

**Minutes of the
Hailey Planning & Zoning Commission
March 2, 2009**

The meeting was called to order at 6:30 p.m. by Commission Chair Owen Scanlon. Commissioners present were Geoff Moore, Mark Johnstone, and David Lloyd. Staff present included City Planner Mariel Platt and Planning Assistant Becky Mead.

Consent Agenda

- a. Approval of Minutes – **February 17, 2009**
- b. Approval of Findings of Fact, Conclusions of Law and Decision ~ **D.L. Evans Bank Design Review**

Commissioner Scanlon moved Tab 1 from the consent agenda.

Commissioner Moore moved to approve Tab (b) of the consent agenda. Commissioner Johnstone seconded, the motion passed unanimously.

Commissioner Scanlon made a correction to page 5 of the minutes. He said to change ADUs to CUPs.

Commissioner Johnstone moved to approve the minutes as amended. Commissioner Lloyd seconded, the motion passed unanimously.

New Business

Public hearing upon Modification to Design Review approval of September 15, 2008 for the **Airport Commerce Building**, a new 5,852 square foot commercial building, located at Lot 1F and 1G, Block 2, Airport West Subdivision Phase II (130 Airport Circle) within the Service Commercial Industrial-Industrial (SCI-I) zoning district.

Planner Platt stated this application is being treated as a new application. She said there was a question regarding the platted snow storage, which Cone can speak to, and the language can be cleaned up in the conditions.

Jay Cone, of Jay Cone Architecture presented the application for Portage Bay Partners. He stated the two lots will have a Lot Line Adjustment (LLA) that will make one lot, Lot 1FA. Cone said this is a mixed use building and is planned to have shop space in the southern portion of the building, the second story of this building will be primarily associated office space. Cone said the northern part of the building has 7 garage bays, which extend to the north. Cone mentioned that this is being treated as a new application because this project has been significantly downsized from the previous application due to the current economic climate. Cone stated they are providing 7 parking spaces on the eastern portion of the lot; 2 for the business, and 5 for the shop and the garage area, which has appropriately been calculated into the parking calculations. He said they are definitely planning to add to the north of the building in the future. Cone stated they have shown the future building footprint with dashes on the plans. Commissioner Scanlon asked if they will connect. Cone stated they will. Cone explained there will be compacted road mix in front of the garages and they are providing a sidewalk from the northeast corner leading to the southern portion of the building. Cone said they have provided

asphalt connection surrounding the building. Cone showed the floor plans, elevations and materials and where they would be used.

Cone addressed the platted snow storage which is dedicated to snow storage for Airport West and mentioned the Design Review Committee allows for that to be moved around. He said they will get with a surveyor to have that platted and that could also be a condition of approval. Cone stated there will be no sprinkler system and asked for that Condition (c), number 1 to be removed from the conditions of approval because the building will not be sprinklered. He also stated there will not be any exterior storage so there is no need for a fence and asked that condition (g) be removed.

Commissioner Moore asked Cone about the space of the future building. Cone stated they will plant that area with native grasses. Commissioner Moore asked if the handicapped access will have a solid base. Cone stated it will.

Commissioner Lloyd asked about the power box on the northwest side which seems to be in the snow storage area. Cone said it is and that platted snow storage area was there before on the plat around those transformers. Commissioner Lloyd asked about a light fixture that seems to move. Cone said it moves so it can be compliant. Cone said there was also a fixture that was mentioned as an up and down light, but they will have a down light only, using fixture "B" and not fixture "A" as stated on the plans.

Commissioner Johnstone asked about the trees. He also asked if the exterior lights will be on a timer. Cone stated the exterior lighting will be on an astronomical clock with a mandatory cut-off at 10 or 10:30. Planner Platt stated there is no required time for commercial lights to be turned off. **James Whitney**, 130 Airport Circle, with Portage Bay Partners made a comment regarding the cut-off time. Cone stated they will have an astronomical clock to save energy and will have a set cut off time.

Commissioner Scanlon mentioned it looked like the trees would get scrunched in the snow storage area. Cone said the trees will be beside the snow storage area and in front will be shrubs which will take the beating. Commissioner Scanlon asked if the method of construction was different than the first plan submitted. Cone asked for clarification. Commissioner Scanlon stated the steel part of the garage; wasn't there a stick frame building with the first application. Cone stated there was and in the original scheme it was a two story which is dashed in the plans. Commissioner Scanlon asked how the garage would be insulated. Cone stated it would not be insulated.

Public Hearing Opened

No public comment.

Public Hearing Closed

Commissioner Moore liked the building and colors. He referred to condition (c) regarding the sprinkler system and would like to leave that in until it is verified by the Building and Fire departments. Planner Platt said that language can be changed to read may instead of shall, to be determined by the Building Official.

Commissioner Johnstone felt Cone has answered their concerns and felt it was a good design and appropriate for the area.

Commissioner Scanlon liked the building and the materials being used and thought it was nicely done.

Planner Platt made some comments and suggested some language changes: Condition a) a revised site plan shall be submitted with the building permit for approval by the Planning & Zoning Administrator, which shows the platted snow storage shown in amounts equal to those currently platted and consistent with the Lot Line Adjustment Application; Condition c) 1. A 2 hour fire rated separation wall between the parking garage and main building and/or a sprinkler system may be required to be installed throughout the building; Condition e) 1. One water service shall be removed at the main, if required by the City Engineer; Condition h) all landscaping will have automatic drip irrigation or spray heads on automatic timers and be professionally maintained. The native grasses located at the north end of the lot shall be temporarily watered for two seasons or until establishment and shall be maintained in a manner that ensures the grass's survival. Commissioner Scanlon asked if they will be striking Condition i) or asked if she could reword it. Planner Platt stated sure that she would change it to read; If exterior storage of materials occur, fencing shall be used to screen these areas and shall be provided pursuant to requirements set forth in Section 4.12.3.4. Fence materials shall be approved by the Planning & Zoning Administrator.

Commissioner Johnstone moved to approve the proposed modifications to design review for Airport Commerce Building, located Lot 1F and 1G, Block 2, Airport West Subdivision Phase II (130 Airport Circle), finding that the project is in conformance with the Comprehensive Plan; the project does not jeopardize the health, safety, or welfare of the general public; and the project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards; with conditions (a) through (n). Commissioner Moore seconded, the motion passed unanimously.

Workshops

Planner Platt said she will be pre-registering Commissioners Johnstone and Lloyd and herself for the workshop on April 4th in Twin Falls.

Commission Reports and Discussion

Commissioner Scanlon reiterated that he would not be present at the next meeting, March 16, 2009.

Staff Reports and Discussion

Planner Platt passed out the City of Hailey 2009 Strategic Plan Templates and stated it will be discussed on the 16th and then it will go to Council.'

Adjourn

Commissioner Moore moved to adjourn at 7:00 p.m. Commissioner Lloyd seconded, the motion passed unanimously.