

**Minutes of the  
Hailey Planning & Zoning Commission  
October 6, 2008**

The meeting was called to order at 6:30 p.m. by Commission Vice Chair Owen Scanlon, Commissioners present were Geoff Moore, Mark Spears and Mike Pogue. Staff Present included Planning Director Beth Robrahn, Planner Mariel Platt, and Planning Assistant Becky Mead, Fire Chief Mike Chapman, and Captain and Fire Marshal Mike Baledge.

**Public Hearing for items not included on the agenda.**

**Consent Agenda**

1. Approval of Design Review Alteration - **Albertsons**, a change to the corner entrance to Albertsons. The administrator has determined the project is minor and recommends approval.
2. Approval of Design Review Exemption - **Deane Johnson Building**, an alteration of the exterior of an existing building. The administrator has determined the project is minor and recommends exemption.
3. Approval of Findings of Fact – **B.C. Public Safety Facility Radio Tower Design Review**
4. Approval of Findings of Fact – **B.C. Public Safety Facility Radio Tower Wireless Permit**
5. Approval of Findings of Fact – **B.C. Public Safety Facility Radio Tower Conditional Use Permit**
6. Approval of Minutes – **September 15, 2008**

Director Robrahn requested item 1 be pulled from the consent agenda. Commissioner Moore requested items 4 and 6 be pulled from the consent agenda.

**Commissioner Moore moved to approve the consent agenda, excluding items in Tabs 4 and 6.** Commissioner Pogue seconded, the motion passed unanimously.

Director Robrahn stated the Fire Chief did not get a chance to do a thorough review of Albertson's application and stated the application would be brought back at the next meeting on October 20, 2008. .

Commissioner Moore made grammatical corrections to items 4 and 6.

**Commissioner Moore moved to approve the consent agenda items 4 and 6 with corrections.** Commissioner Spears seconded, the motion passed unanimously.

## **New Business**

### **T. Preston Zeigler for Design Review of Hailey Commercial Building**

Public Hearing upon an application by T. Preston Zeigler for Design Review of a new building, to be known as **Hailey Commercial Building**, located on Lots 18, 19A & 20, Block 39, Hailey Townsite (110 & 108 First Avenue North) within the Business (B) zoning district and the Townsite Overlay (TO) district.

**Michael Blash** presented the application for Tom Zeigler. The applicant proposes a ten (10) unit building with 20,214 square feet of new construction for commercial uses that have yet to be determined. He described the elevations and materials to the Commission.

**Preston Ziegler** with Sawtooth Construction stated he would speak with the city engineer before construction. He stated there would be access gates off the alley and First Avenue during construction. There will be a detour on part of First Avenue to give room for construction staging.

Commissioner Pogue asked what the freestanding canopies were made of and if they would stay up year round. He also asked whether snow load would be an issue. Blash stated they would be made of aluminum and built to code.

Commissioner Spears asked where the permanent dumpster would be located. Blash pointed out where the dumpster would be located.

Commissioner Moore asked where the bike rack would be located. Blash pointed to the proposed location. Commissioner Moore would also like to add to condition e automatic irrigation and moisture sensors.

Commissioner Scanlon commented on the parapet and would like to see it setback.

Commissioner Pogue asked if there was a requirement that the firewall protrude beyond the façade.

Commissioner Scanlon mentioned the rear of the building looks like two separate buildings. Blash stated it is the same detailing as the front without the parapet. Scanlon stated the rear elevation did not seem to match the neighboring buildings.

### **Public Hearing Opened**

No public comment was given.

### **Public Hearing Closed**

Commissioner Pogue liked the building but expressed concern with the right side of the building looking plain and thought it needed to be broken up. He wanted to make a condition of approval that the canopies stay up year round.

**Commissioner Pogue moved to approve the design review application for Hailey Commercial Building, located on Lot 18A, 19, and north ½ of Lot 20, Block 39, Hailey Townsite (106 or 108 First Avenue 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 d, adding to condition e automatic irrigation and moisture sensors, conditions f through n, adding condition o, canopies are to be in place year round.** Commissioner Spears seconded, motion passed unanimously.

## **Unfinished Business**

### **Portage Bay Partners for Design Review of Airport Commerce Building**

Public Hearing upon an application by Portage Bay Partners for Design Review of a commercial building, to be known as the **Airport Commerce Building**, located on lot 1FA (Lots 1G and 1F), Block 2, Airport West Subdivision Phase II (130 Airport Circle), within the Service Commercial Industrial-Industrial (SCI-I) District. **(Continued from September 15, 2008)**

Director Robrahn stated this was continued due to sidewalk issues.

**Jay Cone** of Jay Cone Architecture presented the application for Portage Bay Partners. He said the primary concern was that the sidewalk did not provide connectivity. Cone also noted that Commissioner Moore pointed out that in lieu fees are not permitted in the SCI-I district. Cone pointed out where pieces of the sidewalk needed to be extended on the north and northwest and down the street. He stated the plan now shows complete connectivity.

Commissioner Pogue asked Cone what the interface was between the entrance aisle and the sidewalk. Cone stated it will all be asphalt; there will be no curb cut. He stated the parking spaces and walkway are delineated with striping. Commissioner Pogue asked what color of striping there would be. Cone replied he would check with the City Engineer.

Commissioner Scanlon stated that at the previous meeting landscaping was discussed along the back side of the building. He said there was concern that anything too short would be plowed under. He suggested planting something tall and slender, maybe two or three between the pop out elements in the back. Cone stated the pop outs were specifically designed because of the fence for the airport, and designed to draw the eye to the pop out as an architectural element. They wanted to draw the eye away from the fence and the trees would tend to draw the eye down to ground and focus on the fence. Cone explained it is the snow storage area and suggested they could place the trees in the corner.

Commissioner Scanlon brought up an issue of snow storage blocking the electric and gas meter. Cone stated they moved the meters forward so the snow storage is not adjacent to the meters.

Commissioner Moore asked if setting aside the striped area met the requirement for a sidewalk. Director Robrahn said given the area and the position of the private lanes the striping meets the intent.

### **Public Hearing Opened**

No public comment was given.

### **Public Hearing Closed**

Director Robrahn stated that in the past the Commissioners required Western Supply to screen the rear of the lot along the airport chain link fence. Cone stated that fence was required to screen the outside storage area.

Commissioner Scanlon asked Cone who the neighbor to the south was. Cone replied Giacobbi Warehouse was the neighbor to the south. Commissioner Scanlon asked if they had fencing. Cone replied they did not.

Commissioner Moore stated a fence along the south property line would be problematic with snow storage.

Commissioner Pogue agreed with Commissioner Moore and did not see a need for a fence.

Commissioner Spears concurred with the other Commissioners.

Director Robrahn reviewed the Commission's amendments to the following conditions; f) A sidewalk shall be installed along the entire length of the property along Colibri Lane; h) to add landscape irrigation and moisture sensors; and i) A revised site plan shall be submitted with the building permit for approval by the Planning & Zoning Administrator showing all snow storage areas with a minimum dimension of 10 feet.

Commissioner Spears asked if they should strike condition j. Director Robrahn stated condition j was a standard condition taken from the bulk requirements section of the SCI-I district. She said the applicant has indicated that they would not be storing materials.

**Commissioner Moore moved to approve the design review application for Airport Commerce Building, located on Lots 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 o as amended.** Commissioner Pogue seconded, the motion passed unanimously.

### **New Business Continued**

#### **Text Amendment Article 10, Hailey Zoning Ordinance No. 532, Section 10.3.8**

Public Hearing upon a text amendment to Article 10, of Hailey Zoning Ordinance No. 532 proposed by the City to delete all amenities except Community Housing from **Section 10.3.8**.

Director Robrahn stated this was discussed during a workshop session in September. This change would focus PUDs solely on Community Housing.

Commissioner Pogue asked what the density increase was. Director Robrahn read some examples from the current ordinance.

Commissioner Scanlon suggested paralleling it to 10% density bonus to 10 community housing units.

Director Robrahn was concerned if the numbers were pinpointed too much, when the market changes it would not work out. She said most planners steer away from that.

There was further discussion regarding community housing incentives.

Director Robrahn stated she could draft different language and the Commission could continue the public hearing.

### **Public Hearing Opened**

**Kelly Jackson**, Citizens of Smart Growth, would like to see where the same elements are located in the ordinance and is opposed to taking all of the amenities out.

### **Public Hearing Closed**

Director Robrahn explained under the current ordinance, each PUD must provide one or more of the listed amenities. In exchange for an amenity the city could grant a density increase and stated additional amenities could be left in the ordinance. She suggested the Commission to read the entire PUD ordinance before the next meeting.

**Commissioner Pogue moved to continue amendments to Section 10.3.8 and Section 10.4.1, of Article 10 of the Hailey Zoning Ordinance to a date certain of October 20, 2008.** Commissioner Spears seconded, the motion passed unanimously.

### **Text Amendment Article 4.11, Hailey Subdivision Ordinance No. 821, Section 4.11.2**

Public Hearing upon a text amendment to Article 4.11, of Hailey Subdivision Ordinance No. 821 proposed by the City. The amendments would delete the housing requirement for the conversion of rental units to condominiums or townhouses from **Section 4.11.2**.

Director Robrahn stated the city attorney has recommended this amendment to help protect the ordinance from possible challenges.

### **Public Hearing Opened**

No public comment was given.

### **Public Hearing Closed**

**Commissioner Moore moved to recommend to the City Council approval of the proposed amendments to Section 4.11.2 of Article 4.11, Hailey Subdivision Ordinance, finding that the amendments are in accordance with the Comprehensive Plan.** Commissioner Pogue seconded, the motion passed unanimously.

**Staff Reports**

Planner Platt announced the sign ordinance workshop that will be held from 8-9 a.m. on Friday, October 10.

Director Robrahn distributed to the Commission copies of Creating Great Neighborhoods, Density in Your Community and Water and the Density Debate.

**Commissioner Pogue moved to adjourn the meeting at 8:00 p.m.** Commissioner Moore seconded, the motion passed unanimously.