Last night at the meeting of Hailey Planning and Zoning Commission, the Commission voted to deny your application to proceed with relocating structures to the property located at Hailey Townsite Lots 9A & 12A, Blk 61. In addition, in accordance with Hailey Municipal Code §15.3, the Planning and Zoning Commission voted to issue a Stop Work Order. Your project will need approval from the Planning and Zoning Commission for work to commence.

Specifically, the Planning and Zoning Commission found you in violation of the following sections of the Hailey Municipal Code in relation to your incomplete Design Review application:

- 6A.5.B.2(e) Landscape Plan
- 6A.5.B.4 Materials Sample

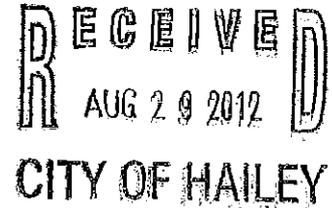
The signing and approval of the Findings of Fact and Conclusions of Law for your original application were/are conditional on your ability to comply with the above sections of the Zoning Ordinance. Since you did not appear before the Commission yesterday evening to present acceptable building material sample or an explanation of the landscape plan, the Commission denied the Findings of Fact and Conclusions of Law for your application.

Sincerely,

Micah Austin
Community Development Director
City of Hailey
208-788-9815 x13
micah.austin@haileycityhall.com

**SECOND STATEMENT OF COMPLIANCE WITH THE HAILEY TOWNSITE OVERLAY DESIGN
REVIEW GUIDELINES**

**LINSCOTT/KRAYNICK RESIDENCE
317 E SPRUCE STREET
HAILEY, ID**



August 29, 2012

Samples: I am providing the City with a sample of the exterior siding (board and batt) for Eva's house (the shop). This sample is a minimum 12 x 12. I have also dropped off a piece of the roof from the porch of the existing main house. This is NOT a sample, but an actual piece of roofing that MUST be returned to me by the City. The actual roofing is merely an additional illustration for the existing sample. The City has already been given a manufacturer's sample of the roofing material and that should suffice. (I will also need the manufacturer's sample back as this belongs to Scott Miley Roofing.) The existing roof for the garage is the most clear example of the roof if the members of the P&Z are willing to simply drive by the site on their own. A request that does not seem extraordinary in light of the fact that this application is for existing buildings.

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.

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

- **Mature shrubs such as lilacs should not be overlooked in site planning.**
- **The use of plant materials that are appropriate for the Hailey climate and growing season are encouraged.**
- **Drought-resistant lawn areas that resemble the traditional lawns of Old Hailey are encouraged.**
- **Xeriscape plantings in other yard areas are good alternatives for retaining landscaping while lowering water use.**
- **Berms in front yards are generally discouraged.**

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

The site was cleared of overgrown and mostly dead boxelders to accommodate site development. Existing apple trees along the north property boundary have been preserved, as have lilacs and other evergreen trees located along that line. Efforts have been made to save trees of value where possible.

The site will be landscaped to prevent invasion of noxious weeds.

The city was provided with a site plan which included the attached list of plants:

Tree List for 317 E Spruce Street

Deciduous Trees

1. Big Tooth or Norway Maples

2. May Day trees
3. Apricot
4. Pear

Non-Deciduous Trees of Choice

1. Douglas Fir
2. Lodgepole Pine
3. Ponderosa Pine

Shrubs may include

1. Common lilac
2. Chokecherry
3. Serviceberry
4. Red Currant
5. Dogwood
6. Cotoneaster

Grasses may include

1. Idaho Fescue
2. Blue Bunch Wheat Grass

Flowers and any other ornamentals would include drought-tolerant, native species, to the extent practical and desired.

No Aspens, willows, poplars, or boxelders will be planted.

The city apparently has no list of approved "shrubs." Guideline #33 provides that trees and shrubs can be approved by staff. That would appear to be appropriate and staff has informed me the landscaping plan was in fact approved by staff and recommended. All shrubs are typical, native, drought tolerant species which was apparently confirmed by staff and are or should be familiar to most homeowners. Surely these plant names have not been raised for the first time in this application. We have red and golden current both growing around our forest service cabin at Newman Creek. Chokecherry grows wild up the side canyon's of Croy Canyon along with Serviceberry. Lilacs abound throughout Hailey and were traditionally used to mark property corners and Dogwood is as common to Hailey as Hailey's dogs. Cotoneaster is a typical drought tolerant component when landscaping. It is therefore perplexing why this is a lingering issue. Hopefully this response puts this matter to bed.















HAILEY ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING SECTION 8.2.2 OF HAILEY ZONING ORDINANCE NO. 532 TO REVISE THE DEFINITION OF TEMPORARY SIGN; ADDING A NEW SUBSECTION 8.2.11(H) TO PROVIDE TEMPORARY SIGN STANDARDS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey City Council has found that the following amendment to the Hailey Zoning Ordinance will generally conform with the Hailey Comprehensive Plan;

WHEREAS, the amendments will not create excessive additional requirements at public cost for public facilities and services; and

WHEREAS, the amendment will be in accordance with the safety and welfare of the general public.

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

Section 1. Section 8.2.2, Definitions, of the Hailey Zoning Ordinance No. 532, is hereby amended by the deletion of the stricken language and the addition of the underlined language to the definition of “Temporary Sign”, as follows:

Temporary Sign. ~~A sign installed on a property for 72 hours or less and displayed no more than four times a year.~~ A sign intended to display either commercial or noncommercial messages of a transitory or temporary nature. A portable sign or any sign not permanently embedded in the ground, or a sign not permanently affixed to a building or sign structure are considered temporary signs.

Section 2. Section 8.2.11 of Hailey Zoning Ordinance No. 532, is hereby amended by the addition of a new subsection 8.2.11(H), as follows:

H. Temporary Signs.

1. A Temporary Sign shall be displayed for no more than ninety-six (96) hours and for no more than four (4) times per year with a minimum of a five (5) day interval between displays of the Temporary Sign.
2. No more than two (2) Temporary Signs are allowed for any building or for any Unit in a multi-unit building at any given time.
3. The total square footage of one or more Temporary Signs shall not exceed thirty-six feet (36’).
4. The square footage of Temporary Signs is exempted from the total allotted sign square footage allowed for any building or for any Unit in a multi-unit building.

5. Temporary Signs shall not extend exceed the height of the roof lines of adjacent buildings or structures.

6. Temporary Signs shall not extend into a Street or Alley, unless specifically authorized in a sign permit.

Section 3. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 4. All City of Hailey ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS ____ DAY OF _____, 2012.

Fritz X. Haemmerle, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk