

**MINUTES OF THE REGULAR MEETING
OF THE HAILEY PLANNING AND ZONING COMMISSION
HELD MONDAY, JUNE 05, 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 Vice Chair Trent Jones. Commissioners Stefanie Marvel, Elizabeth Zellers and Nancy Linscott were present. Kristin Anderson was excused. Staff present included Planning Director Kathy Grotto, City Planner Diane Shay, and Administrative Assistant Dusty Liman.

NEW BUSINESS:

DESIGN REVIEW EXTENSION FOR MATTHEW BARRIE

Request by Barrie for a 6 month extension to the Design Review Approval for 315 Main Building. Diane Shay represented Barrie as he was out of town. Shay explained that the design approval expires in 2 weeks – there may be some elevation changes. Garth Callaghan was present as the builder and confirmed there might be very minor changes. Changes in elevation may be subject to future Design Review approval.

Zellers moved to approve Design Review extension for Matthew Barrie beginning June 20, 2006 for 6 months. Marvel seconded. All were in favor and the motion passed unanimously.

PUBLIC HEARINGS:

An application by 474 Club, LLC for a Planned Unit Development, Preliminary Large Block Plat and Flood Plain Development Permit (**continued from May 01, 2006**).

Catherine Benotto began by stating that this presentation would offer changes made in response to last months requests:

- Jim Laski described the relocation plan for the bike path that would utilize a landscaping easement on the Balmoral property. If this easement cannot be obtained there is the option of moving the bike path closer to the sidewalk.
- Widening of the bike path bridge at Balmoral depends on the outcome of the FEMA study. This issue cannot be resolved until the FEMA has issued its report.
- Kurt Eggers of Eggers Associates addressed the north property line of Sweetwater Development. He pointed out that the west side is already nicely landscaped; the middle section has no existing landscaping; and the east side has mature, but deteriorating golden willows that would need to be removed. The proposed landscaping for the north would include 19 new trees and 41 shrubs. There would be a decorative wood fence in 2 areas where landscaping is not feasible.
- Benotto stated there would be room for additional sidewalk, from 5 feet to 7 feet, as inquired about, by utilizing 2 parking stalls for snow storage. This would still leave the total number of parking stalls over the requirement.

Benotto went over the amenities:

- 1.2 acre park has been increased to 1.6 acres in addition to the in lieu donation per SGA agreement
- Amenities building
- Off-site bike path
- Bus shelters
- Below grade parking stalls and in structure stalls for 72% of tenant parking
- FEMA flood plain study at a cost of \$54,000
- LEED ND – on track
- Development complies with the Comprehensive Plan
- Contribution to traffic signalization at Highway 75 and Countryside (Balmoral and ITD will also contribute)
- Smart growth

Jones asked for clarification on the percentage of underground parking and was told 72% by Benotto.

Linscott voiced concerns over traffic control in general.

Lori Labrum explained the signalization process – Sweetwater would design signalization and ITD and the City of Hailey would oversee implementation and the final product.

Jones asked when signalization would be installed and was told by the build out of Phase II.

Zellers asked how long the process took to get signalization completed and working

Lori Labrum said it usually takes 9 months from start to finish.

Jones opened the public hearing to questions and comments.

Barbara Julian of 1927 Briarwood read a prepared statement stating that she wanted to see more retail in the work-live area that would be able to serve the surrounding communities as well as Sweetwater.

There was no written comment received and the public hearing was closed by Jones.

Benotto responded to Julian's comments by pointing out that the Sweetwater development was limited to small convenience and retail due to the zoning requirements.

Jones inquired as to the phasing of the project and in which phase the amenities building would be completed. Laski answered north of Countryside, the Park and the Amenities Building would all be Phase I.

Laski explained the presence of the dirt banked on the west side of the proposed development. He said the City of Hailey allowed early excavation due to the need for dirt on the airport runway extension. The dirt that is banked is topsoil and would be used for the Sweetwater project during Phase I & II.

Grotto asked Benotto if any of the structures in the live work area would be able to serve as restaurants, etc. Benotto said most of the structures would be townhouses and other structures would have business that would be run out of the residence. Grotto asked if there would be opportunity for more limited business and Benotto answered that increasing limited business would put more demands on parking availability. Benotto explained that small businesses in this type of development are very hard to get going and suggested we wait to address adding small businesses after Phase III and IV are completed. Linscott supported the possibility of adding more retail at a future time.

Commission Deliberation

Marvel listed her concerns about the project:

- Who would be responsible for park maintenance
- This project will greatly impact our public library as a City service – we must assess future usage and perhaps ask for a contribution or donation from the developer. A needs assessment study should be completed.
- This project will impact all City services

Jones asked the Commission to weigh the waivers against the amenities to make sure the waivers were justifiable.

Grotto presented the waivers requested by the developer:

- Waiver for subplot size to be equal to allowed multifamily density
- Waiver for maximum 35' height restriction on some buildings at the ridgeline to increase to 37 feet
- Waiver for setbacks on the front, side and rear portions of many buildings due to pop outs and porches
- Waiver for smaller parking stall sizes
- Waiver for frontage access on pedestrian ways and alleys instead of on streets, for some sub lots

Marvel

- OK with height waiver
- Had no problem with the parking stall dimensions
- Wanted to make sure the RV parking would be addressed so as to not allow to be permanently parked within the subdivision
- Liked the design overall and supports the project
- Ok with the relocation of the bike path, but wanted physical separation from the street. Ok with widening, or replacement if widening is not feasible of the bridge

- at Balmoral.
- Stressed the importance of the park to be signed as a public park and to be welcoming in all ways
 - Had an issue with the townhomes backing up to the border of the park

Linscott liked the park space design and said it will work well for the development and the public.

Zellers mentioned that the houses around the park are elevated.

Linscott wanted to see the south and north entrance to the park wider and more inviting.

Zellers – OK with all requested waivers. She pointed out that the development agreement is not completed and wanted an explanation of the in lieu payment to the City of Hailey in the amount of \$2,323,000.

Laski said there is a 20% requirement for Community Housing. 80 Community Housing units will be required. 40 units will be provided by land conveyance and by in lieu payments (\$2 million plus) and 40 units will be on site.

Zellers - wanted the signalization at Highway 75 and Countryside to be implemented sooner.

Linscott – OK with all waivers but now is concerned with the library issue brought up by Marvel.

Grotto – a portion of any annexation monies will be dedicated to the City services, including the library.

Jones – also concerned about future impact on the library and he invited the library board to make a presentation to the Commission regarding impact at a future P&Z meeting.

Jones asked for a 5 minute recess at 8:05pm.

Jones opened the meeting up to public hearing, due to new information presented.

Janine Bear of 3631 Glenbrook stated the library impact issue is an important one, but that there would be sufficient money available from taxes and fees.

Linscott inquired if the water pressure has tested as sufficient and Grotto said yes, according to the water model thus far.

Jones

- Requested sufficient and appropriate signage for public use of the park
- Requested a bus shelter at Shenandoah for the school children
- Signalization needs to be moved forward to deal safely with construction and

- added traffic during that time
- Phasing – requested the park and amenities building completed in Phase I; requested the bike path completed in phase I or no later than Phase II.
- Requested that the PUD agreement state a contingency for non-completion of this project at all phases
- Stated he is more comfortable with the overall design but wants to ensure this project is in line with the Comprehensive Plan.

Zellers moved to continue this application by 474 Club, LLC for a Planned Unit Development to July 03, 2006. Linscott seconded. All were in favor and the motion passed unanimously.

Regarding the Preliminary Plat, Benotto addressed site adjustments:

- Larger park
- Parcels F1 and B2, and Tract A, are part of the plat
- Curbs, gutters on all streets
- Sidewalks on all streets
- Tom Hellen is reviewing the sewer and water hook up details

Grotto requested that snow storage easements be shown on future town house/condo plats and Community Housing is also required by future plats.

Zellers moved to continue the preliminary Large Block Plat July 03, 2006. Linscott seconded. All were in favor and the motion passed unanimously.

Linscott moved to continue the Flood Plain Development Permit to July 03, 2006. Zellers seconded. All were in favor and the motion passed unanimously.

AMENDMENTS TO HAILEY ZONING ORDINANCE #532, ARTICLE 6A, DESIGN REVIEW GUILDLINES

Handout was passed out by Shay. Shay explained the proposed amendments, which are primarily housekeeping amendments

Jones closed the Public Hearing as there were no comments.

Linscott moved to recommend the amendments, with findings set forth in the staff report, to the City Council. Zellers seconded. All were in favor and the motion passed unanimously.

FINDINGS OF FACT:

Sky King Design Review – **Marvel moved to approve the Findings of Fact as presented.** Zellers seconded. All were in favor and the motion passed unanimously.

APPROVAL OF MINUTES

April 17, 2006 – **Zellers moved to approve.** Marvel seconded. Linscott and Jones abstained. All were in favor and the motion passed unanimously with two abstaining.

May 01, 2006 – **Marvel moved to approve.** Linscott seconded. Kristin Anderson Abstained. All were in favor and the motion passed unanimously with one abstaining.

May 15, 2006 – **Zellers moved to approve.** Marvel seconded. All were in favor and the motion passed unanimously.

COMMISSION REPORTS:

Linscott announced that she would be absent from June 13, 2006 and some upcoming meetings but she did not have a schedule to present to the Commission at this time.

STAFF REPORTS:

Marvel will arrange a presentation by the City Library at a future date regarding impact by proposed developments.

Grotto announced that July 31st, 2006 will go on the calendar as a P&Z meeting regarding the Townsite Overlay Design Review.

Marvel will be out July 17, 2006.

ADJOURN:

Linscott moved to adjourn at 9:15. Zellers seconded. All were in favor and the motion passed unanimously.