

**Meeting Minutes of the  
Hailey Planning & Zoning Commission  
November 2, 2009**

The meeting was opened at 6:30 p.m. by Commission Vice Chair Mike Pogue. Commissioners present were David Lloyd and Geoff Moore. Staff present was Planning Director Beth Robrahn, Planner Mariel Platt, and Planning Assistant Becky Mead.

**Consent Agenda**

Tab 1 Findings of Fact – Approval of Design Review Exemption of Zion’s Bank ATM

**Commissioner Lloyd moved to approve Tab 1 of the consent agenda.** Commissioner Moore seconded, the motion passed unanimously.

**New Business**

**Woodside Fire Station Conditional Use Permit & Design Review**

A public hearing upon an application by the City of Hailey for a Conditional Use Permit and Design Review for the Woodside Fire Station, located on Parcel O1 and O2, Block 62, Woodside Subdivision No. 15 (2582 Woodside Blvd.) within the General Residential (GR) district. A public service facility is a permitted conditional use within this zone with approval of a conditional use permit.

Planner Platt noted a parking stall is shown 5 feet into the setback on the north property line. She said it is a recommended condition of approval that the parking area adjacent to the northern property line be 20 feet (an additional 5 feet) from the adjacent northern lot. She made a correction on page 13 of the Design Review staff report, item (g) (1), should read: Additional evergreen bushes or trees, with mature heights no less than 4 feet and no more than 15 feet, shall be planted on the north side of the driveway to the parking area and on the south side of the driveway to the parking area.

**Mike Chapman**, 617 Third Street South on behalf of the City of Hailey, introduced the architect for the project who has been working with them since 2006 to present the application.

**Tom Zabala**, with ZGA Architects, 565 W. Myrtle St. Boise, stated the site is in the Woodside Subdivision which involves Parcel 2 a one acre site and Parcel 1 which is a narrow strip across the top of the site. The building footprint is 9400 sq ft, a single story building, with a mezzanine in the apparatus bay which will be used for storage. He described the landscaping, snow storage, parking, and lighting. He stated they are providing 19 parking spaces. He said on any one shift there will be a total of 5 fire fighters on site. He mentioned one of Staff’s recommended conditions of approval for the lighting at the front of the building at the bay to be tucked up under the canopies, which will easily be accommodated. He showed the floor plans, describing the different areas of the building. He explained the different entrances to the building. Zabala stated the bays would hold four vehicles. He stated they tried to keep a residential nature of the exterior of the building. He described the types of materials the building would be built of. He mentioned the entry to the Administrative area where the meeting room exists would be covered.

Commissioner Moore asked if he would be putting a shed or a dormer over the door. Zabala stated it would be a gable roof

Commissioner Lloyd asked about gutters where the entry was. Zabala said they have not shown them on the drawings but there would be gutters in that location. Commissioner Lloyd asked how they planned to perform the 50 person training sessions with the 18 parking spaces. He suggested having smaller groups for training. He asked about a 5 to 10 year plan and asked what the city is proposing for different stations in town.

Zabala stated the site was purchased specifically for the station. Chief Chapman stated there is a common misconception that this station would be a replacement for the station on Third Avenue, but it is not. He said the long term goal is to meet the city's needs for the next 40 to 50 years with two additional stations here and one at the north end of the city. Chapman said the meeting room was designed for 50 people and they would be encouraged to carpool to the station. He said this training room would also allow them to provide CPR classes for the neighborhood, which hopefully participants would be walking to the site.

Commissioner Moore asked if the existing fire station administrative offices would be moved there. Chapman said some, but not all. Commissioner Moore asked if the apparatus would be moved there. Chapman stated currently there are three apparatus which are outside and three vehicles inside. He said they all have a responsibility of housing the hazmat materials, rotating with the county. Commissioner Moore wanted to confirm what roof material would be used. Zabala stated they changed it from metal to asphalt. Commissioner Moore asked about the lighting and asked where the two different lights will be used. Zabala showed a total of eight lights. Commissioner Moore was concerned with the lighting above the man doors and asked that the lighting be shielded.

Planner Platt stated the Commission could take comments on both applications when the public hearing opened.

### **Public Hearing Opened**

**Tony Evans**, Idaho Mountain Express asked if the Hailey Fire Department will be using this station.

**Mavis Miller**, 2660 Woodside said this property was dedicated 35 years ago. She asked if this could be moved closer to Hwy 75 in the Sweetwater area.

**Peter Lobb**, 403 E. Carbonate asked if there are going to be any communication towers.

### **Public Hearing Closed**

Chapman stated this is the only parcel that the city owns. All studies suggest a neighborhood fire station is the best solution. A fire station should not be located on a highway. He pointed out the concern of noise at night. He said the fire fighters live in Woodside. On average one call every 11 days is a call at night. They do not turn sirens on until they reach the highway. The antenna structures are installed in the inside bay at their current location. He said if there was an antenna it wouldn't be higher than 3 feet tall.

Commissioner Pogue said it is a recognized need and felt it was appropriate. He stated they will have to make two motions.

**Commissioner Lloyd moved to approve the Conditional Use Permit application by the City of Hailey for a new building, to be known as the Woodside Fire Station, located on Parcels O1 and O2, Block 62, Woodside Subdivision No. 15 (2582 Woodside Blvd.) within the General Residential**

**(GR) district, finding that the project is in conformance with the criteria of Section 11.4, (a) through (i), as set forth herein, and all applicable requirements of the Zoning Ordinance, and City Standards; with conditions (a) through (j).** Commissioner Moore seconded, the motion passed unanimously.

**Commissioner Moore moved to approve the Design Review application by the City of Hailey for a new building, to be known as the Woodside Fire Station, located on Parcels O1 and O2, Block 62, Woodside Subdivision No. 15 (2582 Woodside Blvd.) within the General Residential (GR) district, finding that the project is in conformance the Comprehensive Plan; the project does not jeopardize the health, safety, or welfare of the general public; and the project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards; with conditions (a) through (o).** Commissioner Lloyd seconded, the motion passed unanimously.

#### **City Initiated Text Amendment to Hailey Subdivision Ord. 821, Article 5**

A public hearing upon a city initiated text amendment to Article 5 of Hailey Subdivision Ordinance No. 821, Exhibit A, City Standards, Parking Standards Drawing Number 808. The amendments would add "on-street" to the drawing title.

Platt stated it is specified that parking would be identified as on street, new on site parking standards.

#### **Public Hearing Opened**

No comments.

#### **Public Hearing Closed**

**Commissioner Moore moved to recommend to the City Council approval of the proposed amendments to the City Standards, Exhibit A, Parking Standard Drawings Number 808, finding that the amendments are in accordance with the Comprehensive Plan.** Commissioner Lloyd seconded, the motion passed unanimously.

#### **Workshop**

##### **Colorado Gulch Preserve Annexation**

Continuation of a public hearing upon an application by Hartland Development Company, LLC for annexation of 21.81 acres of the Colorado Gulch Preserve, located within Lot 1, Block 1, Stevens Family Ranch, LLC Subdivision (70 Broadford Road). The parcel is located west of Airport West Subdivision and south of Della View/Broadford Estates subdivision (continued from October 5, 2009).

Commissioner Pogue recused himself because his firm represents the applicant.

Director Robrahn asked that they move the tables together so they may have a workshop with the public. She said this is intended to be an informal discussion between participants (Commission, applicant, and the public). The Commission should be prepared to discuss ideas, including, but not limited to zoning, the general configuration of lots, streets, sidewalks, open space, trails, etc.

Commissioner Moore stated the public could speak freely.

Robrahn took notes from the discussion to incorporate into the next staff report.

**Commissioner Lloyd moved to continue the public hearing to a date certain of November 16, 2009.**  
Commissioner Moore seconded, the motion passed.

**Commission Reports and Discussion**

Commissioner Lloyd will not be present on Dec. 7<sup>th</sup> and 21<sup>st</sup>.

**Adjourn**

**Commissioner Lloyd moved to adjourn the meeting at 8:40 p.m.** Commissioner Moore seconded, the motion passed.