

**MINUTES OF THE  
HAILEY PLANNING AND ZONING COMMISSION  
July 2, 2007**

The meeting was called to order at 6:30 p.m. by Commission Chair Stefanie Marvel. Commissioners present were Commissioner Vice Chair Elizabeth Zellers, Owen Scanlon, Michael Pogue, and Nancy Linscott. Staff present were Planning Director Kathy Grotto, Planning Technician Tara Hyde, and Planning Assistant Becky Mead.

**Public Hearings:**

**Weiss Warehouse**

An application by Dick Weiss for Design Review of a new building, to be known as Weiss Warehouse, located on Lot 7A, Block 4, Airport West, at 110 Havilland Way, within the Service Commercial Industrial-Industrial (SCI-I) District.

Thomas Dabney of TND Architects, LLC was present to represent the applicant Dick Weiss. Dabney stated the proposed building would be located in the back of Airport West Subdivision near Broadford Highlands Subdivision. Dabney stated they received approval from the Airport West Business Park Architectural Design Review Board but they hadn't received the approval letter yet because the bond has not been paid. Dabney reported that he would send a copy to the Planning Staff when it was received.

Dabney stated that the building is proposed for a single unit warehouse with office space located on the 2<sup>nd</sup> story within the center of the building. Required snow storage equals 494.5 sq. ft. 376 sq. ft. is proposed for the center of the property on the north. An additional 240 sq. ft. is proposed for the northeast corner. There is 31% of snow storage required. They will be providing 5 parking spaces with one of those being a handicapped space. There is landscaping proposed in the front of the building along with a 4 foot concrete walkway; there will also be overhead doors and a man door which will be located in the center of the building. The property is encumbered by a 30 ft. easement with a berm at the rear of the building with grass and mature trees as a buffer between Broadford Highlands Subdivision to the southeast. The building is one big, open warehouse space with stairs in the center section leading to the second floor office space. There is a bathroom proposed for downstairs. There are also floor drains connected together in front of the man doors and overhead doors, which would funnel into an oil-water separator. Dabney addressed the water and sewer issues noted in the staff report and stated that he has done a couple of buildings in this area with floor drains and oil-water separator. There is not a garbage enclosure but rollaway bins will be used. The second story section is in the center of the building and would have a flat roof. Dabney explained to the Commission the north elevation and what materials will be used. There is exterior lighting on the north side of the building; 4 arm fixtures are proposed.

Hyde asked Dabney if there were plans to make this two separate units and Dabney replied not at the moment. She mentioned that the Waste Water Superintendent does not recommend the use of interior floor drains as shown on the plans. The Superintendent asked that he be contacted prior to construction of the building if floor drains will be included. Hyde mentioned the Street

Superintendent expressed concern about the tree that is proposed for the center of the snow storage area in the front of the building and said it had been his experience with the installation of a tree the proposed snow storage becomes less useful there. Hyde suggested the Commission may wish to discuss another location for the Chokecherry tree that is proposed. Hyde mentioned to Dabney that the applicant will still have to submit a sign permit. She referred to the corrugated awnings and was concerned that snow may be released to the proposed sidewalk and suggested a condition of snow retention devices to be used there. She clarified that no fences are proposed and stated there is no outside storage permitted without approved fencing.

Zellers asked for clarification on the life safety issues noted under the Department Head comments where the Fire Chief asked for a verification of the occupancy separation walls for separation of the proposed occupancies. Dabney explained there is a different occupancy classification in the center section of the building and stated there needed to be a fire separation between the two walls and he mentioned because of the classification of the warehouse area it is required to have a sprinkler system installed. Zellers asked Dabney if the snow storage on the northeast corner took into consideration the easement around the utility box and Dabney replied yes.

Scanlon wanted to address a couple of things that he didn't understand code wise. He asked if floor drains weren't used what could be used and what would be the alternative. Scanlon stated floor drains have always been used. Hyde explained the Waste Water Superintendent said in places where oil could be spilled he would prefer there not be floor drains. The run off from the floor drains would enter the system. Scanlon stated that Dabney had proposed a sand and grease separator. Scanlon asked Dabney where would be the manhole port. Dabney stated inside the building.

Scanlon asked what is meant by a "false western front" and why are they not appropriate in the City of Hailey. Grotto stated the City didn't want to see a Disneyland, all western front themes. Linscott stated some of the historic building styles are okay on Main St. but mentioned they wouldn't be appropriate in the Airport West area. There was further discussion regarding thoughts on what western fronts would be. Scanlon didn't think the building appeared to have a false western front and he saw it as a stepped parapet and thought the building was attractive.

There was discussion about dividing the building into more units and adding a man door to the center section. Grotto stated if the center section was to be changed they would have to go back through design review. Dabney stated the center section will remain the same. Scanlon asked Dabney to provide a spec sheet to staff for the light fixtures. He asked if the trim would be a darker brown. He suggested removing the Chokecherry tree from the center of the snow storage area on the north side. Scanlon mentioned the awnings were too small to have snow clips. He asked if the stucco band and "coin" details be wrapped around the sides of the building also. Dabney stated the berm is within the building envelope which would require a drain back there. The drainage to the back hasn't been resolved yet.

Pogue asked for clarification of the snow storage on the north-eastern portion of the lot. Dabney stated they were large utility boxes and there is a platted easement surrounding them and mentioned that he didn't include that in his calculations. Pogue liked the Chokecherry tree and

asked if that could be retained. Dabney referenced lots to the east of this property and mentioned there are holes cut in the sidewalk with trees placed in the center. Grotto stated the location of tree is in front of the door blocking the architectural design of the north elevation and suggested some decorative grasses would be nice as an alternative to the tree. The landscaping could be cut down in the fall and it would come back beautifully in the spring. Grotto asked to see the relocated snow storage areas. She suggested to Dabney to present the relocation of the subdivision snow storage to Matt Engel. She stated the street is an access easement and that may require some approval by the Association.

Pogue asked Dabney to show where the stucco samples will be used. Zellers asked if the darker stucco would be the pop outs and Dabney replied yes. Dabney stated the stucco sample given would probably be a little darker. Marvel asked Dabney if the sample was then an incorrect color. Dabney said it would probably be a shade or two darker. The Commission asked if the colors on the rendering because they liked the rendering colors. Dabney replied yes. The Commission discussed the color of the doors.

Linscott agreed with Grotto's suggestion of having grasses in front and she felt the tree would take away from the look of the building. She agreed with Scanlon with having the snow slide off the awning unless the snow was blocking the doors, which would be a concern. She would prefer more contrast with the colors and agreed with Scanlon that the decorative features should flow around the three sides of the building. Linscott suggested adding trim around the windows. Dabney stated he would like to wrap the three sides of the building with the stucco detailing. Linscott was pleased to see windows were proposed in the rear of the building.

Marvel asked if the east side, where the gravel is proposed, could be used for snow storage instead of in the center of the building. Dabney stated he didn't intend for that to be because if there was to be another building there it would only be a ten foot space between the two. Marvel was thinking about having the snow storage there to save the tree. She asked if the tree could be moved to the right or left side of the building with a bollard or two to protect it from the snow plows. Marvel suggested adding ornamental grasses.

### **Public Hearing Opened**

Geoff Moore, 406 1<sup>st</sup> Avenue So. commented on the floor drains with catch basins and suggested to use trench drains. He asked Dabney about the Chokecherry tree and he didn't see why the street department had any concerns because it was on private property. He stated the City doesn't do snow maintenance on this street.

Brian Bothwell, 292 Winterberry Loop is a neighbor to the west of this building and he thought it was a good looking building and it would make a nice addition to the area.

Marvel asked Dabney if he wanted to comment or if he had any questions on the floor drains. Hyde stated the Superintendent would be happy to answer any questions Dabney might have.

### **Public Hearing Closed**

Pogue asked if the applicant had any concerns about the tree. Dabney stated they could take it or leave it, it didn't really matter.

Linscott's main concern was with the color, which is now being addressed and agreed with having the features on the three sides of the building. She was not thrilled about the gravel on the side for a low maintenance alternative and suggested that there are also planting alternatives. The tree does make for plowing difficulties and it might have to be replaced several times due to harsh winters at the location it is at. She thought it was a very nice looking building.

Pogue like the idea of the darker brown stucco for contrast and agreed with Scanlon that the pop out features be wrapped around the sides of the building. He liked the tree out front and agreed with Marvel about moving it to the side.

Scanlon commented on the ten foot gravel space on the east side of the building, expressing concern that there might be storage there at some point. Dabney stated he used gravel instead of leaving dirt and noted that this was an industrial zone and there isn't much landscaping in the area. Scanlon thought it was a well designed box building and he didn't have any strong feelings about the tree and agreed with Grotto's idea of decorative grasses.

Linscott suggested to give the tree a try but not to keep it in front of the building because it would hide the architectural design.

Zellers wanted to leave the tree out and go with the decorative grasses.

**Zellers moved to approve the design review application, that it is in conformance with the Comprehensive Plan; it does not jeopardize the health, safety, or welfare of the general public; and it 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 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:**
  - **A fire detection system shall be installed in the building.**
  - **A sprinkler system shall be installed in the building.**
  - **Occupancy separation as required by the IBC/IFC.**
- b) **Any change in use or occupancy type from the approval at the time of issuance of a Building Permit may require additional improvements and/or approvals.**

**Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.**
- 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:**

- If the building includes interior floor drains, the applicant shall contact the Wastewater Superintendent for discussion prior to issuance of a building permit.
  - Pretreatment inspection is required for any building with floor drains.
- d) Fencing to screen exterior storage materials, if any, shall be provided pursuant to requirements set forth in Section 4.12.3.4. Fence materials shall be approved by the Planning & Zoning Administrator.
  - e) All exterior lighting shall comply with the Outdoor Lighting Ordinance.
  - f) Snow retention devices shall be installed on the galvanized awnings located over the man-doors.
  - g) All utilities shall be under-grounded to the building.
  - h) An irrigation system shall be installed to the landscaped areas.
  - i) A lot line adjustment showing the relocated snow storage shall be submitted prior to issuance of a Building Permit. The plat shall be recorded prior to issuance of a Certificate of Occupancy.
  - j) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
  - k) 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.
  - l) 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.
  - m) This project is subject to Development Impact Fees pursuant to Municipal Code Chapter 15.16. Check with Building Department staff for estimated fee amount.

Adding Condition n) stating the Chokecherry tree to be removed and replaced with native, zero scaped grasses; Condition o) the color contrast match the color drawing submitted with the application; and Condition p) the decorative coins to be wrapped around the sides of the building. Marvel asked if they wanted native or decorative grasses and the Commission agreed with decorative. Zellers amended the motion Condition n) stating the Chokecherry tree is to be replaced with decorative grasses. Scanlon seconded the amendment, the amendment passed unanimously. Dabney referred to Condition f) regarding the snow clips to be removed as a condition. Zellers amended the motion to remove Condition f) Snow retention devices shall be installed on the galvanized awnings located over the man-doors. Linscott seconded the amendment, the amendment passed unanimously. Marvel asked the Commission if they were in favor of the motion, all were in favor and the motion passed unanimously.

### **Approval of Findings of Fact:**

1971 Electra Lane

Hyde stated that Condition m) was added to address the relocation of the platted snow storage that encumbers the lot and the applicant will need to either bring through a condominium plat or some other type of plat amendment. She added the following condition

will be added to all Design Review applications, adding **Condition q) the project is subject to Development Impact Fees pursuant to Municipal Code, Chapter 15.16, and to check with the Building Department staff for the estimated fee amount.**

Marvel referred to page 6, Item #C2, Fencing, no fencing was proposed and she recalled there was a long discussion deciding that there would be a fence. Bothwell stated he did decide to do a fence and the drawings now reflect that change. Grotto suggested for it to read, a fence is proposed and subject to staff's approval. Hyde stated she would make the correction to the staff report Item C2 on page 6, **a fence is proposed and subject to staff's approval. Scanlon moved to approve as amended.** Seconded by Zellers, motion passed unanimously.

#### **Approval of Minutes:**

None

#### **Commission Reports:**

Marvel asked Grotto what the School District was doing at the Hailey Elementary school. She referred to the curb which appeared to be in the middle of the road. Grotto stated there is a sidewalk being installed. Marvel observed the curb and it seemed to be out in the right of way. She asked if street trees were going to be installed because the sidewalk was set back from the curb. Grotto stated she didn't see the plans.

Zellers asked what is going on around the rodeo grounds. Grotto stated there was a new subdivision application by Bruce Allen. There will be some kind of parking area with raised landscaping to hide some of the parking. She stated the subdivision's name was changed to the R. Davis Business Park.

Linscott stated that her new buildings were moved.

#### **Staff Reports:**

Grotto went over motions. She stated the key is someone makes a motion and then a second; Marvel is to ask if there is a second on the motion, and further discussion will follow. If the applicant or staff wants to clarify to the motion; then Marvel asked if there were any amendments to the motion. Then the Commission would vote on the amendment and then it would be seconded.

Zellers asked if the applicants could submit colored renderings in their packets. Grotto stated one color rendering is what is asked for.

#### **Adjourn:**

**Zellers moved to adjourn at 7:40 p.m.** Pogue seconded, the motion passed unanimously.