

**MINUTES OF THE REGULAR MEETING
OF THE HAILEY PLANNING AND ZONING COMMISSION
HELD MONDAY, MAY 01, 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 Vice 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.

PUBLIC HEARINGS:

SWEETWATER AMENDMENT FOR ZONE CHANGE

An application by the 474 Club, LLC for an amendment to the zone district map. The application would change the zoning of Tract A, Balmoral Subdivision; Parcel B2 and Parcel F1, Woodside Plat No. 5; and all streets adjacent to Blocks 16, 17, 19, and 20, Woodside Subdivision Final Plat No. 5; Lot 1, North 70 feet of Lot 5, and Lot 6, Block 22, Woodside Subdivision Final Plat No. 6; Block 83, Woodside Subdivision Final Plat No. 22, to Limited Business (LB). The parcels are located within the property owned by the applicant and subject to the applications noted below.

Catherine Benotto began by introducing herself as a representative from Weber & Thompson, Seattle, WA and a consultant for 474 Club, LLC.

Benotto gave general information using the Sweetwater site map to show the parcels identified for re-zone as B2, F1 and Tract A.

The Sweetwater Development project:

- Proposes 421 units on 22 acres
- Below density threshold at 19 units per acre
- Re-zone is primarily for efficiency to make all of the areas the same
- Equal evaluation
- Zoning will be Limited Business for this re-zone

Grotto:

- City Attorney has determined that the streets should be zoned Limited Business along with the three parcels
- Streets included in the project are Countryside, Maple Leaf, Shenandoah, in addition to the 3 parcels
- 20-24 units per acre is the maximum allowed (24 when community housing is included)
- Overall density proposed is 19 units per acre

- Standards of evaluation are covered in staff report
- Parcel widths are from 50' X 70' down to 30'
- Neighborhood commercial

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

Commission discussion began with Linscott stating that she would like the Development Agreement regarding Parcel F1 to be amended and recorded as residential only for the Parcel east of Shenandoah and to state that this Parcel would be restricted to residential in perpetuity.

Zellers moved to recommend approval to the City Council. Linscott seconded. All were in favor and the motion passed unanimously.

SWEETWATER PUD, PRELIMINARY PLAT AND FLOOD PLAIN DEVELOPMENT PERMIT

PUBLIC HEARINGS:

An application by the 474 Club, LLC for an amendment to the zone district map. The application would change the zoning of Tract A, Balmoral Subdivision; Parcel B2 and Parcel F1, Woodside Plat No. 5; and all streets adjacent to [Blocks 16, 17, 19, and 20, Woodside Subdivision Final Plat No. 5; Lot 1, North 70 feet of Lot 5, and Lot 6, Block 22, Woodside Subdivision Final Plat No. 6; Block 83, Woodside Subdivision Final Plat No. 22], to Limited Business (LB). The parcels are located within the property owned by the applicant and subject to the applications noted below.

An application by 474 Club, LLC for a Planned Unit Development, Preliminary Large Block Plat and Flood Plain Development Permit, located in central Woodside, between Highway 75 and Woodside Boulevard surrounding Countryside Boulevard. The applicant is proposing 421 units on approximately 22 acres. The development is to be named "Sweetwater". The property is zoned Limited Business (LB), and General Residential proposed for Limited Business. The legal description of the property is: Lots 1 & 2 in Block 16; Lots 1, 2, 3, 4, 5 & 6 in Block 17; Lots 1, 2, 3 & 4 in Block 19; Lot 1 in Block 20; Parcels B2, F1 and G, and all the streets identified on Woodside Subdivision Final Plat No. 5; Lot 1, North 70 feet of Lot 5, and Lot 6 in Block 22 of Woodside Subdivision Final Plat No. 6; Lots 1 through 52, inclusive, in Block 83 and Parcel "FF" of Woodside Subdivision Final Plat No. 22; and Tract A, Balmoral Subdivision

Benotto began the second portion of the Public Hearing with a Power Point presentation, pointing out some of the completed changes the Commission had requested. Reaffirmed sense of place:

- arrangement of the buildings – facing the street
- porches
- parks, gathering places
- strong connection within the community linking the community with roads and walkways, grid pattern
- access to garages that are off street and to the rear of the buildings
- affordable level of housing
- efficient living
- different housing types to choose from
- handicap accessibility
- buildings designed for our climate
- 5200 square foot amenity building with mail dispatch
- Changes
 - Bike path revision
 - North property line – more landscaping added with fence combination
- Elevations and perspectives were shown for the condo building courtyards at the north end
 - Buildings on the north end would not block the sales center at Balmoral
- PUD process and waivers explained
 - Setback reductions have been requested at various locations due to porches, overhangs and bay windows
 - Parking waiver - 609 stalls are required; compliance is at 513 stalls (84%). Developer is providing 1053 stalls, ¾ of which are underground or at 21' in length
 - Building height waiver – buildings are dropped below grade in most instances and all buildings are the same height. All parking is below grade
 - Sub lot size – density is under 19 units per acre. Townhouse units provide multifamily living and would help meet community housing needs
 - Miscellaneous waiver – some lots front public and/or private roads. Developers are providing private alleys
- Amenities
 - 1.6 acre park owned and maintained by the Homeowners Association
 - Community building
 - Off-site bike path
 - Two bus shelters on Countryside
 - Interior and below grade parking
 - FEMA flood plain study at Developer's cost
 - Project supports the Hailey Comprehensive Plan
 - Smart growth principles – at the Silver level
 - LEED designated project – is on track

Grotto

- Fire Chief may require sprinkler systems in some buildings
- Building Official stated that future phases would be subject to 2006 IBC
- City Engineer
 - Is OK with non-compliant parking stalls
 - Wants Developer aware that upgrades to current sewer and water systems may be required
- Bike path relocation utilizes existing Balmoral pedestrian bridge
- Advised Commission to look at the waivers closely

Zellers

- Asked Benotto about the implementation of the traffic signal and was told the signal at Countryside would be functional by the end of Phase I per Peak Engineering
- Is concerned about the maximum building height waiver and wonders if there is a way to not have to exceed the maximum building height
- Thought the parking space size is an issue
- Park as an amenity – presented by applicants as a private park but is concerned with the impact of so many residents. Also felt the Homeowners Association should not maintain the park and that the City should
- Asked if the bike path would be part of the trail system
- Suggested the impact on the schools would be an issue
- Asked what the time line on the FEMA Flood Plain study was
- Asked when the water system model would be completed

Linscott

- Traffic study – Asked developer about a contribution to Countryside intersection
- Traffic Master Plan impact – the speed limit on Highway 75 should be reduced where Woodside begins for safety
- Mixed use seemed small and should be increased
- Existing bike path bridge is narrow and needs to be widened
- Schools will experience 21 students per grade increase
- Park should be a public park
- Project is too dense – more open space is requested

Jones

- Asked how the condos are configured internally
- Bike path should be built to Blaine County Recreation Standards
- Phasing – concerned about the undeveloped land and weed control

PUBLIC HEARING OPENED

Becki Keefer, staff for Parks and Land Board asked what the benefits were of condos versus town homes.

Beth Duke of 641 Eastridge Drive was concerned about railings for all steps into dwellings, maintenance and safety.

Dave Kipping of 206 East Gulch, Indian Creek asked about the levels of affordable housing and if they would be spread throughout the neighborhood.

Kathleen Scully

- Asked if the density had been approved
- Asked what was allowable in the live-work units
- Where was the dumpster location
- Where was the snow storage
- How long would the project take to be completed

Grotto responded the Scully's question about the live-work units and explained that usage was limited to offices, limited retail, professional people and other conditional uses.

Benotto responded to the Commission and Public comments and questions:

- Height – there is ramping down for parking, but there is not enough space for more depth as grading is determined by law. There could be an increase to the pitch of the roof, but the design is trying to maintain a traditional look
- All waivers are internal to this project and do not affect any areas external to the project
- Benotto deferred to Jim Laski for answers to park space size - increased park space size would increase density elsewhere. The developer has increased park space and has volunteered to make an in lieu contribution to Parks & Lands

Grotto – explained the original re-zone was granted to prohibit big box construction from moving in, and City was willing to make the trade-off in agreeing to lesser park space.

Jones – PUD does not require the park to be public.

Zellers requested copies of SGA Agreement for all Commission members.

Laksi commented on the bike path

- Would be off-site
- Less interference with neighborhood traffic
- Would be in the City right of way, therefore maintenance would be by the City

Keefer explained that the Blaine County Recreation District maintains paths running north and south and the City maintains paths running east and west.

Garth McClure of Benchmark stated that the FEMA flood plain study was completed and that results would be available in the fall.

Grotto said the Water System Model was still several months away from completion.

Laski explained that in a townhome you own the dirt the building is constructed on plus a percentage base of the land and exterior.

Benotto said that in townhomes there are no residents above you, the homes are built with vertical living spaces.

Benotto continued addressing questions that were asked by the Commission and the public:

- All stairs will be built to code
- All snow removal will be contracted out
- Most entrances are under roofs
- Ramps to parking garages are heated
- There would be 10% market restricted units (43 units) for affordable housing, allowed in exchange for land donation on River Street

Patricia Bolding, 850 Shenandoah Drive questioned lighting for the streets and buildings and Kurt Eggers explained that all lighting conforms to the Hailey Outdoor Lighting Ordinance.

Becki Keefer commented that the setbacks on Countryside are a 'good move'. She said the 5 foot sidewalks planned on Countryside are too narrow.

Cathy Scully likes the looks of the project, but feels it is too dense and buildings are too close together.

Michael David commended the applicant in all ways, likes the wide range of homes and housing types, and he commended the City for their efforts as well.

Jones closed the public hearing due to time restrictions and asked for a motion to continue to Monday, June 05, 2006.

Linscott moved to continue the applications until Monday, June 05, 2006. Zellers seconded. All were in favor and the motion passed unanimously.

APPROVAL OF FINDINGS OF FACT:

Inclusionary Community Housing Subdivision Text Amendment - approved

Rocky Mountain Hardware Design Review - approved

Rocky Mountain Hardware PUD - approved

412 South Main Building - approved

Staff Reports:

The June 19, 2006, P&Z Meeting has been changed to Tuesday June 13, 2006, due to lack of quorum for the June 19th P&Z meeting.

Council update – Grotto announced the second Townsite Overlay Workshop would be held Thursday, May 11, 2006 and that she would like 2 Commissioners and 2 Council members present at the meeting.

May 23, 2006, will be the next Design Review Guideline Meeting.

Adjourn:

Zellers moved to adjourn. Linscott seconded. All were in favor and the motion passed unanimously. Meeting adjourned at 9:30pm.

