

**MINUTES OF THE REGULAR MEETING
OF THE HAILEY PLANNING AND ZONING COMMISSION
HELD TUESDAY, JANUARY 3, 2006
IN THE UPSTAIRS MEETING ROOM WITHIN HAILEY CITY HALL**

The regular meeting of the Hailey Planning and Zoning Commission was called to order at 6:30 p.m. by Commission Chair Kristin Anderson. Commissioners Stefanie Marvel, Elizabeth Zellers and Nancy Linscott were present. Commissioner Trent Jones was excused. Staff present included Planning Director Kathy Grotto, City Planner Diane Shay, Administrative Assistant Marti Amsbaugh, and Deputy Clerk Tara Hyde.

Oath of Office

Commissioner Stephanie Marvel was administered the oath of office by Deputy Clerk Hyde.

Election of Chair and Vice Chair

Kristin Anderson was nominated to a second term as Commission Chair by Zellers. Commissioner Linscott seconded and the motion carried unanimously. Trent Jones was nominated for Vice Chair. Zellers seconded and the motion carried unanimously.

PUBLIC HEARINGS

EVANS FERGUSON BUILDING DESIGN REVIEW

An application by Bryan and Janet Evans for Design Review of a new building located on Lot 3A, Block 2, Airport West Subdivision Phase 2, at 121 Jetstar Lane, in the Service Commercial Industrial-Industrial (SCI-I) District. The applicant plans a 7500 square foot, one-story building which includes a warehouse and wholesale showroom.

The applicant received Design Review approval from the Airport West Business Park Architectural Review Board on October 10, 2005.

Mike Mattias, the Project Architect, presented the project to the Commission. The building will house Ferguson Plumbing Supply in a 7500 square foot one story building including a warehouse and wholesale showroom.

The main body of the building will be smooth block CMU in a Zuni color (tan). Accent bands in CMU block are proposed to be Mountain Red (light reddish/grey).

Marvel asked how far the fabric awnings would extend out from the building. Mattias responded 3 feet.

Landscaping proposed includes placing 14 – 15' tall Swedish aspens in front of each window with Spirea and Redtwig Dogwood strategically placed to break up the wall. Six sub-alpine firs will be placed at the corners and Swedish aspens every 15 feet. Marvel

asked how far away from the building would firs and aspens be placed. Mattias responded 5 feet. Marvel also asked Mattias about the arrangement of the aspens. He responded that the trees will be at the columns and the centerline of each window.

Shay said landscaping cannot exceed 20% of any one species.

Mattias said a trash dumpster is to be placed in the rear with chain link fencing with vinyl slats as an enclosure. Marvel had concerns about the appearance of chain link fencing with forest green slats as a dumpster enclosure.

Discussion ensued regarding chain link fencing. Zellers said she had no problem with chain link fencing. Linscott said chain link fencing was OK with her. Zellers asked if other buildings had chain link fencing. Grotto and Shay said they could not recall.

Anderson opened the Public Hearing. There being no comment, Anderson closed the Public Hearing.

Marvel had concerns about the fencing being too visible from the street and was concerned about the durability of the green vinyl slats and suggested alternatives be considered. Marvel commented that ideally she would not like to see chain link fencing at all.

Anderson and Zellers suggested cedar, wrought iron or possibly a CMU wall as fencing. Zellers liked the idea of cedar fencing. She suggested the architect resubmit the application with the suggested fencing changes and also a replat of the snow storage.

Linscott asked about a snow storage area. Mattias responded that this is presently being replatted by Galena Engineering.

Mattias said exterior lighting will consist of bronze anodized canned lights with 60W bulbs. All are to be downcast.

Discussion then returned to the size and placement of the landscaping material, particularly the size of the proposed trees. Mattias indicated the trees had a caliper of 8" and would be approximately 40' tall. Grotto was concerned about where the trees would be placed in relation to the awnings. Mattias indicated that there is a 10' easement that would allow the trees to be placed 8 feet from the side of the building and not interfere with the awnings. Linscott requested that the tree placement be staggered and moving the trees out 8 feet is a good idea.

Marvel moved to approve the application finding it in conformance with the Comprehensive Plan, that it does not jeopardize the health, safety or welfare of the general public and the project conforms to the required specifications outlined in the City's Design Review Guidelines, with the following conditions:

- a) **All Fire Department and Building Department requirements shall be**

met. Items to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:

- A man gate shall be required in the fence enclosure to allow exterior access to all portions of the building. The gate may be locked per HFD standards.
- The fire hydrant at the southwest corner of the property shall have all clearances maintained and vehicular protection installed.

b) All City infrastructure requirements shall be met as outlined in Section 5 of the Hailey Subdivision Ordinance. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:

- The size of the sprinkler system line shall meet applicable life/safety codes prior to issuance of a Building Permit.
- A State drywell permit shall be issued prior to issuance of a Building Permit.

c) This building has been designed as an S-2 and A-2 occupancy classification. Any change in use or occupancy type may require additional improvements and/or approvals.

d) A 6 foot tall solid cedar fence for the purpose of screening exterior storage materials shall be provided pursuant to requirements set forth in Section 4.12.3.4 of the Hailey Zoning Ordinance.

e) All exterior lighting shall comply with the Outdoor Lighting Ordinance.

f) A revised site plan shall be submitted prior to issuance of a Building Permit showing the following items. The site plan shall be administratively approved.

- Landscaping.
 - i. Clarification of the mix of shrubs proposed.
 - ii. A more diverse mix of deciduous trees and tree sizes.
 - iii. The landscaping on the west side of the building shall be located approximately 7'- 8' away from the building and maintained by the owners so as not to interfere with the sidewalk.
- Fence. The location of the 6 foot tall cedar fence shall be identified.
- Snow storage. The location of the re-platted snow storage shall be identified on the plans.

- g) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.**
- h) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.**
- i) 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.**

Zellers seconded and the motion carried unanimously.

THE CLUB AT COPPER RANCH DESIGN REVIEW

An application by LIDO Equities Group for Design Review of a new building — The Club at Copper Ranch, located at 1950 Woodside Boulevard in the Limited Business (LB) District. This is a complete re-design of the previously approved athletic facility.

Owners Jeff Smith and John Sofro were present. Architect Dale Bates and Landscape Architect Jason McIlhaney of Living Architecture were also present and made the presentation of the complete re-design of the previously approved athletic facility.

This revised design provides increased locker room space for the members along with a cardio deck, weight room decking, and the pool which was downsized from 6 lanes to 4.

Parking will be located in front of the building accessed from Woodside Boulevard. Employee parking will be located in the rear. Minimum parking will occur along White Cloud to prevent any traffic congestion.

New emergency exits, along with bicycle racks and a new bus stop are being provided.

Bates explained to the Commissioners that the new design was to be reminiscent of old farm homes of the past as is the case of the design of the Copper Ranch homes. He also explained that they wanted to give a feeling of a social facility where citizens could gather.

Bates said the colors would be similar to those of the Copper Ranch homes and the roofing material would be composition. Solar panels constructed of a dark bluish green, glare resistant material will be installed on the roof.

Snow clips will be provided over the main entry which has a 5/12 pitch roof. Snow clips are not planned to be placed on the other roof because of the 3/12 comp pitch, but could be added later if the need arises.

Day care will be provided. There will be a fenced children's playground with a 4' block wall with 2' cedar open slat fence on top on the southeast side of the playground. The day care and playground will have a separate entry and drop-off area.

A two stage snow removal plan was presented by Bates with a snow storage area planned in a large area in the center core. Small areas around the perimeter are planned for single event snow storage.

A service entrance is provided in the rear, along with employee parking. An additional loading area by pool is being provided for chemical deliveries.

Bates presented the lighting plan. The lights will be shielded so as to not produce excessive glare. Four 14' parking lot lights with box tops are proposed.

Anderson clarified where are the lights to be located. Bates showed the location of all planned fixtures.

Bates advised of two mechanical areas which will be hidden behind parapets.

McIlhaney presented the proposed landscape plan. Plantings will be the same as are currently used at the condominiums. All but one pine will be saved along Woodside Boulevard.

Due the slope the Tennis Club roof, sloughing will occur. Washed gravel beds, berms, boulders and trees are proposed to help mitigate damage from sloughing.

Linscott expressed her concern about the pine trees along Woodside Boulevard. Can they be saved and transplanted? McIlhaney said due to the weakness of one pine, it cannot be transplanted, but the other are healthy and could be transplanted, if necessary. Their goal was to try to save as many trees as possible.

Linscott would like to see more windows on northwest elevation. McIlhaney said the design calls for clerestory windows for light.

Dale said the building will be naturally ventilated. They are building a "healthy" health club. A bank of skylights on the southeast side of the building will be installed to handle the ventilation.

Anderson expressed her concerns about overlighting the building, the upper soffit lights being excessive.

Marvel expressed her concerns about parking on the side entrance turning off of Woodside Boulevard onto White Cloud. She would like to see some kind of pedestrian safety design incorporating possibly a raised speed bump. She believes the turn from Woodside onto White Cloud is too tight, a very quick turn.

Bates said they considered other options, but felt the parking area fronting Woodside Boulevard would be a better choice.

McIlhaney there would be extensive landscaping and the incorporation of a raised pedestrian crossing. Landscaping would incorporate the same species currently being used at the condos. With the exception of one pine tree, the others will be saved along Woodside Boulevard. Other species included in the landscaping plan are Kinnikinnick, Maple, Mugho Pines, Quaking Aspens and Linden trees.

Zellers wanted to address the calipers of the trees. McIlhaney said they vary from 2” to 6”.

Discussion turned to the phasing of the work. Grotto advised that construction for Phase 5 is scheduled to begin on June 30, 2006. The recreational facility needs to be completed before any buildings in Phase 6 can be occupied.

Linscott asked Bates if the facility will be open to the public. Bates indicated the project would be open to the public.

Anderson asked if any other items needed to be addressed by the Commission.

Marvel found the roofline problematic. She said she could not actually pinpoint her feelings, but felt the entry had an “oriental” look. She would like the applicant to come up with an alternative, but she did not have any suggestions.

Zellers inquired if the building would be totally solar. Bates replied that it would be cost dependent; the building will be plumbed for solar use in the future.

Anderson expressed her concern about the lack of variety of exterior textures similar to the condominiums. She felt that the Club was missing some of that. She would like to see a use of color, mixing and matching similar to those of the condominiums.

Linscott said she would like to see Virginia Creeper on a trellis along the wall to add textural element to the large expanse of the Club wall.

Anderson opened the hearing for public comment.

Allison Kimball of 218 North 4th who is purchasing a condo at Copper Ranch asked about the distance between the parking lot and sidewalk on Woodside Boulevard. She also wanted to know if the pathways would be lighted.

Bates replied the distance was 12 feet wide at its narrowest and the pathways would not be lighted.

Anderson closed the public hearing.

Zellers was inclined to approve the application with some changes. She would like to see a raised crossing installed in front of the entry, use of a three color scheme for the tennis building, and 2nd story lighting not be placed over the entry.

Linscott agreed with Zellers.

Marvel commented she was not really happy with the front elevation, but could not think of a way to improve it.

Linscott commented that, in her opinion, the design was thoughtful, taking into account the mountain views to the east behind the building.

Anderson commented that the tennis building elevation needs to be broken up more. It was her opinion that the building as viewed from Woodside Boulevard was an eyesore.

Discussion then centered around the possibility to removing the 2nd tier lights as they would provide too much light for the neighborhood.

Anderson was concerned about the expanse of stucco on the SE elevation.

Discussion also centered on the addition of windows on the northwest side of the building to break up the large expanse of the wall area.

Marvel suggested adding a simple design on the tennis building, i.e., the roof should be one color, the wall another color and then the concrete should be a third color.

Zellers moved to approve the application finding it in conformance with the Comprehensive Plan, that it does not jeopardize the health, safety or welfare of the general and the project conforms to the required specifications outlined in the City's Design Review Guidelines, with the following conditions:

- a) **All Fire Department and Building Department requirements shall be met. Items to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:**
 - **A complete fire sprinkler system shall be installed and the building shall be monitored by a fire alarm system.**
 - **A fire hydrant is required to be located in close proximity to the fire sprinkler connection at a location approved by the Fire Chief.**
 - **All private roads and required fire lanes shall be properly identified and marked (signs, curb painting, etc.).**
 - **ADA parking stalls shall be provided according to applicable codes.**
 - **The building permit plans shall be reviewed by an approved third party plan review firm prior to submittal to the Building Department**

- b) This building has been designed as a B, A-3, and possibly an A-4 occupancy classification. Any change in use or occupancy type may require additional improvements and/or approvals.**
- c) An elevation certificate shall be submitted along with the Building Permit application, to ensure compliance with maximum building height of 35 feet.**
- d) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:**
 - State permits are required for all drywells, to be installed to City standards.**
 - The sidewalk ADA ramps shall be redesigned to comply with applicable codes.**
 - Water service line shall be relocated and appropriately sized.**
 - The existing fire hydrant tap shall be abandoned and relocated.**
 - Water services at the northwest corner need to be properly abandoned if not utilized for irrigation.**
 - Sewer service lines shall not connect to the main directly at the manhole.**
 - The swimming pool drainage collection system shall be approved by the sewer department prior to issuance of Building Permit.**
- e) A sign permit shall be approved prior to installation of any signage greater than four square feet.**
- f) Bike parking for at least 10 bicycles shall be provided.**
- g) Snow clips or other protection shall be installed over entry areas where roof sheds onto pedestrian area.**
- h) Pedestrian access from Wimbledon Court shall be provided.**
- i) A revised landscape plan shall be submitted, showing the required number of larger trees and appropriate diversity of species, prior to issuance of a building permit.**
- j) Construction fencing shall be placed around the dripline of each of the existing conifers that are to be preserved on the site.**
- k) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and**

Decision.

- l) All exterior lighting shall comply with the Outdoor Lighting Ordinance.**
- m) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.**
- n) 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.**
- o) Change the pedestrian access off of Woodside Boulevard with a raised crosswalk.**
- p) The addition of windows to the northwest elevation.**
- q) Painting the tennis building in a tri-color scheme.**
- r) Remove the 2nd story lighting above entry.**

Linscott seconded the motion. The motion carried with Marvel abstaining.

FINDINGS OF FACT

Community Campus CUP - **Linscott moved to approve as written**, Marvel seconded, Zellers abstained. Motion passed.

Anderson called for a 5 minute break.

MINUTES

November 7, 2005 – **Zellers moved to approve as written**, Linscott seconded and the motion passed unanimously.

November 21, 2005 – **Linscott moved to approve as written**, Zellers seconded and the motion passed unanimously.

December 5, 2005 – **Zellers moved to approve as written**, Anderson seconded and the motion passed unanimously.

COMMISSION REPORTS –

Marvel discussed the possibility of an amendment to allow the submittal of 11 x 17 plans for design review. She liked the ease of using the smaller plans.

Linscott talked about an “infill” meeting in Boise which she plans to attend.

Marvel wanted to know when the next Transportation Committee meeting was going to be held. Grotto replied that it would be held sometime in February. She advised she will check with Tom Hellen, City Engineer.

STAFF REPORTS – None

Linscott moved to adjourn. Zellers seconded and the motion carried unanimously.

The meeting adjourned at 8:45 PM.