

## **Hailey Planning & Zoning Commission Meeting Minutes**

July 19, 2010

Call to order: Commission Chair Owen Scanlon called the meeting to order at 6:31:43 PM.

**PRESENT:** Commissioner Johnstone, Commissioner Lloyd, Vice Chair Pogue and Chair Scanlon.

**ABSENT:** Commissioner Moore.

**STAFF:** Administrative Assistance Mead, Planner Platt and Planning Director Robrahn.

### **Consent Agenda**

1. Approval of Minutes from June 21, 2010
2. Approval of Design Review Exemption for Aqua Pro (15 Bullion St. E)
3. Approval of Modification of Design Review for the Hailey Rodeo Park Ice Rink
4. Approval of Design Review Exemption of a shed - The Hunger Coalition's Hope Garden (201 1<sup>st</sup> Ave. S)
5. Approval of Design Review No Substantial Impact for a detached garage (117 Fourth Ave N)

Commissioner Scanlon pulled Tab 1 to abstain since he was not present at the last meeting.

**Commissioner Lloyd moved to approve Tab 1**, Commissioner Johnstone seconded, Commissioner Scanlon abstained, the motion passed.

**Commissioner Lloyd moved to approve Tabs 2 through 5**, Commissioner Pogue seconded, the motion passed unanimously.

Commissioner Scanlon noted that Commissioner Moore was not present; since there are only four Commissioners present that he would not be voting.

### **New Business**

- Public Hearing upon two applications by ARCH Community Housing Trust for a Planned Unit Development (PUD) and Design Review of 24 new residential units, located on Lot 2A, Block 1, Sutton Subdivision (731 River St N) within the Business (B) zoning district.

Planner Platt gave a brief overview of the PUD application. She said the property owner is the City of Hailey and currently there is a Memorandum of Understanding between ARCH and the City that the property would be leased to them for 99 years for the development of senior housing; this has not been executed yet. She stated ARCH is proposing three amenities, a public transit stop, community housing for the 24 units proposed, and 50% of the parking spaces to be underneath the living spaces. She said they are requesting two waivers; 100% increase in density as well as the reduction in the number of off street parking spaces required; 36 spaces are required and they are requesting a waiver for 26 parking spaces on site.

**Pete and Kristin Anderson**, from Anderson Architecture presented the applications for the senior housing project. The units will be age and income restricted rental apartments for seniors age 55 and over. Anderson noted the City of Hailey owns the property and will be signing a lease with ARCH for 99 years. Anderson said they are proposing an increase in density for 24 units and also proposing a reduction in parking spaces from 36 to 24. He stated this density is placed within the community core which the

Comprehensive Plan addresses. He also noted the Comprehensive Plan talks about a compact community, services within walking distance, and access to the community center, all of which this project provides. K. Anderson stated the Comprehensive Plan also talks about, in the land use section, increase in density in the community core which is something they want to promote. She said they are staying in the vision of the Comprehensive Plan which is noted in their analysis and in the staff reports. She noted they have a specialized population that will be in this development.

**Greg Urrutia**, with New Beginnings Housing, which provides low income senior housing and are partnering with ARCH Community Housing Trust said they work with Idaho Department of Finance to put together financing for these types of developments. This property will be restricted through Idaho Housing for people 55 and over and there will be restrictions on the property. He said these will be a mix of one and two bedroom units; 14 units are one bedroom and 10 of them are two bedrooms. For the most part the units will be occupied by single senior citizens. The required parking spaces for this project are in excess of the need for this population. They propose to provide one parking space per unit.

K. Anderson stated their primary amenity is the public senior housing, a specialized population with a very low impact. She mentioned density usually affects population and traffic and with this project you will not see those impacts. Because it is structured with so many requirements associated with funding, the number of units proposed is the only way the project could work.

**Michelle Griffith** with ARCH said they brought this project to staff and council quite a few months ago and could not do this project without going through the PUD process. She said they have gone through a number of studies in order to get the funding for this project, which speaks to the need of the project.

Urrutia gave some background of the studies, including a rent study and vacancy study conducted demonstrated the need for senior housing. He said most of the vacancies were 2, 3, and 4 bedroom units with higher rent, not geared for seniors. There is only one property that is senior oriented in the valley which is the Summit Apartments and they are full with a waiting list. He said the trends that appeared were seniors being the growing population. They are targeting a family of one who make up to 60% of the area medium income.

Director Robrahn gave additional background about the property being acquired by the City through the Sweetwater development as part of their community housing obligation. She said the City did make an agreement with ARCH for this property to be affordable community housing. Procedurally, the two applications are combined on the agenda to make it easier during the public hearing so the public can comment on either application.

Commissioners Johnstone, Pogue and Lloyd had no questions.

Commissioner Scanlon asked questions about density and on site management.

Commissioner Johnstone asked about parking for visitors to the facility. Anderson said there is street parking on River St. but it is not specifically for this complex.

**Doug Clemens**, with Clemens Associates presented the landscape plan to the Commission. He said each tree was chosen for color and for screening. He said the Swedish Aspens were the only tree they thought of to place in the tight areas that would be fairly thin and tall.

Commissioner Scanlon asked questions about the Swedish Aspen. Clemens said he has seen them 30 feet in height but they are not like a normal Aspen; there is no root growth and they have excellent color.

Commissioner Scanlon asked what the cover for the picnic area was. Clemens said they added that as a suggestion. They did not get in to assigning costs. He would say it would be a flat roof. K. Anderson said they could submit a design for that.

Anderson spoke about the layout of the building. The two bedrooms are just over 900 sq ft. The one bedroom unit is 692 sq ft. He presented the building materials showing the colors chosen.

Commissioner Lloyd asked about the pop outs on the exterior of the building sides, approximately three feet where the roof drops down and asked if they had drainage there. Anderson said they will have interior drains.

Commissioner Scanlon asked what is supporting the beams. Anderson said they are proposing steel. The 3<sup>rd</sup> floor decks are steel as well.

Commissioner Pogue asked about the safety concerns with the true underground parking noted earlier by Urrutia. Urrutia said it would be safer with this older population.

### **Public Hearing Opened**

**Bill Butler**, 621 W. Myrtle Court said he will be looking at a three story building. He said it resembles Sweetwater. He asked if anyone has spoken to the senior citizens and asked them if they have considered Sweetwater units. He asked if the height limit was within the zoning for that area. Butler commented that everything is one story in the area and thinks this would look out of place and lower the property values.

Director Robrahn said the Business zone allows a 35 ft height limit. Planner Platt said any single family dwellings that are presently there are nonconforming uses. She pointed out the different business areas.

**Sandy Kelly**, 106 N. Angela Drive agreed with Butler about the three stories. She said it is the three stories that bother her. She said the homes behind are all two story \$400,000 homes. She commented on the 99 year lease and said the senior housing has more of 30 to 40 year tax credits. She was concerned about the governship and what if this development becomes a housing development not just for seniors. She felt the parking access should be underground. She thought this was really an inappropriate place for this project.

**Josette Stellers**, 730 Northstar Drive commented on a strip of land there and what would be done with it. She thinks it is a great project and great for the community. She disagreed that this would lower the property values.

**Kathy Grotto** with Blaine County Housing Authority commented on the benefits of this project. She said this is a needed project. She mentioned the new Hailey Downtown Strategy which recommends residential uses between the downtown core to add vitality to the downtown.

### **Public Hearing Closed**

Griffith said they are not asking for a change in height. This is a rental project for people who cannot afford to buy anything. She said because the financing and regulations might run out in 40 years, the 99 year lease is contingent on the use of the facility for seniors only. She noted the "L" shaped strip of land in the back was owned by property owners to the south of their property.

Anderson responded to the building blocking the view, noting it is in the business zone and there is a zero setback required, but a significant setback is provided. She noted a business neighbor could be worse. She said it will be a quiet neighbor.

Commissioner Pogue asked whether the memorandum with the City was for affordable housing. Griffith said the lease agreement is a 99 year lease for senior affordable housing only. Pogue feels there is a recognized need for senior housing. The biggest impact is the increase density, but agreed this is a low impact project. He said he liked it.

Commissioner Johnstone agreed with Pogue and did not think they will need parking spaces in 99 years. He felt they are looking at something that will provide for the need in the future years. He felt the landscaping was a little bit over done.

Commissioner Lloyd said the density is well placed in the business district. He would have liked to see underground parking.

Commissioner Pogue spoke about the request for removal of condition (h). Commissioner Scanlon asked procedurally how they should address that. Planner Platt said it could be removed if they feel the standard was met. Planner Platt suggested leaving condition (h) numbers two and three.

Commissioner Pogue asked if they have any room to waive any of the percentage of species requirements. Commissioner Lloyd asked if there were another tree that could do the same. Clemens said anything else would be boring. He said these trees do get the height and good color.

**Commissioner Pogue moved to approve the PUD application for River Street Senior Housing located on Lot 2A, Block 1, Sutton Subdivision (731 River St. North), finding that the project is in conformance with Section 10.5.4.c. (1) through (10) of the Hailey Zoning Ordinance; with conditions (a) through (e). Commissioner Lloyd seconded, the motion passed unanimously.**

**Commissioner Johnstone moved to approve the design review application for River Street Senior Housing, located on Lot 2A, Block 1, Sutton subdivision (731 River St. North), 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 (o), as stated.** Commissioner Pogue seconded, the motion passed unanimously.

- Review and discussion of mechanical equipment on the roof of the ice rink building at the Hailey Rodeo Park; if proposal is determined acceptable by the Commission, staff will draft Findings of Fact reflecting the Commission's discussion for approval at the next Commission meeting.

Planner Platt stated she received an email requesting a roof top mechanical system on top of the Ice Rink building. The equipment is 6 feet tall. She spoke about the requirement for screening and noted the building height is maxed out.

**Michael Bulls** of Ruscitto/Latham/Blanton Architecture stated design review modifications to the ice rink building were approved on the consent agenda today. The issue has come up as they have gotten into the mechanical engineering of the impact of a single large roof top unit. He said he did some angle studies. He explained how far away the different angles would show the roof top mechanical equipment from different locations. He suggested screening options; he showed some color renderings of the mechanical unit; screening the unit is an option, the box for screening to match the building; or they could move the unit strategically on the roof. The standard clearly calls for screening and they wanted to let the Commission decide what they wanted.

Commissioner Lloyd asked if it was possible to have the trusses built for a lower roof in that section. Bulls said they are stretching the trusses as it is right now. He does not think that is an option because they cannot change the configuration on the depth of the trusses.

Lloyd asked if they have looked at other examples of screening for this unit. Bulls said they have picked the material that clouds the unit. Lloyd asked about the price between three units versus one unit. Bulls said 85,000 dollars for the one unit and for three smaller units it would cost two and half times more dollar wise.

Director Robrahn mentioned they do not measure the mechanical equipment as part of the building height.

Commissioner Pogue said he did not have a problem with the single unit.

Commissioner Johnstone asked if there was a chance to locate it over the ice resurfacing room. Bulls said that roof height is lower and they could look at that but they would have to run the duct work a long way which would lower the efficiency of the unit.

Commissioner Scanlon discussed leaving the parapets alone and screening it on three sides; he does not want to take away from how attractive the building is.

Bulls said they are willing to submit some type of screening. He said they were looking for some ideas and direction and he felt they got it. He said they would like to come back with a proposed screening.

Director Robrahn said whatever they submit would be presented to the Commission on the Consent Agenda.

### **Commission Reports and Discussion**

Commissioner Johnstone said he would not be present on Sept. 7<sup>th</sup>. Commissioner Pogue said he would not be present Aug 16<sup>th</sup>.

### **Staff Reports and Discussion**

Director Robrahn gave the Commission an update on the Airport Master Plan proposal between the City of Hailey, the County, and the Friedman Memorial Airport Authority. She said the city is responsible for this but needs help with funding. The FMAA would ultimately be the one who would pay for the master planning and to be assured to be reimbursed from the government. She said the team that was selected to address the master plan of the current site is part of the team already selected as part of the airport relocation project and includes Ruscitto/Latham/Blanton as well as Hart Howerton an Architect and Landscaping Planning Firm, and Power Engineers and Rick Hill of Village Solutions who is responsible for the marketing and financial analysis of the redevelopment.

Planner Platt said Thursday night, the 22<sup>nd</sup> Tim O'Leary with the Idaho Office of Resources will be giving a presentation at City Hall from 6 to 7 pm on above code building science, specifically for new construction and retrofits of existing buildings; following will be a presentation by the City of Hailey and Blaine County on the new community energy audit retrofit and rebate program.

### **Adjournment**

**Commissioner Johnstone moved to adjourn the meeting at 8:49:59 PM.** Commissioner Lloyd seconded, the motion passed unanimously.