

**MINUTES OF THE
PLANNING & ZONING COMMISSION
April 16, 2007**

The meeting was called to order at 6:30 p.m. by Commissioner Chair Stephanie Marvel. Commissioners present were Owen Scanlon, Michael Pogue, and Nancy Linscott. Elizabeth Zellers was excused. City staff present were Planning Director Kathy Grotto, City Planner Diane Shay, and Administrative Assistant Becky Mead.

Public Hearings:

An application by FaPo Holdings for design review of a new building located at 312 River Street South (Lots 13-20, Block 20, Hailey Townsite), in the Business (B) district within the Townsite Overlay, the “Village at Hailey Center”. **(Continued from April 2, 2007)**

Tobin Dougherty, Architect, presented the application for FaPo Holdings. Dougherty addressed the ramp from the alley between River and Main Streets. He continued presenting the colors of the materials for the project. Dougherty stated the River Street elevation is adjacent to the garden and the north elevation addressed the plaza. There will be a separation of plants between the buildings and the plaza area, with a covered section extending over part of the plaza.

Linscott asked if the alley elevation changed. Dougherty stated no and commented on the varying materials and wall planes, showing perspective drawings that better showed the undulation.

Marvel asked what color the columns would be. Dougherty replied they would be a gray cast stone.

Scanlon asked about the set of stairs off to the left, which he assumed was the grade change from the alley to the terrace area, and asked if there was a ramp there also. Dougherty stated no and commented the stairs are not in that location and apologized for that. Scanlon asked if there was any room at the pedestrian walkway, between the two complexes, to put a ramp for wheelchair access. Dougherty stated there will be a ramp and a staircase.

Grotto stated she added conditions in the staff report in regards to the parking lot; Condition (i), if the parking lot is to be paved, the applicant shall submit for the Commission’s review a plan for additional landscape screening of the lot. Grotto stated she added to Condition (o), in regards to the Area Development Plan, clarifying the timing.

Public Hearing Opened

Public Hearing Closed

Linscott was satisfied with the project at this point. She appreciated all of the color samples and the liberal, well balanced use of materials. Linscott mentioned though, she is tired of all the buildings using beige stucco.

Pogue was concerned about the alley frontage. He stated he did understand the design elements and mentioned this presentation gave him a better idea of the features. Pogue stated overall he would have liked to have seen more texture and forms but didn't feel that was important to hold anything at this point.

Scanlon stated he liked the project and felt Dougherty had complied with the requests from the former meeting. He was pleased with the full color palette and agreed with the color choices. He stated he was okay with the project as long as there was adequate passage for everyone's mobility.

Marvel was pleased with the looks of the whole building. She did agree with Linscott regarding the beige stucco color. She liked the color renderings and liked the plaza idea.

Scanlon moved to approve the Design Review application by FaPo Holdings, for the Village at Hailey Center, legally described as Lots 13-20, Block 20 of Hailey Townsite, finding that it is in conformance with 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. Attached to this recommendation are Conditions a-s that will need to be adhered to before a building permit is issued. Linscott seconded, the motion passed unanimously.

Block 85 & Block 67 Rezone

An application by Lido Equities Group for an amendment to the zone district map. The application would change the zoning of Lots 1-14, Block 85, Woodside Plat 24, currently zoned Business (B); and Lot 1, Block 67, Woodside Plat 18, currently zoned General Residential (GR); located directly adjacent to and north of Copper Ranch. The applicant is requesting Limited Business (LB) for both parcels, with a development agreement restricting uses to residential only.

Pogue recuses himself because his firm represents the applicant.

Jim Laski, from Lawson & Laski, was present with Jeff Smith from Lido Equities. Laski stated the map attached to the Staff Report showed the parcels of land to be rezoned as stated. Laski stated this came about based on a proposal to develop a portion of the property as Neighborhood Business and the neighbors' concerns were they wanted the property developed as residential rather than business. He stated as a compromise, they would propose the property to be rezoned Limited Business. Smith, the owner and developer of Copper Ranch, stated the intent is to mirror the zoning to the adjacent property which is LB (Limited Business), and to continue with the residential development on these two parcels, known as Copper Ranch.

Grotto stated these parcels are directly next to each other.

Linscott asked if this was the same parcel that was previously proposed for rezoning to Neighborhood Business and the nearby property owners were opposed to commercial uses on this site. Grotto stated correct, it was in the fall. Linscott wanted to refresh her mind regarding the Limited Business agreement. Linscott asked about the density with the Neighborhood Business. Grotto stated the Neighborhood Business was 15 units per acre, residential with some component of commercial in each building. Linscott questioned the public's preference for 20 units per acre as opposed to 15 units per acre. She had concern for Woodside adding more residences in the area and suggested that some businesses in the area would be nice.

Scanlon agreed with Linscott as to having a developer that was willing to compromise with the development to please the neighbors and stated he was not present for that application. He mentioned there were no public present tonight so they must be in approval of this rezone. He stated he felt the applicant was trying to do the right thing with pleasing the neighbors.

Marvel asked if the applicant's plan was to continue the Copper Ranch residential on these parcels. Smith stated yes with the community housing element included. Marvel thought the Neighborhood Business sounded like a good idea but recalls the former meeting the neighbors were not interested in having businesses being there.

Public Hearing Opened

Public Hearing Closed

Scanlon stated he did not see a reason not to approve this application.

Linscott stated the Neighborhood Business would have been preferential but she adhered to the desires of the public.

Scanlon moved to recommend approval for the rezone of Lots 1-14 and Parcel EE, Block 85, Woodside Plat 24, currently zoned Business (B), and Lot 1, Block 67, Woodside Plat 18, currently zoned General Residential (GR), to Limited Business (LB), subject to a development agreement restricting uses to residential, on both parcels, finding the criteria met as stated in the staff report. Linscott seconded, Marvel and Scanlon were in favor and Pogue abstained.

Approval of Findings of Fact:

There were none.

Approval of Minutes:

March 19, 2007

Scanlon moved to approve as written. Pogue seconded the motion; the motion passed unanimously. Linscott stated that it seemed that she made comments on the section regarding the Comprehensive Plan Amendment and she didn't see any of her comments in the minutes. She stated that she did comment by phone but maybe what she said wasn't useful.

Grotto suggested going through the Commission and Staff Reports while waiting for the Eye Center's representative to arrive.

Commission Reports:

Marvel stated she would be out of town for two weeks and requested for her packet for the May 7th meeting be delivered to her home on May 4th. Mead stated she would.

Linscott asked if their project was on the agenda for the May 7th meeting. Grotto stated yes. Linscott stated that is her application and she will be recused for that.

Shay stated that meeting would also be the environment section meeting and reminded the Commission they needed to send their suggestions to her. She stated she would send the report to them electronically and they could make their suggestions from that. Scanlon presented his suggestions to Shay.

Staff Reports:

Grotto has been thinking about putting together a tour of Hailey projects; to go together as a Commission in a van to review some of the passed projects that have been approved and built within the last few years. She suggested going through Airport West, Copper Ranch, Sweetwater, and some of the smaller subdivisions in Woodside like Silverstone; which she thought turned out really nice. She asked the Commission if that would be something they would like to do. Linscott stated that would be useful. Shay asked if she could add to the list the Woodside Elementary School, and the lots above which will have the community housing units and the improvements to Echo Hill Park. Grotto stated yes of course and mentioned when the weather turns nice they could discuss the dates; maybe even a Monday night starting at 5:30 p.m.

Shay stated to go ahead with the preliminary plat for the Eye Center because the architect was not needed for that.

Eye Center Rentals Preliminary Plat

An application by Eye Center Rentals for preliminary plat approval for replat of Lots 16, 17 & 18, Block 39, Hailey Townsite, located at 110 First Avenue North. The plat would create 2 lots.

Shay presented the application pointing out the three Townsite lots proposed for replat into two larger lots. She stated there was presently a house, shed and garage that would be removed. She said she wasn't sure when the buildings were built, but if they were constructed prior to 1941 there would have to be a Historic Demolition Permit obtained. Shay asked Dr. Steve Snapp if he knew if the buildings were considered historic and Snapp replied yes.

Shay stated the subdivision ordinance talks about sidewalks being required improvements, and noted the Old Town Mercantile that is on the corner did sidewalk improvements on the front of First Avenue, Block 39, so no additional improvements were necessary at this time. She stated the applicant is proposing to do sidewalk improvements within 1200 feet of the project, as required in the Design Review ordinance to obtain credit for parking spaces. She stated the City Engineer would determine the location for that. She stated both lots measure 5,325 square feet

after the plat. Shay stated blue board, or some similar type of insulating material may be required to install in the alley once the depth of the water main line is determined; that will be a recommendation of the City Engineer.

Marvel asked about the sidewalks if they would be in the Business zone. Shay stated the City Engineer has a master plan for the sidewalks. Grotto stated zones B, LB & TN is where the sidewalks are planned for at this time, the main reason being commercial applicants are required to install sidewalks in front of the property, 10 feet wide, curb and gutter. Requirements in these districts are more than in residential districts.

Scanlon asked how the length was determined. Grotto stated generally it will work out to a half a block. Shay stated there needed to be 9 parking spaces provided.

Linscott asked if the length was determined by the number of parking spaces needed. Shay stated yes. Grotto stated basically ten feet per parking space.

Scanlon was concerned about the water service. Scanlon asked the owner, Dr. Snapp if there were only two services on the three lots, with water and sewer, or is that the lot which will have the new building. Snapp replied the lot to the north would have the building. Shay stated 16A and 18A; there would have to be new water and sewer services installed. Grotto stated there is only a single one now to the single home.

Public Hearing Opened

Public Hearing Closed

Scanlon asked Snapp if it was his desire to sell Lot 18A when developed or did he know if he would be developing it at this point. Snapp replied that his intention is to sell the south one and a half lots which are currently up for sale.

Pogue moved to recommend approval of the application by Eye Center Rentals, to replat Lots 16, 17, and 18, Block 39, Hailey Townsite, finding that it conforms 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 applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance and City Standards; subject to the suggested conditions A through E. Linscott seconded; the motion passed unanimously.

Marvel called a five minute recess.

Eye Center Rentals Design Review

An application for Design Review approval of a new building on one of the proposed lots. The parcel is within the Business (B) district within the Townsite Overlay.

Mark Gasineca, Architect, stated they will be moving the Eye Center from its present location to the new location on First Avenue North. There is a house, shed and large tree presently on the lot. There is a pitched roof proposed for the building. There will be a picnic/employee area in the front area. The first floor is the Eye Center with lab and exam rooms and display cases. The second story would be in the rear of the building and will have a deck. The height proposed is a 32 foot peak surrounded by flat roofing. The second entry to the building would be the stairs leading to the second story. The trash storage area is covered. The rear elevation is the side of the alley. The trash storage and covered walkway are next to the Nature Conservancy's site. The front elevation is on First Avenue containing the entrance with a copper roof element; not a shiny copper stated Gasenica, and couldn't think of the name, patina stated Scanlon. Gasenica pointed out the colors for the different areas. The entry forms are columns made from maple with stone around the bottom. There will be pellet like windows. There will be tile on the web shape coverage, with a sandstone color at a 30 degree angle; there will be detailing with wood trim on the facades. Gasenica continued with the other elevations, describing the materials and colors. The first floor will be ten feet and the second floor will be twelve feet in height. There is a drainage plan proposed with the curb of the sidewalk, containing a 1 to 8 inch slope.

Marvel asked to see the color samples.

Shay stated that Gasenica was very thorough with his presentation. She commented in the staff report, on page 3, it should state Carbonate Street, not Pine Street. Shay stated the arborist review had not been received yet. Gasenica stated that Alpine Tree Service representatives were out of town and noted some information about the tree. Gasenica stated that three years ago it was infected with spider mites; two years ago the needles looked pretty bad but it's made a good recovery. The tree measures 35 feet tall.

Shay commented the landscaping shows all Potentilla shrubs and stated the applicant might want to consider more variety in landscape plan; as stated in Condition (e). Gasenica stated he didn't mean to do that. Shay said she stated in Condition E to revise the landscape plan prior to the issuance of a building permit.

Scanlon asked about the front elevation and stated he didn't understand the elements above the wood lentils. Gasenica explained and stated it would be wood. Scanlon asked what would be the color of the Eye Center sign. Gasenica stated there would be green lettering on a copper color backing. Scanlon asked if there would be snow melt. Gasenica stated no. Scanlon asked about the snow on the deck on the second floor and how that would be removed. Gasenica stated it could be shoveled off to the planter below; he also commented the heat from the first floor would help melt the snow. Scanlon asked if they had thought about running the deck around the building. Gasenica stated they did but it was a cost issue and they didn't know who would be renting the other offices. Scanlon stated when looking at the floor plan, it showed four parking

spaces, with one (1) handicapped space provided. Scanlon mentioned the back doors do not qualify for handicapped access; there needs to be seven (7) feet clearance with one door opened. The doors are too close together and too narrow; there needs to be an eighteen (18) inch clearance between the door knob and the wall. Gasenica mentioned that would be no problem. Scanlon suggested restriping to the front of the building and putting the handicapped parking space there. Gasenica mentioned they never liked the handicapped access in the back and they would rather have the handicapped access out front. Scanlon had trouble with the web shape slope, but he liked it and liked the colors. Scanlon asked if there would be windows located on the slope. Gasenica replied no. Scanlon stated when looking at the south elevation, the stucco is wrapped around the side; Scanlon stated he would like to see the same done on the other side of the building. Gasenica stated he didn't have a problem with that. Scanlon referred to the sign and asked where the other offices' signs would be located. Gasenica stated their signs would be located on their door. Scanlon asked about the doors on the trash enclosure on the south elevation, if they would go to the top of the wall. Gasenica stated yes, they will go to the top.

Pogue asked about the side yard set back in this area. Gasenica stated it is zero. Pogue liked the building. His concern was in regards to the south elevation and thought maybe it might be appropriate to have some windows on the second floor and maybe some other features or design elements added. He stated the tenants on the second floor would appreciate some kind of light coming in. Gasenica stated the second floor does receive light from the windows.

Linscott questioned the walls on the north and south elevations and asked if they were required. She stated there are windows that cannot be seen on the south elevation because the wall is there. Linscott asked if it was a code or fire regulation for the wall to be as high as it was. Gasenica stated the wall need to be brought up 30 inches above the roof, as a parapet, and that is what causes the windows to disappear. Linscott asked if the parapet was non-negotiable; she stated there is no getting around that? Gasenica stated it is non-negotiable. Linscott stated she is intrigued and is pleased with the building's unique design. She asked about the color of the warm tones and commented that the Fallbrook looked like sea foam green. Gasenica stated it doesn't look like that; it is a darker green.

Marvel commented about the windows and wondered why they weren't placed on the south side instead of on the north side. She stated that it seemed like the offices wouldn't be too well lit. Gasenica stated the offices will be pretty well lit and pointed out where the windows would be and stated they would be 36 inches in width. Marvel liked the wedge and the color varieties. She was glad that First Avenue was getting more activity. She asked about the large tree and asked if it was too big to be moved. Gasenica stated it cannot be moved.

Public Hearing Opened

Public Hearing Closed

Linscott was pleased with the uniqueness of the building and was looking forward to seeing the building when it's built.

Pogue agreed and thought it was a neat looking building. He thought it was important for the tree to go down.

Scanlon appreciated the fact that Gasenica didn't treat the south wall as a standard gray. He mentioned Gasenica had done well with the narrow lot and had brought light into the building from all directions. Scanlon agreed with the Commission and stated he liked it.

Linscott moved to approve the Design Review for the Hailey Eye Center building, brought forward as Eye Center Rentals, located at 110 First Avenue North, Lots 16, 17 and 18, Block 39, in the Business district of the Hailey Townsite Overlay, finding that it conforms 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 applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance and City Standards. Approval with the following conditions: A-J as listed with the addition of items K and L; K being to move the handicapped parking on to First Avenue as discussed with Scanlon; and item L, to wrap the stucco from the east elevation around the corner, approximately six (6) feet to the parapets as described. Scanlon seconded; the motion passed unanimously.

Gasenica asked if Item C could be changed to eight (8) parking spaces. Shay stated yes.

Adjourn:

Scanlon moved to adjourn the meeting at 8:10 p.m. Pogue seconded; the motion passed unanimously.