

**REGULAR MEETING OF THE
HAILEY PLANNING & ZONING COMMISSION
HELD ON MONDAY, November 20, 2006**

The regular meeting of the Hailey Planning and Zoning Commission was called to order at 6:35 p.m. by Commission Chair Kristin Anderson. Commissioners present were Nancy Linscott, Elizabeth Zellers, Stefanie Marvel, and Trent Jones. Staff present was City Planner Diane Shay and Administrative Assistant Becky Mead.

PUBLIC HEARINGS

MCNAE BUILDING

An application by Adam McNae for Design Review of a new building, located on Lot 4a and 4b of Block 4, Airport West Subdivision at 110 Dornier Way. The property is located in the Service Commercial Industrial-Industrial (SCI-I) District.

Jay Cone, 651 El Dorado Lane, of Jay Cone Architecture, presented the design review on behalf of Adam and Amy McNae. Cone stated the Commission had previously approved this design review on March 22, 2005. Hailey Ordinance 6A.5.6 requires an applicant to apply for a Building Permit within 12 months of receiving Design Review approval. This was not done and the previous design review approval expired. Thus, an additional design review application was submitted with some minor modifications to elevations. A lot line adjustment was also approved prior to this second application submission, whereby the line between Lots 4A and 4B was eliminated, thus creating one lot, Lot 4AB.

Cone stated there is a lot of snow storage availability and also pointed out the landscaping that is proposed for the rear of the building. The building is a little over 7000 sq. ft., requiring eight parking spaces. A porch was added along the north elevation of the building. Cone stated that there are five usable bays in this building. The applicants are artists and will be occupying the building and seek other artists to work in their building. It was also noted that there will be no retail in this building. The exterior will be Galvaneel siding, and will be grey metal. The roof will also be Galvaneel and will be a sandy color. A wood accent is planned for a trim band. The windows will be black and there will be quite a bit of metal used on this building. Cone stated that there will be a separate application for signs. He advised that the light fixtures do comply with the Hailey Outdoor Lighting Ordinance.

Anderson asked the Commission for questions. Marvel asked what color the metal was. Anderson was concerned that there weren't a lot of windows and not a lot of natural light. Cone stated that on the west side, windows have been added. There are five one sq. ft. windows on the lower floor.

Anderson asked staff for any comment. Shay stated that the maximum building height is 35' and the building was proposed at 34 ½ feet. She noted that an elevation certificate

will be needed before the Building Official will issue a permit. Also the applicant needs to supply a copy of the Design Review approval from the Airport West Business Park Architectural Review Board.

There was discussion by Marvel regarding the location of restrooms.

Public Hearing Opened

There were no comments.

Public Hearing Closed

Anderson stated the Commission would go into deliberation. She asked the Commission if there were any more concerns other than more windows in the west elevation. Shay suggested for the condition to read; revised west elevation showing more windows shall be submitted and administratively approved prior to the issuance of a Building Permit.

- a) **Linscott moved to approve Design Review of the McNae building, on Lot 4AB Block 4 of the Airport West Subdivision, finding that this project is in conformance with the Hailey Comprehensive Plan; the project does not jeopardize the health, safety, or welfare of the general public; and the project conforms to the required specifications outlined in the City's Design Review Guidelines with the following conditions: All Fire Department and Building Department requirements shall be met. Items to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:**
 - **Third party review shall be required prior to review by the Building Department.**
 - **An elevation certificate will be required prior to issuance of a Building Permit.**

- b) **Any change in use or occupancy type from the approval at the time of issuance of a Building Permit may require additional improvements and/or approvals.**

Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.

- c) **All City infrastructure requirements shall be met as outlined in Section 5 of the Hailey Subdivision Ordinance. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the**

following requirements and improvements:

- **Location and size of water meter shall be shown on the plans prior to issuance of a Building Permit.**
 - **Drywell location shall be shown on the plans prior to issuance of a Building Permit.**
 - **A State drywell permit shall be required.**
- d) **Fencing to screen exterior storage materials shall be provided pursuant to requirements set forth in Section 4.12.3.4. Fence materials shall be approved by the Planning & Zoning Administrator.**
- e) **Approval by the Airport West Architectural Review Board shall be received prior to issuance of a Building Permit.**
- f) **All exterior lighting shall comply and shall continue to comply with the Outdoor Lighting Ordinance.**
- g) **The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.**
- h) **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.**
- i) **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.**
- j) **A revised west elevation showing 5 more windows shall be submitted and administratively approved prior to the issuance of a Building Permit.** Zellers seconded the motion; all were in favor, the motion passed unanimously.

LOGAN'S RUN

An application by Bill Abide for annexation of Tax Lot 7137, approximately 12.92 acres, located between Highway 75 and Northridge Subdivision, just south of West Meadow Drive. The applicant is requesting Limited Residential-1 (LR-1) and General Residential (GR) zoning for the project, to be known as Logan's Run. Revised plans with 52 dwelling units have been submitted. If annexation is approved, the City of Hailey proposes to simultaneously annex Lot 1, Block 2, West Meadows Subdivision, to be rezoned General Residential (GR).

Shay advised that the applicant submitted a request to table the application for the purpose of re-designing the project.

Jones moved to table the application to a date uncertain. Marvel seconded the motion; all were in favor, and the motion passed unanimously.

Approval of Findings of Fact:

There were none.

Approval of Minutes:

There were none.

Commission Reports:

Marvel mentioned that she saw a house change hands in Old Hailey and the people there are berming in the City right-away. She wanted to know if this could be stopped. Shay stated there are encroachments through out the City. Shay asked Marvel to give her the address and she would have the Street Department go out and check it. Marvel stated that the house in on Croy west of the bike path.

Jones asked Shay about the new Americ Inn Hotel, and asked if the signage went through review. He was also concerned about the bright light, like a lantern out of the lobby, or the pool area that could be seen from the highway.

Zellers recommended Josh Fields, her co-worker, to be a Commissioner.

Jones asked Shay what was going to be on the agenda for December 4th's meeting. Shay stated the Pioneer Federal Credit Union and D.L. Evans.

Staff Reports:

Anderson asked Shay if there has been anyone chosen to be on the Commission. Shay replied that it has been narrowed down.

Adjourn:

Marvel moved to adjourn at 6:55 p.m.; Zellers seconded the motion; all were in favor and the motion passed unanimously.