

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
Monday, November 27, 2017
Hailey City Hall
5:30 p.m.

Chair Fugate called the meeting to order.

Present were: Commission Chairwoman, Janet Fugate, Commissioner Owen Scanlon, Commissioner Jeff Engelhardt, Commissioner Richard Pogue, and Commissioner Dan Smith.

Public Comment for items not on the agenda was opened by Chair Fugate.

No public comment was given.

Consent Agenda

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision for a Conditional Use Permit Application from the City of Hailey for a for a Public Use for seasonal snow storage, to be located at 1448 Aviation Drive (Lot 1, Block 1, Airport West Subdivision #2), in the SCI – Sales and Office Zoning District.

CA 3 Adoption of the Findings of Fact, Conclusions of Law and Decision for a Development Agreement between the City of Hailey and ARCH Community Housing Trust, for property located at 3920 Woodside Boulevard, Hailey, Idaho, and more particularly described as Lot 14, Block 46, Woodside Subdivision No. 11.

CA 4 Adoption of the Findings of Fact, Conclusions of Law and Decision for a Conditional Use Permit Application from UPS, for a temporary structure, to be located at 111 South River Street (Lots 1-7, Block 31, Hailey Townsite) within the Business (B) and Townsite Overlay (TO) Zoning Districts. The proposed temporary structure will be a UPS Package Distribution Facility.

Following discussion: _____ made a motion, seconded by _____ to adopt the Findings of Fact listed on Consent Agenda items number 2, 3 and 4. Motion carried unanimously 5/0.

PUBLIC HEARING: CONSIDERATION OF A PRELIMINARY PLAT APPLICATION BY QUIGLEY GREEN, LLC FOR A LARGE BLOCK PLAT FOR BLOCKS 1-17 AND PRELIMINARY PLATS FOR PHASE 1 OF A 230.85-ACRE PROPERTY DESCRIBED IN EXHIBIT B-1 TO THE QUIGLEY FARM ANNEXATION AGREEMENT (DOCUMENT ON FILE WITH THE HAILEY COMMUNITY DEVELOPMENT DEPARTMENT). PHASE 1 CONSISTS OF PRELIMINARY PLATS FOR BLOCKS 2, 3, 4, 11 AND 15.

Present were: Dave Hennessy, Hennessy Company and Garth McClure, Benchmark Associates, on behalf of the applicant, Quigley Farm & Conservation Community, LLC;

Staff present were: Lisa Horowitz, Community Development Director, Mariel Miller, Public Works Director, Christopher Simms, City Attorney, Kelly Schwarz, City Street Division Manager, Brian Yeager, City Engineer;

Members of the public present were: Howard Royal, Blaine County School District Director of Buildings and Grounds and John Gaeddert, consulting engineer on behalf of the Blaine County School District, Tony Evans, Idaho Mountain Express; Jim Phillips, neighboring resident.

Lisa Horowitz reported that this is the first public hearing for the Preliminary Plat application. The notice and application are certified complete and ready for the hearing. She suggested that the hearing begin with an overview by the applicant.

Dave Hennessy presented on behalf of the applicant. Hennessy reported that this is similar to the last round the Commission went through but with more detail. This is a Large Block Plat that breaks the parcel into 17 blocks per the Annexation Agreement. They're here for the first phase which creates blocks 2, 3, 4, 11 and 15 thus creating blocks 1 and 10 in this process. Lot 1 is being deeded to the Blaine County School District and Block 10 is a parcel being deeded to the Blaine County Recreation District. Blocks 2, 3, 4 are residential blocks. Blocks 11 is the first block of the neighborhood center. Block 15 includes the lodging parcel and three lots one of which is the Sage School lot. They have submitted the individual plats for each one with the lots and initial round of civil engineering plans. There are a number of items within the staff report with issues for more discussion. They have submitted a memo to address many of the issues already. The majority of the items they don't have a problem with but there are a couple they would like to discuss further. The three main issues are: 1) the road widths 50' and 60', right-of-way widths, we feel 50' is adequate. It provides less pavement and still provides snow storage capacity as well as sidewalks and landscape strip within the right-of-way; 2) the wastewater requirement of 8" mains within the wastewater system. The system we proposed per the Annexation Agreement provided a small diameter system that could be gravity fed or pressurized either one. They are proposing a small diameter gravity fed system because at each house there is a septic tank that pulls the solids out so it's just a small diameter for the liquids; and 3) the well site provision requiring a conceptual site plan and a plan for the potential well. However, per the Annexation Agreement, the City was responsible for that. There are a couple of items we need to clarify, i.e., road dedications, a couple of other notes, but overall we agree with most of the items.

Horowitz reported that staff thought they would start by going over the big picture global items outlined in the beginning of the staff report. However, the issues that were raised in the outline submitted by Dave Hennessey that have to do with the interpretation of the Annexation Agreement, she asked that the Commission allow herself and the City Attorney to meet with Mariel Miller, the City Public Works Director and go over the Agreement line by line then report back. Adding that, it's a long and complicated Agreement. The City will honor the Annexation Agreement unless there are items that are not covered within the Agreement then staff will bring those and any other issues to the Commission for consideration at the next hearing.

Brian Yeager, the City Engineer, and Kelly Schwarz, City Street Division Manager, provided a technical report on issues the Street Department has throughout all sections of the proposed Large Block Plat with the 50' road widths and right-of-ways, the lack of snow storage issues, potential drainage issues, private vs public streets, conflicts with coordinating the proposed Homeowner's Association snow removal areas creating ice build-up areas, conflicts with the snow removal and the landscaping (trees) proposal.

Horowitz reported that she had meeting with the City Tree Committee. The outcome of the meeting was a preference to having the trees between the street and sidewalk. The City street department has experienced snow removal issues with the trees in the Cutters Subdivision, a similar design, however, clustering trees in groups of three will be a better solution. The Tree committee is comfortable with that concept and recommends it. Schwarz reported that the clustered tree design will still be problematic but the tree cluster design would provide pockets for snow storage areas and will work out better than a line of trees.

Yeager reported that our goal tonight is to present the issues we have and get feedback. This is a complicated matter and may be best if we break it down into sections.

The Commission discussed questions and concerns they had re: street standards, private streets, snow removal, gravel shoulders, and drainage concerns with staff. Commissioner Scanlon asked if the street width issue was discussed during the Annexation process. Horowitz reported that the street width issue was considered a platting issue to be resolved during this process. Yeager reported on key components to resolve some of the issues.

The applicant stated that they like the proposed 50' road widths as it creates narrower road sections and a slower traffic environment in the residential areas in the non-snow months; and they could install additional drywells and drainage if needed. Hennessey requested that they work with staff (Yeager, Schwarz and Horowitz) to resolve the snow storage, drainage and road width issues.

Chair Fugate added that the applicant and staff also consider any impacts on the people who live in the area.

Chair Fugate opened public comment for Staff Report item **1. Road rights-of-was, widths and proposed cross sections.** No public was comment given. Public comment closed.

The Commission agreed to allow the applicant to work with City staff, to take into consideration the feedback given at the hearing today, to resolve the issues, and to report back on proposed solutions at the next hearing. Yeager stated that he and Schwarz are always willing to work through the problems.

Horowitz reported that the next issue to discuss was Staff Report item **2. Dedication of the roads and platting.**

Yeager reported that each one of the subdivisions needs to have a viable dedicated access, public road, water sewer utilities, etc. The timing of what can happen and when is dependent on what infrastructure has been installed at what point in time. The large block plat shows what roads are going to be dedicated to the public at some future point. Yeager showed applicant's map of the roads to be dedicated and plat note, stating that the dedication upon completion is good but when we look at the individual block plats the individual blocks only dedicate up to the right-of-way. He used the plat for Woodside Subdivision #7, to demonstrate the significance of showing where Woodside Boulevard is actually dedicated as a portion of the plat and then it shows the adjacent portion that was dedicated at the same time. The application at this point is only showing outside of the right-of-way on the individual plats and the limited dedication for each of the public roads is unclear. It's important to know what is going to be done at which stage because we can't approve a plat for 1, 2, 3, 4 and 5 without the roads and infrastructure. Right now, we can't approve the Block 4 plat because we're not sure what roads are going to be dedicated and when. Eventually we'll expand the same questions to the utilities like water looping and sewer mains. That's largely the road dedication component of the platting, there's other stuff we can talk about too but maybe we can park it here for discussion now.

Garth McClure directed staff to look at the second sheet of the large block plat note

Chairwoman Fugate notes the issue is on the Hennessy memo to clarify.

McClure stated that it's more of a graphical thing that becomes confusing. When you look at it, it's really the other side of the road that doesn't have the line work that would define the actual extent of the road right-of-way dedication. Our intent was for this was to graphically show the roads within the parameter of the blocks which will be dedicated at the time of the replat. The actual plat itself will show the full extent of both sides of the roads dedication.

Horowitz questioned when will the City get that actual plat. Yeager noted that it's really a sequencing issue.

McClure stated that their intent is to do the replats for Phase I all at the same time so there will be seamless connection of the dedicated roads that follows through each of the replats; the full width of the right-of-way and both sides of the streets.

The parties discussed the platting process options for the dedications. Following discussion, Horowitz noted that the applicant has agreed that they will clarify items a) through d) for those dedications that were called out.

Chair Fugate opened public comment for Staff Report item **2. Dedication of roads and platting a) through d)**. No public comment was given. Public comment closed.

The Commission agreed to allow the applicant to work with City staff, to take into consideration the feedback given at the hearing today, to resolve the issues, and to report back on proposed solutions at the next hearing.

Horowitz reported that the next issue to discuss was Staff Report item **5. Miscellaneous issues**.

The parties discussed items a) through k) on the staff report.

Chair Fugate opened public comment for Staff Report item **5. Miscellaneous issues**.

Public comment was given by: 1) Jim Phillips, Quigley Road resident, who asked if the large block plat itself was going to be recorded? And with regard to the emergency access road, was there anything to prevent the general public from being able to use that road at any point and time.

Public comment closed.

Hennessy stated that they will provide either a siren operated gate or whatever the fire department requires so it is only access by pedestrians. Yeager confirmed that the Large Block Plat would be recorded.

Chairwoman Fugate asked about the easement for the Toe of the Hill connection from the Blaine County School District parcel.

Horowitz asked if the Flood Hazard Development permit has been turned in. The applicant agreed to look into it.

The parties discussed items and possible conditions of approval. Horowitz noted the need for appropriate area for a well outside the hillside overlay.

Howard Royal, Blaine County School District, Director of Buildings and Grounds, reported that at this time the School District is unsure of what the field space will look like. It is still

premature and they are not 100% there until such time as the school district has the funds to develop those fields.

Chairwoman Fugate opened public comment on the issued discussed.

Public comment was given by: Jim Phillips, Quigley Road resident, who asked if the Commission would be taking further public comment at the next hearing.

Public comment closed.

The Commission and staff discussed a date for the next hearing, the expected timeframes for other agency responses and approvals, conditions of approval for the next hearing, etc.

Horowitz stated that the Commission will need go through each of the standards of review at the next hearing.

Following discussion: Scanlon **made a motion, seconded by _____, to continue the Preliminary Plat application by Quigley Green, LLC for a large block plat for Blocks 1-17 and Preliminary Plats for Phase 1 of a 230.85-acre property described in exhibit B-1 to the Quigley Farm Annexation Agreement on file with the Hailey Community Development Department, consisting of Preliminary Plats for Blocks 2, 3, 4, 11 and 15, to December 18, 2017. Motion carried unanimously 5/0.**

Staff Reports and Discussion: no discussion.

Adjourn - _____ made a motion, seconded by _____, to adjourn at: 6:58 p.m. Motion carried unanimously 5/0.