

**MINUTES OF THE REGULAR MEETING
OF THE HAILEY PLANNING AND ZONING COMMISSION
HELD MONDAY, FEBRUARY 6, 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 6:35 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 and Administrative Assistant Marti Amsbaugh.

OLD BUSINESS:

Commissioners Zellers and Jones recused themselves .

Update on proposed revisions to Design Review application by Portico Development Company, LLC / Taylor Walker for a new building, the “Meriwether Building”, at 111 First Avenue North in the Business (B) District. Uses within the building are proposed to change, altering the parking requirements. Additional parking along First Avenue is proposed to meet the requirement .

Portico Development Company, represented by Taylor Walker and Don Stamp, architect, received Design Review approval on November 21, 2005 for the Meriwether Building, located at 111 First Avenue North. The applicant originally proposed a mixed use building with retail, office and residential components.

Taylor Walker presented the update on the proposed revisions to the Meriwether Building. Due to anticipated privacy and security conflicts between residential uses and office uses on the same floor, the applicant has decided to eliminate the residential component of the project and replace it with additional office space on the second floor. He advised the Commission that cost was also a factor in making the decision to eliminate the residential component.

The current plan shows the ground level will have 14,508 square feet of retail space; the second level will have 16,790 gross square feet of office space. The change in use alters the parking requirements for the building. The revised plan will now provide 51 parking spaces and a 10 foot wide sidewalk around this entire half block. No exterior changes to the building are proposed. The revised plan increases the number bike parking spaces to 12 in the central courtyard.

Both Anderson and Marvel commented that they were very disappointed that the residential component was being lost.

Walker responded saying that the current Community Housing Ordinance makes it increasingly difficult to provide affordable housing in a commercial project.

Grotto commented that the neighbors, the Thrift Store and the Spa Store were pleased with the addition of a 10' wide sidewalk with curb and gutter. Presently, it is very difficult and dangerous to navigate the area around their businesses.

Anderson opened the public hearing.

Chris Simms, representing Citizens for Smart Growth, spoke in favor of the design change. He also supported Walker in saying that the current Community Housing Ordinance should be revised to make it fair and more equitable to developers.

Anderson asked if there were any written comments received.

Grotto replied none were received.

Linscott said she was enlightened to know housing currently cannot be required and that she would like to see the Community Housing issue addressed to keep this situation from happening in the future.

Anderson closed the public hearing.

There being no further discussion, Marvel moved to approve the alteration of the original Conditions of Approval of the application by Portico Development subject to the following conditions:

- b) This building has been designed as a *mixed use occupancy classification for mercantile and business (office)*. 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:
 - Drawings for all infrastructure shall be submitted by a Licensed Engineer for review and approval by the City Engineer prior to issuance of a Building Permit.
 - Any unused service lines shall be abandoned.
 - All on-street parking shall be reviewed and approved by the City Engineer prior to issuance of a Building Permit.
 - A drainage plan shall be submitted and reviewed and approved by the City Engineer and the Street Superintendent.
 - Sidewalk, curb and gutter shall be installed along First Avenue and Carbonate Street adjacent to the site, *and along First Avenue and Bullion Street, or other right-of-way within 1200 feet as may be approved by the Planning and Zoning Administrator.*

- e) Bicycle parking for at least *twelve (12)* bikes shall be provided.

All other prior conditions of approval shall remain in place.

Linscott seconded and the motion carried.

PUBLIC HEARING:

Sun Valley Center, represented by Marc Corney of Red Canoe Architecture, has submitted a Design Review application for the construction of a 1,287 square foot building on the property to house an art studio, located at 314 Second Avenue. The main building on the property is the Ezra Pound House, which received a Conditional Use Permit in August of 2002 for a semi-public use. Kathy Grotto, Planning Director, has reviewed this Design Review application and determined that the use for the proposed studio falls into the confines and conditions of the granting of the original Conditional Use Permit.

Marc Corney, the Project Architect, made the presentation to the Commission. He explained that the design of the art studio will not match to existing historic main building on the property. Rather than white lap siding, to preserve the historical character of the property, the “art studio” building’s exterior will consist of dark weathered wood siding with a vertical board and batt detail. Corney said its appearance will be similar to that of several homes in Greenhorn Gulch. A galvanized downcast gooseneck light will be placed over the carriage door.

Corney also said that an existing shed will be removed to allow for one more parking space.

Anderson asked the Commissioners if they had any questions for the applicant. The Commissioners had none.

Anderson asked Shay if she had additional information. She had very little to add to his presentation. The only issue that needs to be addressed is a light on the existing building. The light fixture will need to be changed to meet Hailey’s Lighting Ordinance.

Anderson asked what the window trim colors would be. Corney replied the trim would be dark to reduce the scale and to honor the historical aspect of the building.

Anderson remarked that she was very much in favor of the dark trim.

Marvel commented she like the changes to the exterior. She inquired about signage. Corney replied there is a historical plaque currently on the existing building, but they will submit an application for additional signage, as required by the City of Hailey Sign Ordinance.

There is a concern with the proposed sewer line crossing the water service. All water and

sewer services will be constructed to meet City standards and the addition will have a separate water tap and this will occur when the City switches over to individual meters.

Anderson opened the hearing to the public.

Ron Taylor, 419 2nd Avenue South, requested that the Commission require the applicant to install a timer controlling all exterior lighting.

Chris Simms, 410 2nd Avenue South, spoke in support of the project. He felt it would bring diversity to the neighborhood and asked that the Commission to approve the project.

A letter from a neighbor, Wilma Buhler, 312 South 2nd Avenue, was placed into the record stating she had no objections to the project.

Anderson closed the public hearing.

Anderson supported adding a timer for the exterior lighting on the property.

Jones commented the project was being overly scrutinized and did not want the Commission to find issues with the project.

Anderson agreed and called for a motion.

Linscott 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 the project conforms to the required specifications outlined in the City's Design Review Guidelines, with the following conditions:

The following conditions are suggested to be placed on any approval of this application:

- 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:
 - A ramp is proposed to be constructed at the rear of the existing house; this will be subject to inspection.
- b) This building has been designed as a "B" 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:

- All water and sewer services shall be constructed to meet City standards.
 - *The studio shall have a separate water tap. (Delete bullet)*
- d) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- e) All exterior lighting shall comply with the Outdoor Lighting Ordinance. All existing lighting on the subject property shall also be brought into compliance.
- f) 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.
- g) 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.
- h) All exterior lighting is to be placed on a timer (Add this item)*

Zellers seconded and the motion passed unanimously.

PUBLIC HEARING:

Annexation – Logan’s Run

The applicant has requested that this hearing be continued to March 20, 2006.

Zellers moved to continue the application to March 20, 2006. Linscott seconded. Motion passed.

PUBLIC HEARING:

Proposed amendment to the Official Zoning Map, Article 5 of Zoning Ordinance No. 532, adding a Hillside Overlay district on slopes generally exceeding 15% grade.

Grotto advised the Commission a noticing omission had occurred prior to the November 21, 2005 public hearing, making the Commission’s recommendation invalid. Tonight’s hearing is simply a re-hearing of the same proposed map amendment.

Anderson asked if any had received calls from the American Institute of Architects (AIA). Grotto said she had received one call from a local architect.

Anderson asked if any written comments had been received. Grotto replied none had been received.

Anderson opened and, without any public comment, closed the public hearing.

Zellers moved to approve. Linscott seconded. Motion carried.

FINDINGS OF FACTS

Blaine County School District Community Housing Design Review

Linscott moved to approve. Zellers seconded and the motion carried.

MINUTES

December 19, 2006 – **Jones moved to approve as written.** Marvel seconded and the motion carried.

January 17, 2006 – **Zellers moved to approve as written.** Linscott seconded and the motion carried.

COMMISSION REPORTS

Linscott asked that her packet be delivered to home for the February 21, 2006 meeting.

Anderson advised she would be absent from the April 3, 2006 meeting.

Zellers and Jones asked that the April 3, 2006 meeting packet be delivered to their homes.

STAFF REPORTS

Grotto advised the Commssioners that representatives for the proposed Sweetwater PUD will make their first presentation at the April 3, 2006 meeting. She anticipates that at least three more meetings will follow.

Linscott moved to adjourn. Zellers seconded and the motion passed.

The meeting adjourned at 7:45 PM.