

**MINUTES OF THE REGULAR MEETING
OF THE HAILEY PLANNING AND ZONING COMMISSION
HELD TUESDAY, January 17, 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 Chair Kristin Anderson. Commissioners Stefanie Marvel, Elizabeth Zellers and Nancy Linscott were present. Commissioner Trent Jones was excused. Staff present included Planning Director Kathy Grotto, City Planner Diane Shay, Fire Chief Mike Chapman, and Deputy Clerk Tara Hyde.

PUBLIC HEARINGS

BLAINE COUNTY SCHOOL DISTRICT/WOODSIDE ELEMENTARY COMMUNITY HOUSING DESIGN REVIEW

An application by Blaine County School District for Design Review of new buildings for workforce housing, located at Woodside Boulevard and Water Gulch Road (1111 BCSD Way) in the General Residential district. **(Continued from December 19, 2005)**

Steve Pruitt, representing BCSD, said the applicant was directed to come back to address color schemes and a change to the proposed lighting on Lots 6-11. He shared the 4 color palettes presented and stated his belief that colors on the townhouses located on Lots 6-7 should be the same, Lots 8-9 should be the same, and Lots 10-11 should be the same. He asked the Commission which 3 of the color palettes they would prefer be used.

Pruitt advised that all the units would have off-white windows, gable ends with shingle accent or shaker panels with light gray stain, and 30 year asphalt shingles—the color of which he called out as “Weathered Wood”. Each building will contain a 3 tone on tone color scheme with stucco, siding and trim each being a different color.

Ron Adams, the landscape architect, addressed the lighting changes. He stated the proposed bollards are hooded 3 inch wide columns, 38 inches tall and down-louvered. They will use 14 watt compact fluorescent bulbs. Adams advised the lights produce 1/10th of a foot candle from 12-14 feet out. He proposed placement every 30 feet, although he did indicate he would prefer to put them closer together. Adams said the lights would function down to -20°. Adams advised they removed lighting from the parking areas.

Zellers asked if the lighting would be seen from neighboring residences. Adams believed the lights would only be visible at the curve where the path climbs the slope.

Anderson opened the public hearing.

There being no comment, Anderson closed the public hearing.

There was additional discussion about snow storage.

Marvel indicated she liked the color alternatives presented, as well as the new lighting plan.

Linscott liked the variety of colors and suggested letting the applicant pick from those presented. There was consensus that the applicant could choose any 3 of the 4 palettes presented.

All Commissioners indicated they were fine with the lighting as presented at this meeting.

Zellers asked if landscaping percentages had been met. Shay indicated a revised landscaping plan had been received and was fine.

Zellers moved to approve the application, finding it in conformance with the Comprehensive Plan, that it does not jeopardize the health, safety, or welfare of the general public, and that it conforms 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 include, but will not be limited to, the following requirements and improvements:**
 - **All fire lane signage and any other emergency access signage shall be installed prior to issuance of a Certificate of Occupancy.**
- b) **This building has been designed as a R-3 occupancy classification. Any change in use or occupancy type may require additional improvements and/or approvals.**
- c) **All City infrastructure requirements shall be met. 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:**
 - **The secondary emergency access road and approved gate shall be completed prior to any occupancy of the school or residential buildings.**
- d) **Snow clips and rain gutters shall be installed over the sliding doors at the rear (west) of the buildings.**
- e) **The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.**
- f) **All exterior lighting shall comply with the Outdoor Lighting Ordinance. All wall mounted lighting on the west elevations shall be designed in a manner that does not allow light trespass onto adjacent properties.**
- g) **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.**
- h) **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.**

Linscott seconded and the motion carried unanimously.

WORKSHOP

Proposed maximum height increase in the Business District from 35 feet to 40 feet. The workshop is a follow-up to an application by Erstad Architects for a Zoning Ordinance Text Amendment, originally heard on November 7, 2005.

Grotto covered the noticing of the application, advising that special display notices were posted at the Blaine County Courthouse and Annex buildings, Atkinsons, Albertsons, the Library and the Post Office. She said the workshop was to procure more specific information related to fire and safety issues for increased building height.

Grotto has had discussion with Jim Bell of Idaho Power, who indicated that Idaho Power has no plans to underground the lines. She added that an individual applicant can pay for undergrounding of power lines; Idaho Power has identified logical drop points for those power lines. Bell advised Grotto that there is a 10 foot setback which is to be maintained always. The required setback is not just for the building or structure, but for any area in which a person may be, giving the example that 10 feet must be maintained for a window washer or fire fighter regardless of building height. Taller buildings may need to step back to accomplish that setback because of the actual location of power lines.

Grotto said Building Department issues involved exiting of a building. Building heights must be measured in a way that does not conflict with the Building Code.

Chief Chapman said that the Fire Code requires an aerial ladder for buildings over 30' in height. Lack of an aerial ladder has the potential to harm the City's insurance rating by Idaho Fire Ratings/Insurance Services Organization (ISO). He stated his understanding of the benefits of increased height as: when working with a sloped lot, the allowance of varying roof pitches, varying floor/ceiling construction, open/daylight parking, or fully under-grounded parking. His concerns as related to increased building heights were listed as follows: aesthetics (canyonizing of Main Street), a 40' building height might allow for a 4-story building, and access to buildings—the extra height would prohibit fire fighting from a ground ladder. He shared concerns that Hailey does not have its own aerial ladder truck; instead we have an agreement with Wood River Fire and Rescue for use of their aerial ladder truck. Chapman advised that a new aerial ladder truck would cost \$600,000-700,000 and required a bigger building to house. Additional training and maintenance would be required which could bring the total cost to approximately \$1,000,000, with the main beneficiaries being buildings over 35 feet in height.

Chapman explained access issues to the Commission, advising that 2 fire access lanes could be required for buildings between 30'-40' in height with an amendment to the Fire Code appendix. He advised that alleys with encroachments in them cannot be considered fire access lanes. Buildings over 40' or 3 ½ stories in height would require 3 fire access lanes. If building height is increased, internal lots with access only to a street and alley with encroachments would be held to 30' in height. Chapman said Idaho Power indicated cost of under-grounding power lines on one city block was approximately \$103,000—those power lines may not be the only encroachments—other encroachments could include gas meters, power transformers and cable lines, in addition to power

lines.

Chapman listed the options he believed were available as: remaining status quo, increasing the building height in Appendix of the Fire Code, or allowing 3 ½ stories within a 40 foot building. He did not want to see 4 story buildings. He expressed his choice that the increased height would allow for daylight under-ground parking. Chapman shared draft amendments to Sections D104 and D105 of Appendix D related to increased building height.

There was discussion about the Design Review process and the need for additional guidelines.

Chapman said the ISO allows 5 buildings over 30' before an aerial ladder is needed; the City surpassed that in late 1997.

There was further discussion about building height in the core with clarification given that continuously attached buildings on a block could go to 40' in height because one access to those buildings could be from neighboring rooftops, giving the 2nd route necessary for buildings 30' to 40'. Anderson clarified that a building under 40' in height and 3 ½ story buildings would not require 3 fire access lanes. Chapman also advised that buildings over a certain square foot size require the installation of sprinkler systems.

Anderson asked Erstad Architects if they had any comments. Andy Erstad stated there was no change to their application; they were still requesting an amendment to the Ordinance allowing 40' in the Business district. He said they would be happy to add language for clarification that allowed 3 ½ story buildings instead of 4 story buildings.

Erstad believed that if an applicant chooses a building height of 40' and it is approved, the applicant must deal with all issues related to that building. Erstad said they had worked with Idaho Power on taller buildings in other cities. Typically all utilities are addressed by the applicant. If an applicant does not want to pay for under-grounding of utilities, they would be required to meet all setbacks. He said the text amendment could include verbiage holding a building to 3 occupied stories with parking underneath. He stated his belief that the Comprehensive Plan anticipated the text amendment. Erstad added that property in the Business district is expensive and, due to the sloping nature of property on the west side of Main Street, there should be some relative assurance of achieving 3 stories in a building. He believed the Fire and Building codes defined what could be done in a building to address life/safety issues.

Anderson opened the public hearing.

Rob Lonning, 415 Second Avenue South, believed the issue was scale. He referenced the Ketchum Ordinance which allows 40' of building height with a peaked roof, and 36'8" for a flat roof. He expressed concern of the canyon effect, believing buildings in Ketchum are too tall. He would hate to see Main Street get closed in. He referenced the redevelopment of the Paul's Market property, stating that development was a good scale for the City. He asked what would stop all new buildings along Main Street from going to 40'.

Elizabeth Jeffrey, 415 Second Avenue South, expressed concern with the fire issues. She also believed aesthetics were important. She believed people would build to the 40' height because the cost of land is so high. She stated she would not want to see 40' buildings on both sides of the street.

Keith Pangborn, 305 Main Street South in Ketchum, suggested the Main Street corridor in Hailey is much wider than Main Street in Ketchum, making the buildings seem to set farther back. He did not think everyone would build to 40', especially if 4 stories are not allowed within that 40', as it would be cost prohibitive.

Jim Hill, 103 Third Avenue North, said he had no concerns with a 40' building if the increased height was used to accommodate the parking requirements.

Anderson closed the public hearing.

Erstad added that part of the text amendment would allow for parking under a building, encouraging mixed use buildings.

Marvel expressed serious concern with increasing the building height limit with regards to the fire/safety issue. She suggested the City address the problem, securing an aerial ladder before allowing increased building height. She had no problems with the aesthetics of a taller building—agreeing that the width of Main Street in Hailey would not lend to the canyon effect, but stated the text amendment would not equalize the height situation from the west side of Main Street to the east side, because the property on the west side slopes. She believed that anyone proposing a 40' building should be required to underground the utilities. She asked that the fire problem not be compounded.

Zellers agreed she had no problem with increased height in the Business district, but believed mitigation to address fire concerns should be accomplished first. She believed developers should be responsible for utility work needed and that under-ground parking should be mandated.

Chapman advised the next ISO fire rating evaluation would take place during the summer of 2007. He advised that at the time of the last evaluation, the City did not have five buildings over 30'. If the agreement with Wood River Fire and Rescue was still in place, he stated the City probably would not be inspected again for another ten years.

Grotto clarified mitigation would be achieved if a building was designed to allow ladder access to rooftops through terraces, balconies or other step back features. Chapman added that fire access lanes were very important for buildings in the 30'-40' height range. He felt it important for Commission and staff to know that even if an aerial ladder was obtained, much training will still be required, as Wood River Fire currently mans the aerial when called out for fire assistance in Hailey.

Anderson believed it important to write guidelines addressing 40' buildings. Chapman agreed that a height increase should require more design requirements.

Marvel believed pressure should be put on the Council to address the aerial ladder need before making the problem worse. She asked about exterior fire escapes to address fighting fires; Chapman indicated a fire escape would only work if it went all the way to the roof. There was further discussion about terracing of buildings as it relates to use of ground ladders.

Linscott asked if it was possible to enter into a “binding agreement” with Wood River Fire and Rescue. Chapman said a binding agreement would cost money also. He also stated if Wood River Fire and Rescue was out on a call and was unable to staff the truck, the truck would not be accessible for use because the City does not have a driver or crew for an aerial.

Anderson listed health/safety issues and aesthetics as issues heard.

Linscott and Zellers both were fine with the 40’ building height from the aesthetics standpoint. Linscott believed you would have to raze all the buildings on Main Street and rebuild all to achieve the canyon effect.

Anderson said she would like to support mixed use buildings and 40’ would allow for a taller 1st story making a building aesthetically more pleasing—she believed 3 stories would look good within a 40’ building with underground parking.

Chapman indicated his preference of daylight underground parking versus total underground parking.

There was discussion about how a building addresses the street being a Design Review issue. Chapman added the Building Code may address the building if the ½ story becomes a basement.

Grotto said that more discussion was needed at the staff level and with the City Attorney to address the Zoning code language dealing with bulk requirements and mitigation measures. Chapman added that along with the increased height amendments to the Fire Code would also need to be addressed.

There was discussion that any amendment recommended to the City Council would require additional mitigation to meet concerns of the Fire Department. Design of buildings between 30’ - 40’ could require terraces or lower roofs, with exterior access to those roofs. Grotto believed there should be a general statement added that the Fire Chief must be in agreement with plans for any building between 30’ - 40’ in height.

Grotto reviewed suggestions by the Commission: that the Commission was comfortable with 40’ of building height, that fire mitigation should be addressed, and that a building should be a maximum of 3 ½ stories. Marvel clarified that if the applicant was proposing 3 ½ stories, the ½ story should address parking. It was suggested the amendment be held to the Business district within the Townsite Overlay. There was further discussion about requiring sprinkler systems.

Zellers moved to continue the application to the February 21, 2006, meeting. Marvel seconded and the motion carried unanimously.

FINDINGS OF FACT

The Club at Copper Ranch DR- **Linscott moved to approve as written**, Zellers seconded and the motion carried unanimously.

Evans Ferguson DR- **Linscott moved to approve as written**, Zellers seconded and the motion carried unanimously.

COMMISSION REPORTS

Linscott advised she went to the Idaho Environmental Forum in Boise. She stated the concepts presented regarding community involved planning were interesting; however, the rest of the meeting was not illuminating.

Anderson advised she would be unable to attend the April 3, 2006, Commission meeting.

Marvel advised she sent the Energy component of the Comprehensive Plan to Grotto.

There was discussion about what other amenities might qualify as park space with relation to increased building height.

Linscott moved to adjourn, Zellers seconded and the motion carried unanimously. The meeting adjourned at 8:55 p.m.