

**MINUTES OF THE REGULAR MEETING
OF THE HAILEY PLANNING AND ZONING COMMISSION
HELD MONDAY, AUGUST 7, 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 Vice Chair Trent Jones. Commissioners Stefanie Marvel, Elizabeth Zellers, and Nancy Linscott were present. Commission Chair Kristin Anderson was excused. Staff present included Planning Director Kathy Grotto and Transcribing Secretary Caitlin Lonning.

PUBLIC HEARINGS

474 CLUB, LLC DESIGN REVIEW--SWEETWATER

An application by 474 Club, LLC for Design Review of new buildings for Sweetwater, located in central Woodside, between Highway 75 and Woodside Boulevard surrounding Countryside Boulevard. The property is zones Limited Business (LB), and General Residential proposed for Limited Business. **(Continued from July 3, 2006)**

Catherine Benotto of Weber + Thompson noted that Design Review for the 474 Club, LLC would be continued in October, but that she hoped to receive approval for several building types in Phase 1 construction, including six-unit townhouses, five-unit townhouses, and duplexes.

Mindy Black of Weber + Thompson presented the design for the twenty six-unit townhouses proposed for the property.

Jones asked Black to explain the color palettes intended for use on the six-unit townhouses.

Black noted that the issue of color would be discussed during Design Review in October.

Greg Hartman of Weber + Thompson presented the designs for the three options of duplex housing proposed for the property.

Black presented the designs for the three options of five-unit townhouses proposed for the property.

Benotto advised that no two identical building elevations would appear side by side or directly across from one another.

Jones asked for clarification of the number of bedrooms in each unit.

Benotto advised that the five-unit townhouses have two bedrooms per unit, the middle units of the six-unit townhouses have two bedrooms per unit, the end units of the six-unit townhouses have three bedrooms per unit, and the duplexes have three bedrooms per unit.

Marvel expressed concern about approving the design of varying elevations without a visual of the final streetscape.

Benotto pointed out on the property model how the varying elevations would appear.

Marvel remarked upon the iron cross bracing in the porch windows of the six-unit townhouses, and asked if the homeowners would be able to remove these structures.

Benotto advised that the cross bracing is ornamental, rather than structural, and therefore could be removed if so desired, adding that the design was intended to mimic agrarian styles. The cross bracing is on the porch railing, not at the window.

Zellers asked Grotto when the City Council would be reviewing the PUD agreement.

Grotto advised that the review is scheduled to take place on Monday, August 14, 2006.

Grotto advised on the department head comments on the design plans regarding fire and building, as well as the aspects of bulk regulations that had been approved in the PUD agreement. She noted that the Design Review approval of the Commission would be contingent upon the City Council's final approval of the PUD.

Jones opened the public hearing.

John Hepworth, 416 E. Silver, asked if the proposed buildings are required to be handicapped accessible.

Peter Lobb, 403 E. Carbonate, asked what the price per square foot for the proposed units would be, how these prices would relate to those of community housing, and if any demographic studies had been performed to determine the demographic of potential residents for the proposed units.

Jones closed the public hearing.

Benotto advised that, while other proposed building types include handicapped accessible units, the six-unit townhouses, five-unit townhouses, and duplexes do not. Being private residences, they are not required to be handicapped accessible. She stated that all ground floor units in the condominium buildings have the potential to be converted to be handicapped accessible, and one unit per condominium building is designed to be handicapped accessible.

Jim Laski advised that, at this time, it is impossible to say how much the units will cost or who will purchase them, although the developers hope that the residents will be demographically diverse.

The Commission entered deliberation.

Marvel expressed her approval of the designs.

Jones suggested that language reflecting the proposed varying building elevations be included in the approval conditions.

Grotto suggested that such language could be included in Section j of the approval conditions, which reads: **“The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.”**

Linscott moved to approve the Design Review for 474 Club, LLC of the six-unit townhouse units, duplex units, and five-unit townhouse units and all options associated with each building type, finding that the designs are in compliance with the Comprehensive Plan, do not jeopardize the health, safety, or welfare of the general public, and conform 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:**
 - **Elevation certificates shall be required for all buildings exceeding 33 feet in height.**
 - **Fire sprinkler systems and/or architectural features to provide Fire Dept. ground ladder access, where required by Code.**
 - **Plans are designed under 2003 codes. Building permit applications submitted after the 2006 code is adopted shall be subject to the 2006 code requirements.**
- b) **Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals.**
- c) **The signage for the park and trails shall be acceptable, as recommended by the Parks and Lands Board.**
- d) **Mechanical equipment and vents on roofs shall be as presented.**
- e) **The majority of retaining walls shall be less than 30 inches, and none shall exceed 4 feet in height. The retaining walls shall be made of dry staked stone.**
- f) **All landscaping shall be professionally maintained.**
- g) **All utility lines shall be installed underground.**
- h) **All exterior lighting shall comply and continue to comply with the Outdoor Lighting Ordinance.**
- i) **Final drainage and grading shall be accepted by the City Engineer/Building Official.**

- j) The project shall be constructed in accordance with the application and as shown on the model with respect to the interplay of option types relative to each other 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 approval is contingent upon final approval of the Planned Unit Development application for the subject property.**

Marvel seconded and the motion carried unanimously.

Hartman presented the designs for the three options, with end variations, of four-unit townhouses proposed for the property.

Black presented the designs for the two types of carriage houses proposed for the property.

Linscott expressed her concern that there seemed to be a windowless wall on one of the two-unit carriage houses.

Black advised that the area in question houses a walk-in closet, and so windows were deemed inappropriate.

Marvel asked if the covered pass-through of the one-unit carriage houses would be heated to keep the pathway clear of ice and snow for pedestrians and wheelchairs that would utilize the space.

Benotto advised that the Home Owners’ Association would be responsible for keeping the pass-through clear of snow, and that there is no plan to heat the pass-through.

Zellers asked who would be responsible for removing snow from the courtyard areas.

Benotto advised that this would be the responsibility of the Home Owners’ Association.

Jones opened the public hearing.

There being no comment, Jones closed the public hearing.

Zellers asked if language should be added to the approval conditions to require heating for the one-unit carriage house pass-throughs.

Laski advised that the Home Owners’ Association would be responsible for clearing the snow and ice from these areas to keep them accessible to wheelchairs and pedestrians and that their operations could make this a priority.

Linscott moved to approve the Design Review of 474 Club, LLC for the four-unit townhouse units and carriage houses and all options associated with both building types, finding that the designs are in compliance with the Comprehensive Plan, do not jeopardize the health, safety, or welfare of the general public, and conform 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:**
 - **Elevation certificates shall be required for all buildings exceeding 33 feet in height.**
 - **Fire sprinkler systems and/or architectural features to provide Fire Dept. ground ladder access, where required by Code.**
 - **Plans are designed under 2003 codes. Building permit applications submitted after the 2006 code is adopted shall be subject to the 2006 code requirements.**
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals.**
- c) The signage for the park and trails shall be acceptable, as recommended by the Parks and Lands Board.**
- d) Mechanical equipment and vents on roofs shall be as presented.**
- e) The majority of retaining walls shall be less than 30 inches, and none shall exceed 4 feet in height. The retaining walls shall be made of dry staked stone.**
- f) All landscaping shall be professionally maintained.**
- g) All utility lines shall be installed underground.**
- h) All exterior lighting shall comply and continue to comply with the Outdoor Lighting Ordinance.**
- i) Final drainage and grading shall be accepted by the City Engineer/Building Official.**
- j) The project shall be constructed in accordance with the application and as shown on the model with respect to the interplay of option types relative to each other, 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 approval is contingent upon final approval of the Planned Unit Development application for the subject property.**

Zellers seconded and the motion carried unanimously.

Hartman presented the proposed design for the amenity building.

Jones inquired about the purpose of the three small rooms included in the amenity building's design.

Benotto advised that one of the rooms would be an office for a Home Owners' Association representative that would act as an on-site property manager. She added that the multipurpose room and the office/flex space would hopefully be used for after-school programs for children and other community programs and activities.

Grotto noted that, while all proposed shingle roofs on the property will be equipped with snow clips, the metal roof on the amenity building would be equipped with snow bars.

Jones asked if staff members have noted any problems with snow protection on the roofs of any of the proposed designs.

Grotto stated that no problems have been found.

Jones opened the public hearing.

There being no comment, Jones closed the public hearing.

Marvel asked if the shed roof above the main door of the amenity building has a gutter.

Benotto stated that it does.

Linscott moved to approve the Design Review of 474 Club, LLC for the amenity building, finding that the design is in compliance with the Comprehensive Plan, does not jeopardize the health, safety, or welfare of the general public, and 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:**
 - **Elevation certificates shall be required for all buildings exceeding 33 feet in height.**
 - **Fire sprinkler systems and/or architectural features to provide Fire Dept. ground ladder access, where required by Code.**
 - **Plans are designed under 2003 codes. Building permit applications submitted after the 2006 code is adopted shall be subject to the 2006 code requirements.**
- b) **Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals.**
- c) **The signage for the park and trails shall be acceptable, as recommended by the Parks and Lands Board.**

- d) Mechanical equipment and vents on roofs shall be as presented.**
- e) The majority of retaining walls shall be less than 30 inches, and none shall exceed 4 feet in height. The retaining walls shall be made of dry staked stone.**
- f) All landscaping shall be professionally maintained.**
- g) All utility lines shall be installed underground.**
- h) All exterior lighting shall comply and continue to comply with the Outdoor Lighting Ordinance.**
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- 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 approval is contingent upon final approval of the Planned Unit Development application for the subject property.**

Marvel seconded and the motion carried unanimously.

Black presented the designs for the two options of the fourteen-unit condominiums proposed for the property.

Jones asked about the design of roof vents for the condominiums.

Black advised that options for the design of roof vents are still being explored.

Benotto noted that the roof vents on the condominium would be similar in appearance to those on the six- and five-unit townhouses.

Jones asked about the distribution of additional parking on the property.

Benotto explained that the additional parking will be spread over the property, with concentrations in higher density areas, such as the condominiums, and in parking aprons on the alleys.

Jones opened the public hearing.

There being no comment, Jones closed the public hearing.

Jones expressed his appreciation for the designers' attempt to break up the mass of the condominium with varying façade materials.

Marvel agreed, noting that the variations in scale, color, and elevation throughout the construction aided in lessening the appearance of large buildings.

Linscott moved to approve the Design Review of 474 Club, LLC for the fourteen-unit condominiums and attendant options thereof, finding that the designs are in compliance with the Comprehensive Plan, do not jeopardize the health, safety, or welfare of the general public, and conform 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:**
 - **Elevation certificates shall be required for all buildings exceeding 33 feet in height.**
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- j) The project shall be constructed in accordance with the application and as shown on the model with respect to the interplay of option types relative to each other, 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 approval is contingent upon final approval of the Planned Unit Development application for the subject property.**

Zellers seconded and the motion carried unanimously.

Jones called for a five minute recess.

Jones called the meeting back to order at 8:30 p.m.

PROPOSED AMENDMENTS TO THE ZONE DISTRICT MAP FOR THE CITY OF HAILEY.

The proposed amendment would alter the boundaries of the Townsite Overlay District to exclude all property lying to the east of the ITD right-of-way/Wood River Trails bike path. **(Continued from July 17, 2006, for additional mailed notice.)**

Grotto advised that notice had been mailed to all property owners within the subject property and within 300 feet of the boundary of said property on July 19, 2006.

Grotto stated that the boundary change had been discussed in a joint session of the Hailey City Council and the Planning and Zoning Commission on November 10, 2005, and that at that time, members of the Commission and the Council had generally agreed that the character of the subject property was different from the character of Old Hailey. She further noted that a review of the lots within this area shows that lots in this area range in size from 8,000 to 26,000 square feet, and therefore no non-conforming lots would be created by the boundary change. The property belonging to the Idaho Power Station is in non-conforming use regardless of the property's inclusion in the Townsite Overlay District.

Jones opened the public comment for members of the audience who had not commented at the July 17, 2006 meeting.

Richard Stopol, 150 6th Ave., stated that he had not received a notice for the meeting, but that he supported the removal of the property in question from the Townsite Overlay District.

Rob Thomas, 621 E. Carbonate, stated that he had not received a notice for the meeting. He stated his opposition to the development of lots under 6,000 square feet in his area. He further stated his feeling that Idaho Power has not upheld the requirements applicable to its property.

Jones closed the public hearing.

Marvel asked how the removal of the area in question from the Townsite Overlay would affect the apartment complex between Croy and Bullion.

Grotto advised that this property is not currently included in the Townsite Overlay, and thus would not be affected by the change.

Marvel moved that the Commission shall recommend the amendment to the zoning district map of the Townsite Overlay District such that the property east of the ITD right-of-way/Wood River Trail bike path be removed from the Townsite Overlay District, finding that the relationship of the proposed amendments to the Hailey Comprehensive Plan conforms with the land use policies in said Plan, that the availability of public services to support the full range of proposed uses is not a factor, and that the proposed use is compatible with the surrounding area.

Linscott seconded and the motion carried unanimously.

COMMISSION REPORTS

Grotto advised that special meetings of the Hailey Planning and Zoning Commission will be held on Wednesday, September 6, 2006; Wednesday, September 13, 2006; Wednesday, September 20, 2006; and, if necessary, Thursday, September 28, 2006.

Jones stated that he will be absent September 20th, as well as from the regular meeting on September 18th.

Marvel moved to adjourn, Zellers seconded and the motion carried unanimously. The meeting adjourned at 8:45 p.m.