

MEETING MINUTES
HAILEY PLANNING AND ZONING COMMISSION
Monday, July 7, 2008

The meeting was called to order at 6:30 p.m. by Commission Chair Stefanie Marvel. Commissioners present were Owen Scanlon, Geoff Moore, Mike Pogue, and Mark Spears. Staff present included Planning Director Beth Robrahn, Planning Assistant Becky Mead, Planning Intern Eric Grootveld, City Engineer Tom Hellen, Parks Project Coordinator Becki Keefer, and City Attorney Ned Williamson.

Consent Agenda

- a. Approval of Findings of Fact CSM Building Design Review - approval
- b. Approval of Design Review Hailey Cemetery Gazebo - Administrator recommended approval

Commissioner Scanlon moved to approve the consent agenda. Commissioner Pogue seconded, the motion passed unanimously.

Unfinished Business

Quigley Canyon Ranch Annexation

Continuation of the Public Hearing upon an application by Quigley Green Owners, LLC for annexation of Quigley Canyon Ranch. The parcel contains 1,109 acres and is located to the east of Hailey, within Blaine County, and is zoned R-5 and A-10. The applicant is proposing RGB, NB, LR-1, LR-2 & GR zoning, a total of approximately 379 residential units and an 18 hole public golf course and Nordic facility.

Documentation presented to Commission:

- Letter received 6/30/08 from Department of the Army addressed to Mr. Steve Fisher of Fisher & Associates
- Email received 6/30/08 from Robert Kantor
- Email received 6/30/08 from Art Mears
- Letter received 7/1/08 from Barbara Kruse
- Letter received 7/1/08 from Leni Neroma
- Email received 7/7/08 from Michael Beck

Commission discussion on Wildlife, Recreation and Land Use issues.

Commissioner Marvel spoke about the wildlife, migration, and development beyond the pond. She stated she could not support development beyond the pond.

Commissioner Spears stated the Comprehensive Plan states the Commission is to work with the different agencies and rely on the recommendations from Idaho Fish and Game.

Commissioner Pogue stated he has heard different views regarding the adaptability of the wildlife. He was concerned about development beyond the pond in the canyon.

Commissioner Scanlon spoke about land use and wildlife. He pointed out how different the land is beyond the pond. He also said some of that land is not in Hailey's ACI. He spoke about the grief for the animals.

City Attorney Williamson spoke about the ACI in regards to annexation.

Commissioner Moore is concerned about the undisturbed areas beyond the pond and feels they should not annex beyond the pond.

Commissioner Marvel moved the discussion to recreation.

Commissioner Scanlon referred to Jeff Adams' comment regarding the golf course in regards to moving the parcels in the upper canyon down.

Commissioner Moore likes all the amenities they are offering. He noted the Comprehensive Plan states annexation not to be an expense or burden for the City. He would like to see the applicant approach the city in regards to a shared expense for the golf course. He is concerned with the sprawl up the canyon and the increase in traffic.

Commissioner Marvel said she would like to hear from Commissioner Spears about neighborhood business in the area. She would also like to hear from Attorney Williamson regarding development beyond the pond and moving the development closer towards the existing city limits. She asked for clarification that the Commission does not have to approve annexation of the entire property the application is for. Attorney Williamson stated it would be their decision; it could be annexed and the development beyond the pond limited. Commissioner Marvel was concerned what the applicant would do with the property beyond the pond if they did not annex it.

Commissioner Pogue thinks there is flexibility in that approach; conditioning approval with restrictions regarding development on portions of the property. Commissioner Pogue thought the option for Nordic use is great and, although the golf course is great, the project does lack active playing fields.

Commissioner Spears concurred with Commissioner Pogue. He mentioned if the golf course was not so large, then they could reduce some of the sprawl further up the canyon. He stated he has issues with the location of the clubhouse; the Comprehensive Plan it clearly states to preserve the hillsides.

Commissioner Marvel thinks the city should have a controlling interest in the golf course. The Recreation District has different goals than the city. If the golf course cannot be functional, then she would not like for the city to be involved. She would like to see the residential areas brought in closer to the city and not have the golf course be so large. She has issues with the Nordic and golf course because they have to be paid for to use. She thinks it is more important to have active playing fields at no cost.

Commissioner Moore asked for clarification; if the golf course is not viable, would it become open space and donated to the city.

Keefer said it is important to have the whole menu of recreation opportunities within a walkable distance (¼ to ½ mile), including trails.

Commissioner Marvel moved to land use. She is against sprawl out to the end of the canyon. She wants more open space and stated that the Comprehensive Plan supports this.

Commissioner Scanlon referred to page 5 of Jeff Adams' letter where he stated the things in this valley that everyone wants to be here for. He stated there is the need to control growth per the Comprehensive Plan. He asked how far out is too far and how much land do they need to leave for the wildlife and the public? He said we need to take care of what land we have left.

Commissioner Pogue stated the proposed new units accommodate 10% of the projected growth. He pointed out the most dense part of this project is near the city. He thought the spacing of the upper canyon was appropriate.

Commissioner Spears would like to see more area for shops and walkability. He would like to see a self maintained community. He questions 3 and 4 acre lots in the city.

Commissioner Marvel asked to see the map that shows the golf course.

Commissioner Moore mentioned they need to keep the prices in the community down. He called the development beyond the pond sprawl. The dead end roads would be an issue; pointing out that emergency personnel will not be put in harms way and if there is not access they have to let what ever it is burn. He is fine with the density in the down canyon.

Public Comment Opened

Patty Thayer, 530 Buckhorn Drive asked about traffic reports. She wondered if there was going to be discussion on traffic.

Tim Graves, 720 Buckhorn Drive said he missed the traffic discussion and asked to include a traffic study done on Deertrail Dr which is a popular cut through Fox Acres. He appreciates the discussion on density and wildlife and suggests the golf course to be kept at 18 holes. He supports no development beyond the pond.

John Delorenco, 100 Mustang Lane, Bellevue agreed with moving the residences closer to the city and avoid sprawl beyond the pond. He mentioned even sprawl before the pond will bring the public around and will effect the wildlife.

Dave Voss, 621 Bonanza Lane said when he goes golfing he goes south due to fees in this area. He mentioned there are not any programs for the kids in this area and feels the golf course would provide that. He said there is not any way to walk in or out of town.

Milton Fife, Preservation for Public Access, Box 322, Hailey said he is against the access from Woodside up to the school (Fox Acres) which has enough traffic. He said he would like to see the county road in existence remain which would eliminate the additional traffic on Fox Acres. They feel the road situation should be seriously looked at and to have the wildlife corridor closed to development.

Lili Simpson, Quigley Lane is concerned with the area east and north of the pond. Her concern is with the wildlife and fire. Insurance rates are going up for difficult access areas. ACI general requirements are to be in accordance with the Comprehensive Plan. She read from the Comprehensive Plan promoting wildlife in the area.

Keith Perry, 1340 Queen of the Hills Road said a 9 hole golf course wouldn't be economically viable. The Nordic facility would not pay for itself. The clubhouse is dependent on an 18 hole golf course.

Public Comment Closed

Applicant, **David Hennessy** addressed public comments. With respect to open space and density they did pack the proposal with recreation amenities. There are compromises. The cost of the houses past the pond and Deadman's Gulch would pay for the amenities. There are spaces to provide open space for active parks, i.e. soccer fields. Increased density increases traffic.

Tom Kopf, planner for the project, pointed out that the clubhouse and the golf course go together. It is important that the clubhouse is on the sunny side of the hillside where there will be less snow removal and ice. They propose an outdoor patio seating and a returning nine for the golf course.

Lonn Kuck, Star, ID stated all wildlife activist are opposed to development. Studies on the impacts of disturbances have been done and have been published and show wildlife has repeatedly adapted. Wildlife has a tremendous capacity to adapt. He encourages restrictions for wildlife damages.

Commissioner Spears asked Kuck if ID Dept of Fish and Game have a copy of the study he referred to. Kuck said he repeatedly brought it to their attention for 8 years. Commissioner Spears still believes wildlife is an issue and stated the elk population is up and the Mule deer are declining. The elk are stronger than mule deer. Kuck concurred. Commissioner Spears asked what the reason was for the Mule deer declining. Kuck said as a result of the habitat changing from grass to sagebrush to suit the elk and not the deer.

Commissioner Marvel asked Director Robrahn if there were other topics they needed to focus on.

Scanlon mentioned Crossgrove's statement that growth is not necessary beyond Cutters. **Vanessa Crossgrove Fry, 221 River St South** does not recall the statement.

Commissioner Moore agreed the original Quigley Road should be maintained to continue through the north side of the canyon.

Commissioner Scanlon commented on decreased density.

Commissioner Spears commented on the clubhouse being in sink with the golf course. He said he has to follow the Comprehensive Plan and see if there is some leeway. The hillside is being

dug out for the location of the clubhouse. He agreed with Marvel as to decrease the amount of acreage per lot.

Commissioner Pogue commented on the location of the clubhouse and specific goals of the Comprehensive Plan. After the annexation there is a plan for a PUD.

Commissioner Marvel stated they can recommend approval and then they would come back for a PUD. It will be harder to make any changes then. She stated they need to make the changes they want during the annexation process.

Attorney Williamson stated the Commission should discuss the submittal items that are applicable.

Commissioner Moore does not see a problem with the clubhouse location.

Commissioner Scanlon asked if the clubhouse and golf course could be located somewhere else.

Commissioner Marvel mentioned to the Commissioners that this is the time to move things around if that is what they wanted to do. She said there is more than one spot on the south side of the canyon for the clubhouse. She questioned if the proposed location of the clubhouse meets the hillside ordinance. Director Robrahn referred the Commission to the Comprehensive Plan's Hillside Policies. Kopf said it is difficult to write an ordinance to address all scenarios.

Director Robrahn referred to the lists of topics that she gave the Commission. She asked the Commission if there are any issues there that are not covered.

Commissioner Marvel suggested for the Commissioners to go through the issues and see how they comply with the Comprehensive Plan. She asked if they needed to wait for the DEQ certification.

Attorney Williamson and City Engineer Hellen commented on Commissioner Marvel's question.

Attorney Williamson stated there are several issues that involve fiscal matters. Some issues need recommended conditions of approval and should be dealt with on a case by case basis.

Commissioner Marvel said she thinks they are ready to move forward by applying issues to the Comprehensive Plan.

Director Robrahn referenced the staff report and how the policies in the Comprehensive Plan are referenced and suggested the Commissioners could review the policies that related to the different issues.

Staff report on Vehicle Trip Reduction Strategies

- Memorandum given to the Commission from Planning Director Beth Robrahn, dated July 7, 2008.

Director Robrahn stated she did this report as food for thought. She suggested other ways for vehicle trip reduction such as requiring a contribution to transit.

Commission Reports and Discussion

Pogue moved to continue this application for annexation of Quigley Canyon Ranch to a date certain of July 21, 2008. Commissioner Scanlon seconded, the motion passed unanimously.

Adjourn

Commissioner Spears moved to adjourn at 8:38 p.m. Commissioner Pogue seconded, the motion passed unanimously.