

**MINUTES OF THE REGULAR MEETING
OF THE HAILEY PLANNING AND ZONING COMMISSION
HELD MONDAY, November 21, 2005
IN THE UPSTAIRS MEETING ROOM WITHIN HAILEY CITY HALL**

The regular meeting of the Hailey Planning and Zoning Commission was called to order at 6:40 p.m. by Commission Chair Kristin Anderson. Commissioners Stefanie Marvel, Elizabeth Zellers and Nancy Linscott were present. Commissioner Trent Jones was absent. Staff present included Planning Director Kathy Grotto, Deputy Clerk Tara Hyde and Administrative Assistant Marti Amsbaugh.

PUBLIC HEARINGS

PORTICO DEVELOPMENT COMPANY, LLC DESIGN REVIEW

An application by Portico Development Company, LLC / Taylor Walker for Design Review of a new building, located on Lots 1-6 and the north 10' of Lot 7, Block 40, Hailey Townsite at 111 First Avenue North in the Business (B) district.

Taylor Walker, of Portico Development Company, gave an overview of the project. Walker believed the mixed use building for retail, office and residential would serve the needs of a growing community. He described the project as affordable, not luxury. He advised of GR zoning to the north and east of this project and that he wanted to be respectful of the neighborhood and history of the city by keeping a residential look and feel.

Walker advised that approximately 7000 board feet of vintage lumber from the structures removed from the property would be incorporated into the proposed structure as board and batten and on the interior. Old wallpaper removed has been framed for hanging within the building. Two mature conifers located on the site will be saved.

Walker stated LEED standards are being incorporated to address heating, cooling and lighting. Storm water will be collected to provide water for the native garden proposed. Walker advised that 4000 square feet within the building envelope would be outdoor public area.

Don Stamp, architect for the project, advised that while he was not a commercial architect, he had been intrigued by the project. Architecture will be simple and includes a covered veranda. Pedestrian space is important to the applicant, so the proposed building sits back 7 feet from the property line with a covered area to the property line; with beam work, columns and black iron added to the façade. He advised none of the above mentioned detail would be included on the south side because it abuts private property. Plans call for covered parking off the alley.

Stamp advised materials included a metal roof, hand finished concrete and wood. Windows are grouped.

Denise Jackson-Ford, landscape architect, advised of the parameters the applicant wished to work within. These included incorporation of the 2 large conifers, a garden courtyard with

native landscaping, and a fun streetscape. Jackson-Ford said the garden is the central focus, with a recirculating water feature incorporated. Drought tolerant plants will be used and a drip irrigation system incorporated with bubblers to the trees. The applicant plans to utilize snow and rain water also for watering. The applicant is working with an arborist to ensure the trees are saved.

The courtyard planned is east facing which will help reduce heat and will minimize evaporation from the water feature. Instead of tree grates, the applicant is requesting planting cluster is the streetscapes, with level beds and heavy mulch.

Jackson-Ford advised the sidewalks would maintain a meandering 7 foot width and include paving patterns. Bike racks are planned for both the north and south ends of the project.

Grotto, presenting for City Planner Shay, advised that 34 parking spaces are required. The applicant has provided 33 spaces; nine on site with the rest located on the street. The applicant has discussed shared parking and will need to provide a shared parking agreement to address the one parking space still required.

Grotto said that landscaping within the sidewalk does not need to be grated, referencing landscaping at CK's restaurant and the Blaine County Courthouse Annex building. If the planters are not too wide and pedestrian walking space is maintained, it should not present a problem. She was glad to see the applicant incorporating the large trees into the project.

Grotto said that the Design Review Committee could address the roof equipment when it needs to be placed.

Grotto suggested the addition of a condition that bike parking should accommodate 8 bikes, as well as a condition that the draft shared parking agreement be submitted prior to issuance of a building permit with the agreement finalized prior to issuance of a Certificate of Occupancy.

Walker suggested he could extend the curb/gutter/sidewalk further to the south to include the extra parking if the Commission desired.

Marvel liked the size of the plans submitted, stating they were also easy to understand and that the application was well presented. She expressed concern with the proposed colors, believing them to seem quite dark.

Anderson opened the public hearing.

Nick Gilman, 218 Walnut St. E., stated his belief that this was an enormously positive project and a beautiful building.

Chris Roebuck, of Christopher & Co, owns the WATT building and would be a neighbor to the west. He liked the forethought put into the building.

Bill Campbell, 318 Croy St. E, expressed support for the project.

Lee Melly, 105 Blackbear Road in Ketchum, stated support for the project and his belief that it was a model for efficient design and good mixed use.

Gary Hunt, 616 Second Ave N. and owner of Iconoclast Books, liked the entire project. He stated he hopes to move his store into the building upon completion.

Anderson closed the public hearing.

Zellers asked how the landscaping clusters would affect snow removal. Jackson-Ford explained all plants selected for those clusters would live well under snow piles. Snow cleared from the sidewalk areas will be stored on-site in the front courtyard or hauled off if necessary.

Walker explained that roof snow will melt to internal drains, some of which will be directed into the pumice rock for irrigation.

Marvel clarified that the sidewalk would be a full 7 feet in width even if it meandered.

Anderson asked if the Commission wanted to discuss the colors.

Stamp said that the project was planned for a more old world feel and the historical feel part of it was important to the applicant. He advised the colors proposed are similar to colors historically found. He said they could perhaps look at a different color stain.

Stamp addressed the windows, stating the retail windows were of stained Douglas Fir. The residential and offices would be clad with red/brown.

Linscott asked what was envisioned for the housing component. Walker advised of plans for 2 units over 1000 square feet and 4 studio units under 1000 square feet. Plans call for nothing fancy, instead the units will be reasonably priced and appropriate for the market.

Marvel said she was not proposing anything wild, but expressed that the overall darkness may give a dark presence to the area. She suggested the applicant may wish to go a lighter gray on the concrete. She liked the landscaping plan, adding that it will probably help to soften the colors. Anderson was fine with the proposed colors. Zellers thought them a little dark but was fine with the choices. Linscott thought the colors may contrast nicely with the surrounding buildings. She believed the natural materials added rich tones.

Grotto asked for thoughts on the shared parking or if the applicant should achieve the additional space needed by continuing curb/gutter/sidewalk to the south. Discussion ensued about the extension of the sidewalk onto neighboring property. Zellers said she preferred a shared parking agreement. Linscott agreed. Marvel said shared parking made more sense.

Anderson said additional bike parking should be added.

Linscott asked if snow clips were needed. Stamp advised the dormers back ended into the flat

roof and snow shed should not be a problem. Roof mechanics also should not show due to their location.

Linscott moved to approve the application, finding it in conformance with the Comprehensive Plan, that it did not jeopardize the health, safety and welfare of the general public and that it 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:**
 - **This type of construction will require a fire sprinkler system to be in place prior to issuance of a Certificate of Occupancy.**
 - **An additional fire hydrant may be required to be installed at the south end of the alley.**
 - **An elevation certificate shall be submitted to certify grade at the time of issuance of a Building Permit.**
- b) **This building has been designed as a Type 5 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:**
 - **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.**
- d) **No auxiliary apparatus (e.g. utility meters, fire suppression equipment) may extend into any public right-of-way.**
- e) **The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.**
- f) **All exterior lighting shall comply with the Outdoor Lighting Ordinance.**
- g) **A report from an arborist outlining measures to be taken to protect the root systems of those trees to be maintained shall be submitted prior to issuance of a Building Permit.**
- h) **Any mechanical units to be located on the roof top will be fully screened; the design of such units shall be approved by the Design Review Committee.**

- i) **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.**
- j) **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.**
- k) **Bicycle parking for at least 8 bikes shall be provided.**
- l) **A shared parking agreement shall be provided. The draft agreement shall be submitted prior to issuance of a Building Permit and the agreements shall be recorded prior to Certificate of Occupancy.**

Zellers seconded and the motion carried unanimously.

AMENDMENTS TO SUBDIVISION ORDINANCE #821--HILLSIDE OVERLAY

Proposed text amendments to Subdivision Ordinance No. 821, adding a requirement for zoning and overlay district boundaries to be shown on preliminary plats, and amending section 4.9 to include all overlay districts, including Hillside.

Grotto advised the Commission had previously reviewed similar proposed ordinance amendments to the Subdivision Ordinance, which reference and support the proposed Hillside Overlay District of the Zoning Ordinance. The proposed amendments to the Subdivision Ordinance were inadvertently missed as the Zoning Ordinance amendments moved forward. She said these amendments would add a definition for building envelopes, require preliminary plats to show zoning district boundaries--including any overlay district boundaries, and require subdivisions to comply with the hillside overlay provisions that generally prohibit the creation of new lots within the Hillside Overlay District.

Grotto shared that the Hillside Overlay text amendments were heard in October by the Council and tabled for minor adjustment. She anticipated they would be brought forward again in January or February.

Anderson opened the public hearing. There being no comment, Anderson closed the public hearing.

Zellers moved to recommend approval of the amendments to the City Council, finding them in conformance with the Comprehensive Plan. Marvel seconded and the motion carried unanimously.

ZONING MAP AMENDMENTS

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 shared the map showing inclusion of the 15% slope line, explaining to the Commission that a couple of areas in the RGB district were not complete, but that Galena would be adding them prior to the Council meeting. She advised that the map will indicate Hillside Overlay (HO)

in conjunction with the properties located above the 15% slope line.

Anderson opened the public hearing.

Reuben Macaya, 2960 Berry Creek, asked for clarification of the slope line, wondering if it meant no building would be allowed above the line. Grotto explained that the Ordinance would mainly address no new lots being platted above the line and building envelopes on lots within the HO. She advised there are lots above the 15% slope line that have been platted in Plats 15 and 27, but those lots already have CCRs addressing maximum building height, that single family residences only can be built there and that those lots cannot be resubdivided. She suggested Macaya come into the office for further information.

Anderson closed the public hearing.

Marvel moved to recommend approval of the amendments to the City Council, finding them in conformance with the Comprehensive Plan. Zellers seconded and the motion carried unanimously.

FINDINGS OF FACT

Airport Business & Storage Etc. Design Review- **Linscott moved to approve as written,** Marvel seconded and the motion carried unanimously.

MINUTES

October 25, 2005- **Linscott moved to approve as written,** Marvel seconded and the motion carried unanimously.

COMMISSION REPORTS

Commissioners stated they liked the smaller plans turned in for the Meriwether Building project and asked if the smaller plans could be what is required by the City, versus the large plans.

Marvel advised she would be gone on December 5, 2005.

Linscott advised she would also be gone on December 5, 2005.

STAFF REPORTS

Grotto introduced Marti Amsbaugh, the new Administrative Assistant for the Planning and Building departments.

Grotto advised all that the City Christmas Party was scheduled for December 16 at 5:30 p.m. at the Blaine County Senior Center.

Marvel moved to adjourn, Zellers seconded and the motion carried unanimously. The meeting adjourned at 8:10 p.m.