

**MINUTES OF THE SPECIAL ONSITE MEETING
OF THE HAILEY PLANNING AND ZONING COMMISSION
HELD TUESDAY, MAY 17, 2005
AT THE CORNER OF WOODSIDE BOULEVARD & WATER GULCH ROAD**

The special meeting of the Hailey Planning and Zoning Commission was called to order at 5:35 p.m. by Commission Chair Kristin Anderson. Commissioners Trent Jones, Stefanie Marvel, Elizabeth Zellers and Nancy Linscott were present. Staff present included Planning Director Kathy Grotto, City Planner Diane Shay, City Engineer Tom Hellen, and Deputy Clerk Tara Hyde.

PUBLIC HEARINGS

WOODSIDE ELEMENTARY SUBDIVISION PRELIMINARY PLAT AND PUD

Applications by Blaine County School District for Woodside Elementary Subdivision preliminary plat and Planned Unit Development, W1/2, SW1/4, NE1/4 of Section 23, T2N, R18E, BM, recently annexed and zoned GR and RGB. The plat would create 11 lots: one for the school building, eight townhome sublots, one lot for potential future residential site(s) and one lot to be deeded to the City of Hailey. All would be accessed by a private street. **(continued from April 18, 2005)**

Anderson explained the procedure for the meeting; City staff was carrying a small recorder with a microphone and anyone wanting to speak on the record must speak into the microphone to ensure their comments make the record. She also advised the Commissioners they would need to speak into the microphone with any comments or questions they may have. She advised that public comment would be taken onsite, but there would be no deliberation at this meeting. The Commission will deliberate at their June 6th meeting.

John Gaeddert, representing Blaine County School District (BCSD), advised that several members the School Board were present for the onsite visit. He explained Galena Engineers was onsite with story poles to help with visualization of the height of the proposed townhouses. He indicated there were areas at the north end of the parcel, where the housing is proposed, that would require an additional 4-5 feet of fill to be brought in. He explained the 4-way, intersection planned for the main entrance to the school property, with stop signs and turn lanes. Tom Hellen advised all present that the intersection design was available for view at City Hall. Gaeddert also explained the access to the Dreyer property, located next to the main access to the school. Dreyer recently purchased the Yamagata property.

Shay stated there would be no deliberation and no decision made at this meeting; the meeting was for the purpose of gathering onsite information.

Anderson opened the public hearing.

Gaeddert took the group around the property following the proposed private street that will access through the property. Looking north, Gaeddert referenced the visual the story pole heights gave and advised that townhouse units 8/9 and 10/11 would present the most visual impact to neighbors.

Chad Blincoe, 1031 Cherrycreek, expressed concern that no traffic study had been done for the housing units; only on the elementary school. He said that Woodside Boulevard has been torn up for several weeks now, with no street cleanup done; however one hour prior to this meeting, the street was cleaned. He stated if the site only contained a school, there would be restricted lighting and lower traffic volume.

Steve Pruitt, architect for the project, gave an overview of drawings showing the full site plan. He advised the housing on the bench would sit approximately 10-11 feet higher than the school site. He shared that fill would be brought in for the south side of the townhouse lots, as they currently sat 4-5 feet lower than final grade. He advised the north side of the townhouse lots were at grade. He gave an idea of planned phasing and stated the townhouses in Phase II were closer to the homes on Berrycreek. Pruitt stated that two-story townhouses are planned; one-story high at the perimeter, with a step-back to the second story. He presented cross section drawings for the group to view. Pruitt touched base on the potential of Lot 3, across the private street, as a development site, stating Lot 3 was unencumbered by parking or snow storage. Clarification was asked about the location of Lot 3, with Pruitt showing where the approximate boundaries were located.

Pruitt further explained that the paved surface of the road adjacent to the townhouse lots was 32' in width. He stated property for sublots 4 and 5 ran 115' deep from front to back. He advised of plans for an 18" retaining element at the west edge of the housing units.

Pruitt then shared where Lot 2 was located, stating Lot 2 would be deeded to the City of Hailey. He advised that the emergency access road would cut through the corner of Lot 2. He added that Lots 4 and 5 had been made available to the city for city employee housing.

Jones asked if the BCSD parcels were work force parcels, stating his understanding that the concept now is for staff and professionals to purchase the lots. He thought a lease arrangement may provide more affordability, with restrictions on appreciation of housing.

Anderson asked Pruitt to explain the story poles and walk the actual townhouse property lines. Pruitt explained the height of the story poles had been adjusted for actual onsite conditions, taking into account the additional fill required. He stated that with the playing field and lot line setbacks common to those on Berrycreek, the BCSD townhouse located closest to homes on Berrycreek was approximately 215'.

Pruitt went on to say that from the north, looking south, the top of the gym roof would present for view. He gave a reminder overview of the elementary school.

Zellers asked the difference in height between the townhouses and the homes located on Berrycreek. Pruitt indicated, comparing the first floor level, a difference of 8-9 feet. He said proposed building height would be 24-25 feet. All vehicle circulation would take place on the east and north sides of the property, along with entries and access activity, away from residences on Berrycreek. He added that homes on Berrycreek would see rear elevations of the units. He explained the rear elevations as patio use areas, jogged in construction for additional privacy, with surrounding landscaping and a 5 foot wall.

Marvel expressed concern over 2 items: 1) The applicant raising areas of the property 4-5 feet. Pruitt explained originally Hatch Mueller (architects) had been told to flatten an area. There was a change to alignment of the road, with the road being raised, cutting into the hillside. 2) She asked if the design shown was the design BCSD planned to actually build. Pruitt answered that the discussion was regarding the PUD application at this time, not Design Review, but that BCSD was serious about the design they were presenting. Pruitt added that the massing and general size was developed, however they may possibly need to trim square footage for affordability when the actual plan is presented for Design Review. He said that single car garages are planned for the units, to be located on the east and north sides of the property.

Jim Lewis, BCSD Superintendent, added that the townhouses will look similar to others currently found in Woodside. He stated that the properties are also similar in size to adjacent properties.

Jones shared a presentation by Citizens for Smart Growth that was viewed at the 5/16/05, P&Z meeting addressing density and design, and suggested that BCSD might wish to consider thinking more broadly and creatively for what could be built on the lots. Lewis said BCSD was trying to design and build what would fit a need. He stated they listened to community input when considering design and decided to go with a “normal” design. There was discussion about increased density, with Pruitt indicating the site has specific issues related to density that were thoroughly explored. The site is small and an increase of density was a concern. He added that social issues were looked at as well as constraints of the site.

Landscaping was discussed with Pruitt giving an overview of landscaping proposed for the bench and stating that within five years, tree plantings should reach 20’ in height.

Gaeddert indicated the staking of Lot 2 and explained that the emergency access road would cross a corner of Lot 2; because Lot 2, BCSD property and Dreyer’s property all met at that location and siting of the emergency access road further to the east at that location would take it across Dreyer’s private property.

Dave Wieand, 3250 Berrycreek, asked Dreyer’s plans for the property. Dreyer stated it may be possible to shift the emergency access if the need was there. Gaeddert took all on a tour of the emergency access as it entered into Echo Hill Park. Pruitt indicated the access would be gated at the north end and BCSD would like gating at the south end

where pavement ends to keep errant drivers from accessing the emergency access from the south.

Pat Robinson, 3310 Berrycreek, expressed that the gating plan was prior to housing being proposed.

Gaeddert showed all where the emergency access would cross Echo Hill Park at the south end of the park. The access will be gated at that point and a split rail fence constructed. He advised BCSD will bring the park back to grade and reseed, as defined in the Annexation Agreement.

There was discussion about improvements to the park, with Grotto stating the park will be unimproved until the city has the funds to improve. She reiterated that BCSD was required to grade and seed the property to bring back to its original state. Gaeddert explained mitigation of the impact of the 20' emergency access was achieved through a trade for Lot 2. Linscott asked about additional mitigation of the Echo Hill Park site through installation of landscaping and irrigation. Grotto indicated that could be discussed at the June 6 meeting and a condition placed on the application should the Commission so choose.

Anderson closed the public hearing. She thanked attendees and reminded all that the application would be continued to the June 6 meeting.

The meeting adjourned at 6:55 p.m.