

**MINUTES OF THE HAILEY PLANNING & ZONING COMMISSION
HELD MONDAY, OCTOBER 2, 2006**

The regular meeting of the Hailey Planning and Zoning Commission was called to order at 6:35 p.m. by Commission Chair Trent Jones. Commissioners present were Nancy Linscott and Elizabeth Zellers. Commissioner Kristin Anderson was recused and Commissioner Stefanie Marvel was excused. Planning & Zoning Staff present were Planning Technician Tara Hyde and Administrative Assistant Becky Mead.

PUBLIC HEARINGS

APPLICATION BY THE 474 CLUB, LLC FOR DESIGN REVIEW OF CERTAIN BUILDING TYPES (LIVE/WORK TOWNHOUSES, MIXED USE BUILDING), TRASH ENCLOSURES, BUS SHELTERS, COLOR, LANDSCAPE AND ENVIRONMENTAL GRAPHICS FOR SWEETWATER. THE DEVELOPMENT OF 421 UNITS IS ON APPROXIMATELY 22 ACRES, LOCATED IN CENTRAL WOODSIDE, BETWEEN HWY 75 AND WOODSIDE BLVD. SURROUNDING COUNTRYSIDE BLVD. THE PROPERTY IS ZONED LIMITED BUSINESS (LB).

The applicant previously submitted Planned Unit Development (PUD), Preliminary Large Block Plat Subdivision, Flood Hazard Development Permit, and Rezone applications, all of which have been approved by the City Council.

On August 7, 2006, the Commission approved the following building types for the Sweetwater Project: 1) 6 unit Town House (3 options); 2) 5 unit Town House (3 options); 3) 4 unit Town House (3 options); 4) Duplex (3 options); 5) Carriage Houses (2 types: one and two units); 6) 14 unit Condominium (2 options-one end elevation); 7) Amenity Building.

The applicant has requested design review approval of the color (entire palette), landscape (with lighting), and environmental graphics for the entire project, as well as the final four building/structure types: 3 unit Live/work, 6 unit Live/work, Mixed Use Building, and Trash Enclosures.

Those who were present to present the Sweetwater Application were; Catherine Benotto Sweetwater Project Manager and Mindy Black both from Weber + Thompson Architecture and Land Planning based out of Seattle, Washington. Nathan Schutte from Eggers & Associates was present to present the landscaping design of the project.

Black explained to the Commission how she planned to proceed with the presentation and asked the Commission if they would like to wait until the end of the presentation to make any comments and Commission Chair Trent Jones agreed.

Black began with the slide show presenting the units to be built on Countryside Boulevard. She stated it is a mixed use, two-story unit that might be accommodated in this area. The alley is loaded for parking, with sidewalks up to the entrances, and the

second floor is proposed as the main living level. The roof plans show shed roofs off the street and a shed roof off the back towards the alley. Facing Highway 75 is the arcade area of the two-story unit, with a commercial main street presence facing the highway. This is a mixed use building with garages located in the rear. The proposed color scheme is different for the retail space of the building.

Jones asked Black to go back a bit for further explanation of the layout. Jones asked if the development would have any limitations on the types of businesses in the mixed use buildings. Benotto replied businesses that are permitted, or those allowed through the conditional use process for the zoning would be allowed.

Black continued with pointing out the difference between the two-story-bay and the three-unit live/work building. She also pointed out the side entrances and the front entry side coves, presenting individuality. Individuality is conveyed with different type roofs for the different living sections. There are two units with commercial style windows facing the street.

Jones asked Black what she would foresee as a logical tenant or owner that would utilize this business space. Black gave the example of an accountant, who might see clients at their home and wouldn't have to have anyone coming into the private areas of their home. The first floor would be the business use area, with the upstairs considered as the private area. There are certainly hairstylists that could utilize this space, financial advisers; there is a large opportunity here for small businesses. Jones asked if there would be signage and Black replied that yes they have a design concept.

Black continued with presenting the mixed use building, showing the tower above the three unit mixed use building which marks the predominate intersection of the project site. The retail spaces are much larger and separate from the one residential unit. The residential area is a studio with a large kitchen, dining area, and one bedroom. Glass is increased on this building because of the retail space. Black also shared a solar study that was done, pointing out the solar exposure to the Countryside Boulevard corridor at noon and in the evening.

Linscott asked if an individual could independently say, "I just want the retail space", Black replied, that was correct. Linscott asked if there is only one residential space in this building and Black replied yes and has its own entrance from the side. This building has more of a barn shape, broken down in the rear to a one-story building with a garage.

Black continued with locations for trash enclosures. The only buildings with their trash outside of the structure are the condominium buildings, whereas other buildings have trash area enclosures within. Black explained the different types of bins that will be used for access.

Black addressed the materials planned for the live/work and the mixed use buildings, and stated that they are similar to the townhouses with the types of siding and metal roofs.

Jones then asked if Black would like to talk about the design relative to snow. Black advised there are snow bars proposed on the metal roofs. There will also be covered areas for pedestrian use. Linscott asked Black if the snow bars are reliable in different types of snow. Black stated they would drip but there would not be snow dropping off the roofs damaging cars or injuring pedestrians. Jones stated that he has seen how snow clips work and asked Black to give some other examples of snow bars. Black stated that Hailey Nursery has a metal roof with snow bars, and it is a very attractive roof.

Jones asked Hyde if she would like to make some comments or a presentation on each of these issues, instead of continuing and then going back. Hyde responded that she would like to address a couple of issues relative to signage and building name, but at this point it would be okay to move forward.

Benotto continued with the presentation showing a color board of the complex. Black explained the scheme of a body color, an accent color, a trim color, and a door color for the different buildings in the complex. She also expanded on the theme for each area and how the colors accented those themes.

Public Hearing Opened

There were no comments or questions from the public.

Public Hearing Closed

Lighting Plan

Benotto showed the lighting on the units, and the different types of fixtures planned. Every unit has a front door light and garage light with different types of fixtures for each building. She continued with stating that the porches have a ceiling mounted light fixture and all the fixtures comply with the Night Sky Ordinance. She also stated there are accent lights on the Amenity building, mounted under the eaves.

Jones stated that there was one comment in the Staff Report in regards to one remaining fixture which still doesn't have full cut off. Benotto stated that they did switch it and there was a new page submitted with the change.

Hyde explained the applicant did supply a new page number 147, the two fixtures on the right-hand side of the original page were not full cut off fixtures and on the new page number 147, one was replaced with a full cut off fixture but there was still concerns about the front porch fixture that was not full cut off, where the source of light could be seen. Benotto replied that these were under roof overhangs and that the ordinance did allow for a less wattage bulb to be used. Benotto also stated that if there was something that wasn't conforming they would change it. Hyde replied that the ordinance does say fully shielded and cut off. Hyde suggested they may wish to find a fixture that will come down more to cover the light.

Signage & Environmental Graphics

Benotto stated that the signage prepared was by the Island Dog Sign Company, out of Seattle. She continued to explain that the signage creates a distinctive neighborhood with different signage used for the different building areas, drawing heavily on the theme for each section. Most importantly the signage there is to help people find their way through the site. The Sweetwater logo was presented and she stated plans call for it to be placed on the front of each building and at the entrances.

Benotto advised there are two signage locations for directional maps of the project. There are also street signs, private alley signs, private lane signage, and two bus shelters are planned.

1. Plans call for an entry area kiosk on Countryside with a directional map.
2. The second kiosk is the Amenity building with a directional map. Located on the back side, there would be a list of events happening at the community center.
3. The live/work and retail area signs include small metal blade signs, hanging perpendicular to the buildings.
4. The Mercantile sign would be located on the overhang canopy at the entrance, with the Sweetwater logo above.
5. Addressing courtyard signage; Benotto said the fire chief has requested that the address range of the units within the courtyard be included on the signs to help with finding units.
 - a. Each courtyard is named by flowers founded by Lewis & Clark. Wood board signs are proposed for the entrance to each courtyard that will be visible from the street. Directional signage located on the light fixtures has been added.
6. The bus shelter shows a backing with an etched Sweetwater logo on the glass. Inside the sheltered area there would be a sign with the bus schedule. There would also be a space for a wheelchair in an area that would be protected from the weather.
7. The area located at the south end of the park may contain some custom art work with possible competition for the local artists.
8. A windmill is proposed to be to the right of the Amenity building, potentially. There would also be a sign containing a map graphic of the entire project.

Jones asked if there were any questions or comments. Hyde wanted to make the applicants aware that the tenant blades that are shown in the live/work and the mixed use buildings, are considered commercial signage and will be held to 150 sq. ft. For signage purposes, the project block that contains the live/work and mixed use buildings will be looked at as one development.

Hyde continued to explain that anything that was over a 4 ft. sq. is addressed as signage. The blades are double sided and each side is counted when totaling the square footage. Hyde also stated that the Sweetwater logo itself is counted as signage. However the signage is broken down; the park signage is not counted and the directional signage is not counted, as the City has requested the directional signage.

Hyde stated there was a concern about the proposed sign for the Amenity building. She explained that there is a building in Hailey that is called the Grange and suggested the applicants may wish to call their Amenity building the Sweetwater Grange. She asked that the applicants work with the Planning Staff regarding signage.

There was further discussion about the kiosk entry sign with Hyde asking if the sign was actually attached to a building. Benotto replied it is free standing. The applicants indicated they would work with Staff to ensure the ordinance is met.

Zellers asked Benotto if the private blade signs specifications would be listed in the CC&Rs or in a contract if someone were to buy. Benotto replied the template shop drawings will rest with the Homeowners Association in the end. Laski, the attorney for the project, stated that he would incorporate that into the CC&Rs.

Hyde stated any signage that a tenant might install in a window or elsewhere on the building would be considered in the signage totals. If the maximum square footage of signage had been used the tenants would have to be made aware that there would be no additional signage available, unless it was something that was under four square feet. Hyde explained the actual ordinance allows that a business development shall be held to a maximum of 150 sq. ft.

Jason Roth, of Sweetwater, asked Hyde if that 150 sq. ft. takes into consideration any temporary marketing signage. There was additional discussion related to temporary signage, with Hyde asking the applicant to work with the City Staff to meet the ordinance prior to any installation of the signs.

Jones stated that a few minutes would be taken for a break before moving on to the landscaping.

Jones reconvened the meeting.

Landscaping

Nathan Schutte from Eggers & Associates presented the types of street trees being used and noted that those were chosen to conform to the Hailey Tree List. On Countryside, street trees are planned for each side of the street which is to be staggered on each side of the sidewalks. Yards will contain smaller accent trees, five gallon shrubs, and space for homeowners to plant what they want. The approach walks will be concrete pavers and all the sidewalks will be concrete. He stated that all the irrigation is set up for limited water usage and there will be spray heads used on the lawns.

Schutte addressed the snow storage available for the street and the courtyard areas. He also stated that required snow storage for the pathways and the common areas will meet the ordinance.

The park and amenity area plans may incorporate a windmill, an orchard, and a fenced tot-lot. The proposed barbeque area will be changed to a fire pit, with seated walls around a concrete patio. An eight-foot sidewalk is planned for the entrance into the park. The park will also contain fruit trees and shade trees with natural grass. He added that a paved walkway is planned through the park.

Schutte said Maple leaf courtyards are planned for the shade trees and accent trees, along with beds for the homeowners. The entry arbor will have wire mesh sides for vines, and good neighbor fencing with wood fencing on alternating sides of the carriage housing units. The condominium courtyards off Woodside would also contain accent plantings, foundation plantings, and shade trees for driveways and parking areas. Kentucky Blue Grass is planned for the lawn areas.

Schutte moved on to the site lighting and stated that there are four different types of lighting; street lighting, area lighting, bar lighting along the paths, and step lights into the courtyard areas. He stated that all the lights meet with the Hailey Outdoor Lighting Ordinance. Schutte stated there was a comment in the Staff Report regarding the retaining walls. Plans are to change to a tumbled concrete block for more stability.

Linscott stated there was a comment to not use too many Aspens. Jones replied that the statement was to choose less Aspen because they have a tendency to spread. Schutte replied that they are using very few Aspen.

Public Hearing Opened

There were no comments or questions from the public.

Public Hearing Closed

Jones asked if there were any written comments. Hyde replied that none were received.

There was discussion related to the height of proposed retaining walls. Jones proposed a recommendation that none shall exceed 4 ft. Jones asked if there were any final comments before deliberation. Hyde stated that she would like for it to be noted that the applicant had proposed the retaining walls be made from dry, stack stone. Now the applicant is proposing the use of tumbled versa-locked bricks instead. She suggested the Commission may wish to address the change.

Jones noted that there was a diversity of items to cover. He suggested that they go through them and get some feed back if there was any.

1. Different Building Types

- a. Linscott stated she had no problem with these. Jones stated that he felt that all the questions were addressed. Linscott stated that most of the issues were with the signs.

2. **Signs**
 - a. Jones stated that they are to be in compliance with the Hailey Sign Ordinance as it as written.
 - b. Jim Laski asked if the Commission would consider modifying the one condition to take out the specific 150 square feet so that there would be compliance with the maximum square footage for the development.
3. **Lighting**
 - a. Zellers stated her only other condition would be to add a condition about the porch light which needs to be revisited by the applicant.
 - b. Jones stated he is concerned that all lighting complies with the lighting ordinance.
4. **Trash Enclosures**
 - a. Jones stated that trash enclosures were pretty straight forward.
5. **Color Schemes**
 - a. The Commission agreed that the colors are good and very detailed oriented.

Zellers asked the applicants if the fence by the Carriage homes would run the length of the project along Hwy. 75. Benotto stated that it is only to screen parking for the carriage homes.

Zellers moved to approve the application received by the Club 474, LLC, for Design Review of a few remaining items such as the live/work town homes and the mixed use buildings as well as the trash enclosures, bus shelters, color schemes, environmental graphics and the landscape plan; finding that they are all in compliance with the Hailey Comprehensive Plan and that they do not jeopardize the health, safety or welfare of the general public and are in conformance 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 including, but will not be limited to, the following requirements and improvements:**
 - **Elevation certificates shall be required for all buildings exceeding 33 feet in height.**
 - **Fire sprinkler systems and/or architectural features to provide Fire Department ground ladder access, where required by Code.**
 - **Plans are designed under 2003 Building Codes. Building permit applications submitted after the 2006 code is adopted, shall be subject to the 2006 Building Code requirements.**
- b) **Any change in use or occupancy type from that approved at time of issuance of a Building Permit may require additional improvements and/or approvals.**
- c) **The signage for the park and trails shall be acceptable by the Administrator, as recommended by the Parks and Lands Board.**

- d) A sign permit shall be obtained for any commercial signage exceeding four square feet in size, prior to installation. The commercial signage on the mixed use and live/work buildings shall not exceed the 150 square-foot maximum for a development.
- e) Mechanical equipment and vents on roofs shall be as presented or approved. The color of the roof vents shall be similar to the roof material of the buildings they are on.
- f) The majority of retaining walls shall be less than 30 inches, and none shall exceed 4 feet in height. The retaining walls shall be made of dry stacked stone.
- g) All landscaping shall be professionally maintained.
- h) All utility lines shall be installed underground.
- i) All exterior lighting shall comply and continue to comply with the Outdoor Lighting Ordinance.
- j) Final drainage and grading shall be accepted by the City Engineer/Building Official.
- 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) 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.
- m) 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.

Removing the last sentence of condition D.

Further discussion ensued regarding language related to condition D with Hyde suggesting removing the verbiage 150 sq. ft. so that the condition reads “shall not exceed the maximum for a development.”

Zellers amended condition D by removing 150 sq. ft. verbiage; Linscott seconded, and the motion carried with all in favor.

FINDINGS OF FACT:

- **The Central Core Overlay, Linscott moved to approve as written, Zellers seconded, the motion passed with Jones abstaining.**
- **Blocks 85 and 86, Woodside – Zone Change, Zellers moved to approve as written, Linscott seconded, the motion passed with Jones abstaining.**
- **Northridge Well Site – Zone Change, Linscott moved to approve as written, Zellers seconded, the motion passed with Jones abstaining.**

COMMISSION REPORTS

The next Planning and Zoning meeting will be Monday, October 16, 2006. Linscott wanted to know when the horse issue will go to Council. Jones asked if there was a proposal to disallow horses in the city, and Linscott replied that there was a proposal to disallow horses in the City limits where it is currently allowed as an accessory use on lots of one acre or larger, and the Commission was divided on that. Jones stated that he had not been present at the meeting where horses were discussed. He added that he would have supported horses to remain as an accessory use.

Zellers stated that she will have to recuse herself from one item on October 16th, the change to condominiumization of Walt Femling's property, Quigley View.

Jones stated that there is a possibility that he might not attend on October 16th.

STAFF REPORTS

Hyde reported that Grotto was still in Hawaii with her dad who is very ill.

Motion to adjourn at 8:40 p.m. by Linscott, and seconded by Zellers.