

**MINUTES OF THE REGULAR MEETING
OF THE HAILEY PLANNING AND ZONING COMMISSION
HELD MONDAY, April 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 Acting Commission Chair Trent Jones. Commissioners Stefanie Marvel, Elizabeth Zellers and Nancy Linscott were present. Commissioner Kristin Anderson was excused. Staff present included Planning Director Kathy Grotto, City Planner Diane Shay, and Administrative Assistant Dusty Liman.

PRESENTATION:

SWEETWATER PRESENTATION

A presentation by the 474 Club, LLC to introduce their applications for a new residential and mixed use Planned Unit Development, to be called “Sweetwater”, located in central Woodside, between Highway 75 and Woodside Boulevard, on both sides of Countryside Boulevard. The applicant is proposing 421 units on approximately 22 acres. The property is zoned Limited Business (LB).

Jones announced that this meeting will be limited to the applicant’s presentation and clarification questions and initial comments by the Commission and staff. The public will have an opportunity to comment at future public hearings, for which there will be further public notice for a meeting in May, 2006. Jones also announced that the presentation would be limited to 2 hours.

Grotto gave background on the site:

- Property originally was a site of 12 ½ acres zoned for business in central Woodside
- Dave Anderson of Woodside Developers voluntarily re-zoned in 2004 to limited business – effective in May 2005
- East of Shenandoah limited to residential only
- Adjacent to Highway 75 may allow some commercial
- Parcels B, F and A would be rezoned to limited business if Sweetwater application is approved – these parcels are owned by the City of Hailey and are being exchanged for land on North River Street by Sutton & Sons’. The exchange of these 3 parcels allows for the extension of River Street and relates to community housing to be implemented within Sweetwater
- This is a planned unit development (PUD) and a subdivision application. The applicant is funding a new study of Quigley Drainage in hopes of removing a significant number of property owners in Woodside from Flood Plain status. The applicant hopes to avoid Flood Plain status for this new development

Kevin Adams, President of LGI, a national Real Estate company stated his company provides quality projects where the community has market need.

- Master plan community inclusive of all financial types

- Sense of place
- Will team with locals to provide the best possible product
- Will use local and national experts
- This will be a place for everyone

Wayne Roth introduced himself as a builder and developer of townhouses, Flying Heart Ranch Subdivision and other residential.

- Felt the bottom financial tier of the real estate market is unable to purchase real estate due to supply and demand
- Sweetwater creates affordable housing – some units will be priced at half of the current affordable housing
- Density allows for more affordable housing – 20 units/acre is proposed for Sweetwater
- His vision is to create affordable housing for working people. He formed a team of professionals who can provide the vision
 - Weber-Thompson is the Seattle based architect team headed by Catherine Benotto
 - Mike Doty represents the local architect
 - Benchmark Associates is civil engineer
 - Kurt Eggers will provide landscape architecture
 - Peak Hour did the traffic study
 - Chuck Brockway - hydrologist
 - ESS will be the structural engineering team
 - Jason Roth, Wayne's son, will market the project
 - Wayne will build the project

Catherine Benotto PowerPoint Presentation

- Design Goals
 - Create sense of place with strong identity, community, authenticity, interaction with surrounding neighborhoods.
 - Houses face the street - safer environment
 - Buildings on shared courtyard provide gathering spaces
 - Link neighborhood with pedestrian pathways
- This will be a new community rooted in local character through scale and pattern of development
- 421 units planned (of which 86 are smaller units)
- Professional landscape architecture
- Pedestrian friendly community
- Cars are parked at the rear of the units
- Cars are parked below grade
- Housing for the workforce – unit size has been pared down to 1300 square feet or less
- Housing options
 - Town house
 - Carriage house with shared garage
 - Stacked condos
 - Standard condos

- Units designed for the climate with adequate snow storage
- Maple Leaf ROW would be moved farther north
- Contiguous with surrounding neighborhood
- Private alley service at the back of each unit
- Countryside Entrance
 - 3 units depicted are live/work for people working from home
 - 1 mixed use business with condo flat above
 - 6 unit town houses with 3 elevations, alleys to rear, parking aprons to rear
 - 2 bus shelters
 - 80' wide ROW – parking on south
 - Rows of trees at each edge of sidewalk
- East Shenandoah
 - 5-6 town houses with 3 different elevations
 - 4 unit town houses with a shared courtyard
 - Parking in rear
- Carriage houses are 1-2 units with shared parking – have direct access from Shenandoah
- Town houses have parking on the lower level, entrance at the middle level, more living space on the top level
- The 4 unit town houses have grade changes to provide interest
- Sweetwater Park
 - 1.6 acres
 - Framed by duplexes & 5 unit town houses
 - Pedestrian pathway
 - Amenity building has a great room that can be rented for special occasions, kitchen, exercise facility, computer room, flex rooms. The building has a southern exposure. The patio has a built in barbeque. There is a mail room that will service the entire neighborhood.
- Condos
 - Have 2 floors – upper floors have lofts
 - All 3 sides have entryways
 - Are at grade
 - Have underground parking
 - Largest condo building has 14 units
- Solar access
 - Buildings are long in the East-West direction
 - All building have access to sunlight
 - All have light from at least 2 sides
 - Some have light from 3 sides
 - 96% of the units have light throughout the year

Ginger Garff

- Development will be built in 4 phases @ 100 units each phase, over approximately 5 years
- Open space paths and trails
- 1.6 acre park
- 3 acres for open space
- Sidewalks will be 5-7 feet wide and at Countryside will be 7 feet
- 2.5 parking stalls per unit
- 63 on street parking stalls
- Snow storage – 22% over the required square footage
- Trash – town home owners will take trash containers to the street; condo owners will have dumpsters
- Lighting – on all buildings and will comply with the current night sky ordinance

Kurt Eggers – Landscape Architect

- Plans call to line streets with trees at Countryside, Shenandoah, Maple Leaf and Woodside
- Trees would be at least 4” caliper
- Trees would be staggered at sidewalks for a canopy effect
- Native grasses and native landscaping would be used as they require less water
- All streets within development will have curbs and gutters
- There will be trees in the alleyways
- Park
 - Lawn area
 - Grouping of trees in corners
 - Apple orchard by amenity building
 - Native grasses
 - Artwork
 - Windmill
 - Large live evergreen Christmas tree for the community
- Maple Leaf courtyard
 - Central patio area with Barbeque
 - Proposed fence to the north – a redwood good neighbor fence with arbors
 - Condo courtyards will have pathways
- Snow storage – volume requirements have been met for pedestrian pathways
- Site lighting
 - Street lighting
 - Area lights around the park and in the alleys
 - Pedestrian path lights
 - Step lights in the courtyards

Benotto on waivers

- Setback
 - Some were reduced so space could be added to the green areas & public spaces
 - Number of larger buildings were reduced

- Live/work units are 10' from the street (minimum)
- Porches extend out and into the setback
- 10-11' between bays – modifications allow more green space
- Parking spaces waiver request
 - 609 parking stalls required
 - 486 (80%) compliant
 - 1057 stalls total
 - ¾ of the parking spaces are hidden from view
 - Asking for waiver of 20% for parking spaces @ less than 21 feet
- Building height waiver request
 - Town houses lower level parking 3"- 1'18" beyond grade (some exceed)
 - Traditional arches/gabled roofs
- Requesting waiver for lots fronting public/private road – some lots front onto alleys
- Re-listing of amenities
 - Park and Amenity Building
 - 1.6 acre park is larger than required
 - 2 bus shelters (weather protected)
 - ¾ of all parking stalls are below grade
 - Surface parking is code compliant
 - Developer is paying for the FEMA flood plane study – this could potentially save many Woodside residents the cost of floor insurance
- Comprehensive plan
 - Population diversity
 - Housing diversity
 - Growth management
 - Community design
 - Park and green spaces
- Smart growth
 - Housing choices
 - Walkable neighborhood
 - Collaboration
 - Sense of place
 - Mix of uses
 - Strong connection with existing community
- LEED ND – this project is on track and would certify

COMMISSIONERS' COMMENTS

Marvel

- Good presentation
- Liked much of the design
- Had concerns
 - Density

- Park area does not seem like it would be considered a public park
- Bike path connecting to BC Recreation path is on a road – she would like to see a designated path
- Concerned that traffic onto Highway 75 would need a traffic light at Countryside
- Liked the streetscape

Zellers

- Park does not feel public
- Parks privately maintained and open to the public do not exist in Hailey
- Concerned with the timing of the completion of the FEMA study and the delivery of the results
- Concerned with fence location
- Liked the density of the project

Linscott

- Concerned with the flood plain and if the developer would revise the plan to comply with flood plane mandates
- Concerned with maintenance of non-lawn areas
- Countryside access to park seems closed off
- Would like to see the north fence deleted
- Concerned about dogs
- Felt that there are a lot of lights
- Liked the density
- Seemed like the rooflines are all the same height

Benotto

- LEEDS credits
 - Points for density
 - Creating livable spaces
 - Community connection
 - Proximity to schools
 - Environmental – ground can handle water penetration
 - Night sky ordinance
 - Having within structure parking
- Answered Linscott's concern about rooflines and said they look very different from below, but from above they do seem similar in height

Jones – commented that there is future planning for traffic lights at Countryside and at POWER.

Zellers asked when the Countryside light would be constructed – answer was during phase I.

Marvel asked if the street trees would belong to the City and the answer was yes.

Jones

- Wants to ensure no excessive costs for the City of Hailey
- Community housing – entry level prices, income restricted units – was told this would be discussed at a later time
- NW corner – 3 large units (condos) right next to Balmoral – is concerned that this looks congested

Linscott

- asked if developers have met with Woodside residents and was told by Jason there was an open door meeting with residents and realtors that was very sparsely attended
- Liked the retail spaces as mixed use

Jones

- Big project softened by a very nice presentation
- Wished the project was more into the core of City of Hailey
- Concerned about direct access to highway
- Concerned about traffic through Woodside
- Is accessible
- New urbanization
- Looked forward to moving on

8:35pm - End of presentation and 5 minute recess

PUBLIC HEARING:

An application by Bruce Bothwell for Design Review of a new building, Hailey Storage Condos, located on Lots 6H, 6I, 6J, 6K, Block 4, Airport West Subdivision Phase 2; at 1921-1951 Electra Lane.

Bruce Bothwell, the applicant, made the presentation.

- 4 lots on Airport West – lots H, I, J K
- Is located across from SV Auto
- 2 buildings 7700 Sq Ft per building, both identical
- Building #1 is 48' and Building #2 is 44'
- 21' of parking in front of each building
- Every unit has its own parking space
- Snow melt station is located between the 2 buildings – there will be a dry well cache for the melted snow
- 3 dormers each building front and back
- Earth tones for all exterior materials

Linscott

- Did not like beige
- Questioned landscaping – not much room for landscaping

Marvel wondered about houses to the rear and was assured there will be trees planted.

Zellers - questioned snowmelt system and was assured it is a good system.

Jones asked if the units would be available for individual purchase – Bothwell answered yes.

Grotto questioned grass strip and designated snow storage area and was assured of location and size.

Bothwell said the condo association would take care of the maintenance.

Grotto questioned platted snow storage – wanted to make sure there is still enough area to store snow and that it needs to be platted as snow storage – was assured it was platted by Galena Engineering.

Zellers mentioned use of snow clips. Bothwell said they are not required but would put some up for safety.

Jones opened the Public Hearing. There was no public or written comment. Public Hearing was closed.

Bothwell had questions about handicapped accessible parking spaces – said all spaces are to code for the handicapped – was referred by Jones to Dave Ferguson in Building.

Marvel moved to approve. Zellers seconded. Motion carried with all in favor.

Zellers amended to state that there shall be no loss of snow storage on Electra. Linscott seconded. Motion carried with all in favor.

COMMISSION DISCUSSION

Jones stated he might be unable to attend April 17, 2006 P&Z Meeting.

Linscott stated that she will be unable to attend April 17, 2006 P&Z Meeting.

Marvel stated that she will be unable to attend the June 19, 2006 P&Z Meeting.

Zellers stated that she will be unable to attend the June 19, 2006 P&Z Meeting.

Grotto announced that Sweetwater is scheduled the first P&Z meeting of every month.

Zellers moved to adjourn. Linscott seconded. Motion carried with all in favor.

Meeting adjourned at 9:30pm.