

**REGULAR MEETING OF  
HAILEY PLANNING & ZONING COMMISSION  
HELD ON Tuesday, January 16, 2007**

**The meeting was called to order by Commissioner Vice-Chair Elizabeth Zellers at 6:35 p.m.** Commissioners present were Stefanie Marvel, Nancy Linscott, Owen Scanlon, and Michael Pogue. Staff present were Planning Director Kathy Grotto and Administrative Assistant Becky Mead.

**Swearing in of New Commissioners:**

Becky Mead, Planning Assistant, read the official oath of office to swear in both Owen Scanlon and Michael Pogue, the newly appointed Commissioners.

**Election of New Commission Chair and Vice-Chair:**

**Scanlon nominated Stefanie Marvel for Commission Chair and Elizabeth Zellers as Commission Vice-Chair;** Linscott seconded, the nomination passed unanimously.

**PUBLIC HEARINGS:**

**West Maple Subdivision Preliminary Plat & PUD**

Marvel stated the applications by John Brown and Patrick & Janis Lee for Preliminary Plat and PUD approval of West Maple PUD Subdivision will be re-noticed at a later date at the request of the applicant.

**New Neighborhood Business (NB) District**

Hailey Zoning Ordinance, Article IV, Establishment and Purpose of Zoning Districts. The amendment would create a new district – Neighborhood Business District (NB), Section 4.4, with limited commercial uses and bulk regulations intended to be more compatible with residential neighborhoods.

Grotto stated this is a text amendment not a zoning map amendment. She noted the Commission went over this amendment in the fall of last year and the City Council suggested that there be some changes made. Grotto explained the changes made to the ordinance draft of the new NB district, primarily fewer permitted uses.

Scanlon was concerned about the chemicals that would be used within a dry-cleaning service or any other service that might use chemicals. Linscott asked what would be an example of a semi public use. Grotto responded that non-profits such as Sun Valley Center for the Arts and The Advocates are semi-public uses. Zellers asked how many miles 3,000 feet was (approximately 2/3 of a mile).

**Public Hearing Opened:**

Geoffery Moore, 1250 Woodside Boulevard stated he owns property in the area and stated that the new district is a good idea.

No written comment received.

## **Public Hearing Closed**

Linscott asked if there were Design Review guidelines for the new district. Grotto stated it would fall under the new Design Review guidelines set up for non-residential buildings. She also made comment relating to Scanlon's previous concern about the chemicals and stated that the City has very strict treatment inspection in terms of disposal of any chemicals.

**Zellers moved to recommend approval of the amendment to the zoning ordinance for Neighborhood Business district, finding that it is in compliance with Hailey Comprehensive Plan and supports the full range of uses and recommends that this goes to the City Council for approval.** Linscott seconded, and the motion passed unanimously.

### **Giacobbi Warehouse Storage Building Design Review**

An application by Steve Giacobbi for Design Review of a new building, located on Block 2, Lot 1E, Airport West Subdivision located at 1550 Colibri Lane, in the Service Commercial Industrial-Industrial (SCI-I) District.

Tom Dabney, an independent architect was present to represent the Design Review for Steve Giacobbi's warehouse/storage building. He noted that the building is on an interior lot located behind Aviation Drive on Colibri Lane, and stated the access is from an interior alleyway. The building contains a lower floor and a small second floor, which totals to 4912 sq. ft. and the total height of the building is 30'2". There are five parking spaces provided, one of which is handicapped. There is a sidewalk in front of parking area; there are four accesses to the building. There is snow storage proposed on either side of the parking area and on one side of the building. Irrigated landscaping, grass and trees are proposed. Dry wells are proposed for the rear. The second floor is over the corner area where the tower is located. There are four exterior lights and drainage for water from the roof is proposed. The west elevation is the main elevation from the street with proposed gray stucco, red accent bands and a grey tower with corrugated shingles for the roof.

Scanlon asked about one of the trench drains with an additional overhead door; Dabney stated that in the future there could be one or more units within the building. Scanlon asked if this would be a design review issue. Grotto stated no, that it probably wouldn't change the look of the building significantly. Scanlon asked the applicant about the door colors and Dabney stated they would be gray.

Zellers asked about the color of window trim and the tower. Giacobbi stated that they would be grey to match the existing buildings in the area.

Grotto suggested that the landscaping be in the front area next to the door rather than the south side. She also stated that shrubs would soften the area and wasn't too sure if the Aspen are a good choice for this plan.

Scanlon suggested that the window frame color be a red. He also asked about the wall construction. Dabney stated that the plans weren't fully engineered at this point. Scanlon asked what would be the color for the roof, the fascia on the eaves, and Dabney replied gray for both.

Zellers asked about who the tenants would be and Dabney replied that it would be the owner.

### **Public Hearing Opened**

No written comment was received.

### **Public Hearing Closed**

Scanlon asked what would be the purpose of the detail bay. Dabney replied for detailing cars but would not be used for repairs. Scanlon stated that he would like to see a darker color used on the roof. Steve Giacobbi replied that the lighter color was chosen for the summer heat.

Linscott stated that the building looked institutional and suggested to use more contrasting colors on the windows and the roofing material. She also agreed with Grotto regarding the landscaping, to have some plantings and something else other than the Aspen to add more color.

Pogue was concerned about the all grey color and suggested that there be some contrast used on the tower and the windows as well and some contrast color on the trim. The darker roof would contrast well and also agreed with some plantings along the west side elevation.

Zellers concurred with the Commission for more color contrast to be used with the windows, a darker shingle color, and also agreed with the landscaping suggestions. She suggested that there be a wheel stop between the parking spaces and the sidewalk.

Dabney stated that the Commission's suggestions were good. He stated that the owner wanted to keep the color understated and noted that it is located in an industrial area and not Main Street Hailey.

Grotto stated that when a building permit is submitted, the Planning Department would review the permit and plans submitted to make sure that all conditions were met. She also stated that the applicant could present new ideas and if significantly different from the plans, she would pass their ideas on to the Commission.

**Zellers moved to approve application for Design Review for the Giacobbi Warehouse Storage Building. Finding that it is in compliance with the Design Review guidelines and with conditions A through J, adding 3 more conditions; K to add more color contrast in the windows frames and fascia; L to add more landscape**

**in the west elevation; and M to use a darker color shingle for the roof.** Linscott seconded, the motion passed unanimously.

**Approval of Findings of Fact:**

Moore Rezone to TN

**Linscott moved to approve as written;** Zellers seconded, the motion passed unanimously.

**Approval of Minutes:**

P&Z December 4, 2006

**Linscott moved to approve as written;** Zellers seconded, the motion passed unanimously.

**Commission Reports:**

Marvel stated she will be absent on 2/20/07 and Linscott stated that there would be a possibility that she would also be absent then too. Zellers stated she will be absent on 2/5/07.

**Staff Reports:**

Grotto stated Old Cutters is still being discussed within the City Council. On January 8<sup>th</sup> City Council approved the Quigley View Condominiums with the community housing to be dispersed throughout the project, to not look different from the rest of the project and for them to have carports. The applicant will provide three community housing units instead of four due to the costs of the carports.

**Adjourn:**

**Linscott moved to adjourn the meeting at 7:30 p.m.;** Zellers seconded, the motion passed unanimously.