

**Minutes of the
Hailey Planning & Zoning Commission
June 15, 2009**

The meeting was called to order at 6:30 p.m. by Commission Chair Owen Scanlon. Commissioners present were Geoff Moore, Mark Johnstone, David Lloyd and Mike Pogue. Staff present included Planning Director Beth Robrahn, Planner Mariel Platt and Planning Assistant Becky Mead.

Consent Agenda

Tab 1 Approval of Minutes – June 1, 2009

Commissioner Moore moved to approve the Consent Agenda. Commissioner Pogue seconded, the motion passed unanimously.

New Business

A public hearing upon an application by Carrie Morgridge for Design Review of a new building, to be located behind the Hailey Coffee Company, located on Lot 10, Block 29 (219 Main St. So.) within the Townsite Overlay (TO) Business (B), and Central Core (CC) zoning districts.

Director Robrahn said there were not any major issues with this project but wanted to note the zoning is Business District, not General Residential. She spoke to Andrew Bick, the applicant's architect, and mentioned the delivery door should be accessed off the alley.

Andrew Bick, architect for the applicant presented the project. The building is proposed to house the coffee roasting and bakery for the Hailey Coffee Company. He said that he spoke with Director Robrahn and stated they will be using the door on the alley entrance for deliveries. He said the doors on Walnut Street were intended for deliveries but this would pose vehicular conflicts with delivery trucks parked in the street. The service door off the alley will be designed to adequately accommodate deliveries. Bick stated the design of the building incorporates stucco, large glass doors and windows, wood trim, rusted corrugated metal hipped roof and awnings. He said the colors proposed are coffee colors. He said eventually they do want to take down the building on Main Street and do something new there in line with this new building.

Commissioner Johnstone asked how the run off of water and snow will be handled from the roof on the west side of the existing building. Bick said he has never seen snow slide off that side of the roof. **Carrie Morgridge**, the owner of Hailey Coffee Co. said they do have someone shovel the roof when needed. Commissioner Johnstone did see that the trash will be contained inside and mentioned there is an existing dumpster outside and asked if there will be a dumpster inside also. Bick said they would definitely incorporate that if it was a concern. Commissioner Johnstone asked if the roasting area will be sprinklered. Bick stated they have discussed this with the Building Official and noted they will be doing a wet sprinklered system.

Commissioner Moore asked if there will be snow clips used where the snow would shed in the alley way or to the adjacent property, the Chevron. Bick stated they will be using snow clips. Commissioner Moore noted that the Building Department had some code issues. Bick stated the

overhang and dealing with the sprinkler system seemed to be the only issues. He said they do not plan on changing the design of the building.

Commissioner Pogue said it was a nice looking building and had no questions.

Commissioner Lloyd asked if they were aware of the condition for a bike rack. Morgridge stated they have an existing one. Commissioner Lloyd noted there will be underground wiring for the new building and asked if that would be done for the existing building as well. Commissioner Lloyd asked if the two doors on the south side were garage doors. Bick stated they may be used as a storefront.

Commissioner Scanlon asked if they had discussed the separation between the two buildings. Bick stated the Building Official's main concern was with the fire rating of the new building. Bick said the wet sprinklered system took care of his concern. Commissioner Scanlon asked what the setbacks were from the north and the west property line. Bick stated to the walls is 2 feet to the north and 2 feet as well along the alley. Commissioner Scanlon asked how the water will run off the roof. Bick stated they will have gutters running off into a drywell. Commissioner Scanlon asked why they decided to make the sidewalk 14 feet wide. Bick said they thought it would make pedestrian access easier. Commissioner Scanlon stated he would like to see the planters along the building wider than 2 feet. He said he would like to see less concrete and more shrubs along the front of the building. Bick asked Director Robrahn if there was a standard width for planters in front of the building. Director Robrahn stated no.

Public Hearing Opened

No comments made.

Public Hearing Closed

Commissioner Lloyd would like to see the wiring underground for both buildings. He would like to see a condition of approval for gutters to be installed. He did like the 14 foot sidewalk because it provided more space for outdoor seating and community interaction.

Commissioner Pogue agreed the wiring should be underground.

Commissioner Moore agreed with the addition of gutters, and would like snow clips to be added as a condition. He mentioned that condition n was missing and he did not think it is a reasonable request for the existing building's wiring to be underground.

Commissioner Johnstone agreed with the condition of snow clips and gutters. He stated plantings by the curb tend to get damaged by head in parking. He agreed with Commissioner Moore with not requiring underground wiring for the existing building.

Commissioner Scanlon agreed with the condition for snow clips and the gutters. He would like to see the new building's wiring to be underground. Bick stated they are having electricians look into that now.

Commissioner Lloyd stated a conduit could be installed. Gerry Odegard, representative of the applicant, stated they will be installing a conduit.

Commissioner Johnstone moved to approve the design review application for Hailey Coffee Company addition, located on Lot 10, Block 29 (219 Main St. So.) within the Townsite Overlay (TO) Business (B), and Central Core (CC) zoning districts, finding that the project is in conformance with the Comprehensive Plan; the project does not jeopardize the health, safety, or welfare of the general public; and the project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards; with conditions a through p. Commissioner Moore seconded, the motion passed unanimously.

Workshop

Review of Comprehensive Plan sections.

Director Robrahn asked the Commission to give a report of what they have found for their specific sections.

Commissioner Lloyd reviewed sections 1 through 3

1. Natural Resources

- The written portion of natural resources says our air shed has the highest rating possible for clean air and he did not know if that was true or not.
- The beginning of the second paragraph it speaks about the dramatic increase in growth development within the City. He asked if the City was bracing for significant growth in the future as well.
- Regarding the beneficial reuse of water, the present practices to discharge this water through a defuser system back into the river and they are hoping one day this water could be used for beneficial reuse. He said that he did not know if this had been done yet. Commissioner Moore stated this is being looked at with the Quigley Canyon application and they will be running a gray water line back to the project. Director Robrahn stated that there is a master plan for the wastewater treatment plant and there are issues with the DEQ increasing the total of maximum daily loads allowed; all references to wastewater have to be updated.
- Commissioner Lloyd asked whether the 2000 well head protection plan has been updated.
- Some expansion of the success of the water meter usage program.
- He referenced to page 7, 1.6, alternative energy, and said it seemed like this could implement some of the energy items possibly being passed by City Council.
- He referenced to the support and development of thermal resources. He asked if there was anything that could be added to this.
- He suggested that the Policy 3, implementation A, water metering system should be continued.

2. Hazardous Areas

- The flood hazard analysis and sources are from 1997 and said this should be updated.
- Radon testing and for the removal of all radon within residential construction is required in the building code.
- He said the Airport policies are mentioned and suggested looking at items a through f. He said they could look at those but did not know the City's stance on this. Commissioner Moore stated the airport issues are addressed within his sections and said that this it is still pertinent until the airport is relocated.

3. Special Sites, Areas, and Features

- Commissioner Lloyd asked about references to historic preservation. Director Robrahn stated the City of Hailey does have a Historic Preservation Commission and a historic inventory.
- He said on page 5, b. they should consider an overlay district for the Townsite that would allow flexibility and bulk requirements for preserving residences.
- He pointed out on page 2 where it stated policies and mentioned implementation should be added there.
- He asked about design a tree planting program, and asked if this program is in place. Director Robrahn stated she would do some research and find out what was intended.
- He referenced to page 6, e. establish and maintain a natural trail parallel to the river. He asked if this had been established and if this was the Draper Park. Director Robrahn stated this is not complete and is still ongoing. The Parks and Lands Board will need to review and update portions of the Comp Plan.
- Commissioner Lloyd referenced to page 6 establishing TDRs for green space. Director Robrahn said she was not sure if this was something that the City wanted to do. These are the kinds of questions that would be good things to bring to the community for their feedback.

Commissioner Johnstone reviewed sections 4 and 11

4. Recreation, Parks & Lands

- Commissioner Johnstone would like to add what the Wood River Land Trust has managed to do with Cedar Bend.
- He mentioned maybe including the new redesign of the Rodeo grounds that has been planned.
- He does not know what small pocket parks have been added since this has been written. Director Robrahn stated for the narrative part for each section, if there are notes for updates they can be given to her and she will forward the updates to the appropriate committee. Commissioner Johnstone referenced to 4.1.2 page 3, b. encourage public spaces to retrofit and said he was not sure what that means;
- 4.2.1 page 4, no mention of grants or donations as other funding options;
- 4.3.2 b. bottom of page 4 he did not know the differences between trees and street trees. Director Robrahn guessed trees in the right-of-way and the trees on private properties. Commissioner Johnstone asked if that would overlap with the Complete Streets plan. Director Robrahn said the tree committee will be looking at things like this. Commissioner Johnstone suggested that the tree committee should be mentioned in the narrative in the beginning also.

11. Environment

This section will be discussed at a future workshop.

Commissioner Moore reviewed sections 5, 12, and 14

5. Land Use

- Commissioner Moore wondered if the City could require that all water rights automatically go to the City and asked if this was possible. He did not think this should be negotiated on e, g, h and i. Commissioner Scanlon asked if it was a

requirement to hook up to the City. Director Robrahn and Commissioner Moore stated yes.

- h and i, there are redundancies for land use, page 5, section 12, 12.4 c. consider the historic district. He recommended deleting that. Director Robrahn stated she will bring this to the Historic Preservation Commission.
- In Section 5, create a new zoning district under implementation and asked if this was already created with Neighborhood Business.
- He said to review the Transitional district, page 7, policy 2 there is redundancy, growth management, page 7, 12.7 f.
- He asked about page 8, k., consider using the space underneath a building for parking. Director Robrahn stated in theory, underground parking could be built under the wider streets.

12. Growth Management

- Section 12.6 b. should be looked at.
- Section 12.7 f. item of redundancy also used in land use, page 7 5.2 b.
- Page 4, implementation c, this contradicts other things that have been said, the City does not want a commercial or private airport after the airport is relocated. He said a master plan will be planned for the use of the airport land. Director Robrahn stated she has been asked to address this already.
- Commissioner Moore referenced to page 10, 12.5 f. consider a downtown overlay district and asked if this was the Central Core district. Director Robrahn stated this overlay does not exist; mixed use projects are promoted in other ways.
- Commissioner Moore stated on page 12, policy a, mentions historic districts and 5.6 implementation a, should be mandatory.
- He said in b and c there is redundancy with growth management.

14. Private Property

- Commissioner Moore said he did not see any changes to be made in this section.

Commissioner Scanlon reviewed sections 6, 7, 8, and 13

6. Economic Development

- Commissioner Scanlon referenced to 6.1.1 item e. and suggested offering a bonus for square footage or for height for underground parking.
- He referenced to 6.1.4 b. and asked if this was the same thing as a pre design review and suggested they could do this as a Commission. Commissioner Johnstone mentioned the section above that one mentions historic district again. Commissioner Scanlon agreed that that should be deleted, at 6.1.3 implementation. Director Robrahn stated they will do a word search for historic district and point them out to the Historic Preservation Commission.
- Commissioner Scanlon referenced to section 6.3 Neighborhood Business implementation a, and he asked if this was the same as the Neighborhood Business zone that was created. Director Robrahn stated yes but nothing has been zoned for that yet.
- Commissioner Scanlon referenced to 6.6 a. and asked if this meant the impact fees are born by the developer.
- Commissioner Scanlon announced that LEED is implementing a new section for neighborhoods. He said he would like to revisit this when this is implemented.

7. Population

- Commissioner Scanlon referenced to 7.1 Population Increase, i.4. and mentioned he would like to add the word conservation. Director Robrahn stated they are not talking about making any changes at this point. She said the Commission may want to note anything that has been achieved, background work, etc. to raise questions for the community. The question would be, “do we want to add conservation?”

8. Housing

- Commissioner Scanlon said that sections 8.1.4 and 8.1.5 sounded exactly the same in items b, c, d, f and g.

13. Community Design

- Commissioner Scanlon referenced to section 13.1.5 implementation, c. and asked if new lighting fixtures had been done.

Commissioner Pogue reviewed sections 9, 10 and 15

9. Public Facilities, Utilities, and Services

- Commissioner Pogue referenced to subsection 1, a support the plan for construction for a new city shop, he said he believed that this had been done.
- Subsection d. the stop sign master plan and mentioned to check and see if this had been completed.
- Subsection g, traffic calming devices and thought that this should be done.
- Subsection j, retrofitting of Main Street lights and check if that had been done.
- Section 1.2 policy, subsection a, had been completed
- Subsection b had been done and was not sure what d create pressure zones were.
- Section 3, another policy section and said they need to determine if this has been done.
- He mentioned TNDL process and asked Director Robrahn what this was. Director Robrahn stated it is the amount of pollutant thresholds that can be released into the river and mentioned that this did need to be updated. Commissioner Scanlon was curious where this blended in with gray water and said some sections prohibit it.
- Commissioner Pogue referenced to section 2 Policy; b. and said he thought this was an interesting idea for large projects in particular.

10. Transportation & Circulation

- Commissioner Pogue referenced to section 10.1 Engineering, page 8, subsection 1 sub a, keep large trucks on Main St and would like to have more discussion on this.
- He wanted to consider street standards and was curious to have more discussion on this. Director Robrahn mentioned a new ordinance has been passed regarding the maintenance of street trees.

14. School Facilities and Transportation

- Commissioner Pogue referenced to page 9, Section 15.11 subsection 1, a, and was curious what the School District’s master plan was and if they have one.
- He referenced to subsection b and was curious to hear from staff what changes should be made on this.
- He referenced to section 15.12, item 1, vehicular access, and he said this reminded him of the safe routes to school project. He said he would like for Mountain Rides Transportation Authority to be involved.

Commissioner Johnstone did not hear Smart Growth or ERC mentioned and thought these would be great stakeholders. Director Robrahn suggested the Commissioners brainstorm what stakeholder groups should be in what section. Commissioner Johnstone said in Community Design, Population and Growth Management he asked if there could be some kind of consistency because they all describe this in different ways.

Director Robrahn stated this update was a monumental task. She wanted to approach this as an update but there are so many sections in this document that during a public process they could hear new ideas. She said they will arrange neighborhood meetings to be scheduled in October as a kick-off to the process. She copied an article from the Commissioner's Journal about phone contacts to target a number of people for each neighborhood meeting. She thought it would be worth looking into. She mentioned identifying a person in each different neighborhood who could be the lead to organize volunteers to make these phone calls. Commissioner Johnstone suggested inviting these other organizations to help organize these meetings. Director Robrahn asked the Commission to think about people in the community within these mega neighborhoods (Woodside area, north and south; Deerfield; east and west side of old Hailey, the Della View area, the Business community; and Airport West area) who would like to help generate community involvement.

Commission Reports and Discussion

Commissioner Johnstone stated he would not be attending the meeting on August 17th.

Staff Reports and Discussion

Director Robrahn stated the July 20th meeting will be cancelled because the City Council has identified that meeting for the upcoming budget and the continuation of the Quigley Canyon Annexation. She said there is a lot line removal, landscaping standards, and the CUP for the Blaine County School District's biodiesel location to be heard on July 6th. She said if the Commission has any items to discuss before this meeting to contact her.

Adjourn

Commissioner Moore moved to adjourn the meeting at 8:25 p.m. Commissioner Pogue seconded, the motion passed unanimously.