

**MINUTES OF THE REGULAR MEETING  
OF THE HAILEY PLANNING AND ZONING COMMISSION  
HELD MONDAY, March 20, 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 Chair Kristin Anderson. Commissioners Stefanie Marvel, Elizabeth Zellers and Nancy Linscott were present. Commissioner Trent Jones was excused. Staff present included Planning Director Kathy Grotto, City Planner Diane Shay, Planning Assistant Tara Hyde and Administrative Assistant Dusty Liman.

**PUBLIC HEARINGS**

**LOGAN’S RUN ANNEXATION**

An application by Bill Abide for annexation of Tax Lot 7137, approximately 12.92 acres, located between Highway 75 and Northridge Subdivision, just south of West Meadow Drive. The applicant is requesting Limited Residential-1 (LR-1) and General Residential (GR) zoning for the project, to be known as Logan’s Run. If annexation is approved, the City of Hailey proposes to simultaneously annex Lot 1, Block 2, West Meadows Subdivision, to be zoned General Residential (GR).

Bill Abide began his presentation with a comprehensive look of the vision for Logan’s Run and he requested feedback from the Commission and the public. He favors annexation as three sides of the proposed development are within the City of Hailey. The design team of record is DTJ of Boulder, Colorado. Goals were stated as follows:

- To develop a neighborhood appropriate to location within the City of Hailey
- To develop neighborhood intercommunication and interaction
- To create a desirable place to live
- To create a neighborhood with unique character and concept within the City of Hailey

Thomas Kopf, from the design firm DTJ, began speaking prior to his Power Point presentation and he expressed his desire to show how the above goals have been met.

Sandy Brown, from DTJ, said they have addressed previous concerns of the Commission and feels progress has been made as she continues to work with the City of Hailey.

Thomas Kopf took the floor again and shared how the concept of Logan’s Run came to be. He said the plan has changed since it was previously submitted and now feels the design has improved to blend into the community. At this time a Power Point presentation began as dialog continued from Thomas Kopf. He began with Quality of Community:

- Respect the quality of ‘Community’
- Create a great place to live with it’s own personality

- Respect context by reflecting the contents of the community
- Create a heart within the neighborhood – a neighborhood core
- Create a variety of open space – places for events to occur and where things happen, thus adding texture to the community
- Provide a mix of housing types, location and price ranges, allowing four distinct housing types
- Allow and encourage neighborhood evolution
- Balance automobile and pedestrian systems – making people feel safe as the structure of the roads would encourage slower traffic speeds. Pedestrians would use the bike paths that connect throughout the neighborhood for connectivity and walkability)
- There would be open space available to the general public, not just to the neighborhood – open space in the public realm
- The variety of housing options, the quality of architecture and the landscape architecture would add to the street scene quality

Thomas Kopf then gave an overview of how the transition from the neighborhood core to the outer edges of town would show a blended effect from urban to rural.

#### **Site Details and Land Use:**

- The site is thirteen acres
- This is a proposed infill project
- There are sixty-four proposed units with four different architectural types of units
- With respect to natural resources, there would be desirable views, riparian areas and wildlife. The site is not in a ‘sensitive’ area. The site needs public sewer and water to protect the groundwater from septic tanks. The site is a flat, overgrazed area that would be improved with the proposed development landscaping.
- Development would preserve the existing largest spruce trees and would move and transplant the smaller spruce trees throughout the site. The entryway to the community has been redesigned and moved further south to allow the large spruce trees to announce the entryway into the community. The larger trees provide a natural entry.
- There would be corridors of open space to preserve views for the community and for the residents of Northridge. The open corridors would also provide open access to the parks.
- Houses would be placed back and away from highway and community streets to create an open street feeling.
- Highway noise would be reduced by transplanting some of the smaller trees along the highway side of the development as they would act as a noise buffer.

- Landscaped park areas would be seventy to eighty feet wide by two hundred feet long with open space in several areas of the neighborhood. The park scale was given in comparison to a football field and was described as a linear parkway of destinations for pedestrians with a trellised/table area, a children's play area (perhaps a rock playground), and a strolling area surrounded by densely planted, slightly raised banks. There might be an opportunity for community gardening and/or a meditation area/serenity area with public art displayed. The park would be 1.9 acres dedicated to the City of Hailey and maintained by the neighborhood landowners' association.

### **Housing:**

- Single family residential lots would be located along the east edge for transition to the larger lots in Northridge
- Patio home lots in the center would be more for single parents, active adults and empty nesters
- Cottage lots would be along the north edge and could satisfy some of the community housing allocations
- Town home lots would be located along Highway 75 and would have useable backyard landscaped space. Garages would present to the courtyards and be partially hidden.
- The four different architectural styles would increase property value. Proposed styles are Craftsman, Ranch Territorial (more stone, more Texas style), Ranch Vernacular and Town home.
- Sidewalks are proposed on both sides of the streets with one-quarter to one-half mile of looped trails. Pathways are shown throughout the property.
- Other than town home units, there are only about thirty houses on about nine or so acres, which almost brings lot size to LR2.

Anderson commented that patio homes and cottages may need to go through the PUD process if annexation is approved. Additional concessions may be required for a PUD.

Kopf stated that he is dedicated to delivering more than the City requires.

Anderson asked how Kopf intends to create transition from Park to residents' lots.

Kopf responded that there would be landscaping changes and possibly small berms to act as a transition between park space and private property. He also suggested retaining walls and small shrubs.

Grotto pointed out that the first meeting on this proposed project was August 18, 2006 and it has been the only hearing. She stated her concerns:

- Private streets
- Access for emergency vehicles
- Sidewalks are now depicted on both sides of public and private streets – space issue
- Park – is pleased with more open entrances
- Ponds have been eliminated as requested

- Fire protection for the north end of Hailey. Proposed development lies beyond the 1 ½ mile radius. Contributions to Hailey fire facility would be expected for fire protection.
- Water pressure – there is a modeling study ongoing to assess the low water pressure currently being experienced by Northridge residents in the summer. The study will address adding a new City storage tank in Quigley Canyon.
- Community housing ordinance has passed and will be required for this project. This means fifty-three market and eleven community housing units in the current plan
- Would like to see the gateway elevations
- Access to highway 75 – it would be unlikely that ITD would approve additional access to the highway
- Density – currently R-1 in Blaine County
- Fire Chief is OK with the conceptual traffic plan as long as the streets are kept clear year round
- West Meadows – the City may initiate annexation of Lot 1 Block 2. The owner of this lot is not in favor of the project as proposed
- The City Attorney suggested asking for water right information.
- Applicant is requesting GR and LR zoning

Linscott said she appreciated the changes since the last proposal. She addressed concerns of the last meeting. She still has the following concerns:

- Traffic – egress/ingress to Highway 75; left turn (south) onto highway would be difficult; impact of traffic on Second Avenue
- Not in favor of berms
- Prefers fencing, but not solid fencing
- One way, looped roads are OK for emergency vehicles – there is room to negotiate turns and access.

Abide said fences will not be allowed along parkway (public spaces adjacent to homes)

Linscott – signage may help public awareness of this open space connectivity that is available to the community, not just residents of the subdivision. She would like to see housing types intermixed. She states this is a better park design but still feels that it is squeezed between back yards.

Marvel – stated the sidewalk connecting to Main Street Hailey has higher population density than surrounding areas. She has concerns with the multi family housing being so close to Highway 75. She would like to see the houses pulled back away from the highway. She would like to see fewer cul-de-sacs on the private streets. Feels the park access is not public access friendly.

Anderson – density is a concern. She likes the consolidation of open space but wishes there was more open space in the core of the neighborhood and better access to all residents, especially residents located to the south.

## **PUBLIC HEARING OPENED**

John Dean of 1510 Heroic Drive – supports the principal of new urbanization and of this particular development style, but states that it is better suited to a more southern location. Feels it is too dense for a location this far north and so close to Northridge.

Lynn Askew of 1840 Second Avenue North commends the applicant for his revised design. He has these comments:

- Does not feel this is a friendly annexation – would not be orderly and harmonious
- Density is not appropriate in comparison to lots to the east
- Feels this is a good project for southern areas to be annexed
- Feels water pressure is already a very big concern for Northridge residents – feels the water study should be completed before the project moves forward

Burr Sproatt of 1740 Northridge Drive comments that his main concern is water pressure.

Don Gallagher of 1641 Northridge Drive states that he is OK with the annexation but feels that the water pressure issue needs to be resolved first.

Ginny Ballou of 1902 Second Avenue North has the following concerns:

- Too dense
- Water pressure
- Camper and trailer storage and/or street side parking
- Feels this development should be farther south
- Would like to see more park and open space on the outer edge of the development
- Would like to see the larger lots around the perimeter
- Where would non-residents who are using the park areas park their cars?
- Feels the streets within the development are too small
- Has concerns about wildlife corridors

Sandra Caulkins of 210 Primrose has the following concerns:

- Traffic flow egress/ingress
- West Meadows access – feels there should be a turn out lane to West Meadows
- Feels the lots are too small. Northridge lots 7 & 9 are already perceived as too small. Larger lots are wanted to the north.
- Snow removal

Roland Nicherson of 1880 Second Avenue North (and speaking for Ahrens @ 1781 Second Avenue North) has the following concerns:

- Too dense
- Traffic issues – feels the traffic will seek out Second Avenue to travel out of the development
- Water pressure

- Feels this development will have a major impact on Northridge and wonders why the residents of Northridge were not consulted and asked for comment

Anderson said that residents surrounding a proposed development beyond 300 feet are usually not contacted.

Michele Schwartz of 1661 First Avenue is concerned with density. She attended a town meeting at the Middle School and was told that taxes would increase for all Hailey residents with the construction of developments that are built further north.

Blake Lidstrom of 681 Kintail Drive asked the applicant what the definition of a private street was. Blake also has concerns of inappropriate density and feels that building should conform to the zoning that is currently in place.

Anderson - private streets are defined by width and are privately maintained.

Marcia Rausch of 360 West Meadow Drive has the following concerns:

- Parking for non-resident usage
- Density
- Safety issues of snow removal and storage
- Water pressure
- Impact of this development on city services

Becki Keefer from the Park and Lands Board comments that this is the third revision of the open space areas for the development.

- Linear parkway within the development was designed to allow diverse usage and allows diverse park space
- Northridge has no park space and she feels that this new park space would benefit Northridge as it would be used by Northridge residents
- Street frontage was increased by moving the housing structures back away from the streets
- The park would be maintained by the Homeowners' Association, not the City. The park fills a huge need within the community and having it maintained by the HOA is significant benefit

John Dean, a Northfield resident, comments that he has never felt the need for park space and feels he would not use the park of this new development.

Judy Shelley of 650 Kintail states water pressure is her main concern.

Christy Beck of 154 West Meadow Drive likes the park areas as they are currently designed, but has concerns about the water pressure.

Louise Gallagher of 1641 Northridge Drive comments that water pressure is her main concern.

Curt Hertzell of 1661 2<sup>nd</sup> Avenue North questioned the number of units and how they were calculated and was told by the applicant that 64 is the total number of living units.

### **PUBLIC HEARING CLOSED**

Anderson asked Grotto to address the water pressure and other concerns and its impact on the City of Hailey.

Grotto answers to the following concerns:

- Water Pressure
  - Corollo Engineers is now working on models to provide statistics of how this new the new Quigley water storage tank facility will improve water pressure throughout the City of Hailey. Applicant to incur expense of this study to include the subject property
  - Unsure when water modeling study will be completed
- Regarding the impact of the proposed development on City Services
  - See Staff Report
  - Some infrastructure improvements will be paid by the applicant
  - Fiscal impact study will be provided by and paid for by the applicant to ensure that the City of Hailey does not have to incur costs that should be responsibility of applicant and the new development.

Anderson listed issues heard during the public comment session:

- Location of Community housing
- Gateway and the use of berms – suggested berms are unnatural in appearance. More shrubs should be used for visual screening
- Potential alignment for turn lane
- Water Pressure
- Density

Thomas Kopf answered concerns expressed during public comment session:

- Growth in Hailey has been single family residents on large lots – this increases sprawl
- Comprehensive Plan encourages higher density close to core
- There is pressure on developers as to raise the bar on what they provide to the City. All amenities cost money
- We consume many natural resources for our housing – low impact development with smaller lots. Clustering is important to avoid urban sprawl
- Internal (private) streets have been set up to slow traffic down
- There would be provision for private trailhead signage
- Affordable housing is an issue everywhere. While developers want to do their part, they are only part of the solution, not the only solution.
- Berms can be constructed on a very low visual basis with added shrubs to provide blockage to the highway. The shrubs would provide safety to small children playing in this area.

- In the previous plan there was a proposed pedestrian link pathway along the highway – this would be moved to a safer location within the neighborhood
- Added landscaping could be added to the perimeter – this is more site plan orientated and should be discussed at a later meeting
- Parking has been provided by the park for those who drive there to recreate – it is hoped that more people will walk on the pedestrian pathway to access the park. Further connectivity is important
- It was argued that Second Avenue would not be impacted as heavily as stated in the public comment session
- Kopf does not agree that the single family residents along the highway would have more children
- Would add more landscaping on the multi family lots for privacy
- The park spaces are large enough to provide a variety of usage

Anderson stated that there needs to be a disclosure in marketing to let potential buyers know that there is adjacent horse property in Northridge

Brian Yeager stated the following:

- The water model will not be completed for a couple of months. The applicant can chose to move ahead with the condition that the water model is favorable or he can wait for the results to proceed.
- In regards to traffic, Brian has calculated some trip generation information using the peak hour as his base. He stated that in the peak hour there would be 66 cars per hour, or one car per minute. Residents would use Second Avenue in West Meadows, McKercher Boulevard and Buttercup Road. A right turn deceleration lane was suggested to the Idaho Transportation Department. He is awaiting the outcome of the ITD widening study for Highway 75 – must take into consideration if the new site allows for construction of a right turn lane.

Bill Abide

- Clarified the annexation procedure and stated that the details of tonight’s meeting will be addressed in future application for the property
- The development equals 3.3 units per acre which is in accordance with LR2
- Community Housing allows for an increase in density
- The current proposal actually decreased the density
- A good mix of housing is important in this proposed community
- Does not think it is a requirement to meet with adjacent property owners to the south to direct connectivity through their lots, but he will make the attempt
- Asked if the Commission sees this as an appropriate project for annexation

Grotto – Clarification Process – has a list of additional information and it appears that the Commission needs to make some decisions

- Water pressure study and model
- Water rights information
- Traffic study and ITD response

- ITD speed limit – should the speed limit be reduced
- Widening of Highway 75 and how much area will realistically be available for landscape development from the new edge of the highway
- Elevations need to be provided by the developer – as seen from the highway with realistic landscaping in the buffer area
- Applicant can be asked by the Commission to contact neighbors in all adjacent neighborhoods – should be addressed by the applicant and submitted to the city for consideration

#### Linscott

- Not sure if this degree of density of appropriate for a community this far north
- Likes the plan
- Would like to see the applicant consider a land swap with a property father south to build this development
- Should consider omitting the multi-family dwellings

#### Zellers

- Agreed with density comments of Linscott
- Suggested removing Multiple Family Residences
- Look at a cul-de-sacs redesign to perhaps lower density

#### Marvel

- Agreed with density comments – too dense for the distance from the city core
- Likes how parks have been developed
- Likes the cluster housing

#### Zellers

- Suggested sidewalks along Second Avenue

#### Anderson

- Likes many of the design components
- Likes the landscaping in the middle of the streets
- Multifamily residence is a good buffer along the highway
- Would like to see less density
- Is important to see expansion of the highway relocation plan

#### Marvel

- Additional connectivity to the south is needed
- Concerned with only two accesses to the development

#### Linscott

- Removal of density to the north and south would improve the appearance of the development

## **PUBLIC COMMENT RE-OPENED**

Askew – traffic pattern to the north is not a good assumption.

Matt Furber of the Mountain Express asked where the name came from for the development. Abide answered that it is the last name of the land owner.

Ballou disagrees with the traffic study and assumptions of traffic patterns.

Askew, Janet expressed concern over traffic patterns as she is used to walking on Second Avenue without traffic.

Don Gallagher asked who is responsible for checking with property owners to the south regarding connectivity.

## **PUBLIC COMMENT CLOSED**

Zellers moved to continue application to date uncertain. Marvel seconded the motion. All in favor.

### **Workshop:**

Proposed drafts of new Design Review Guidelines for development in Light Industrial, Service Commercial Industrial, and Technological Industrial zoning districts, and for commercial and mixed use developments in Business, Limited Business, and Transitional zoning districts.

## **DESIGN REVIEW GUIDELINES**

Diane Shay discussed her draft report on design review guidelines for the business district and asked the Commission for comments on her report.

Zellers stressed historic preservation.

Anderson commented that the architects should be given permission to be creative.

Marvel suggested the verbiage be changed in A1 regarding the corner entry segment and the bright color comment in B5 be deleted.

Linscott suggested B7 vehicle canopies be deleted.

All noted a duplication of B10 – the second B10 should be B11.

All agreed that B11-c should be deleted and B11-d should become B11-c.

All agreed that B12 should be deleted.

Zellers moved to continue discussion of DRG after current changes are made and at a date uncertain. Linscott seconded. All in favor.

Proposed preliminary draft of the Energy component of the Hailey Comprehensive Plan. The Energy component may address energy efficient buildings, energy efficiency through land use regulations, energy efficient transportation, energy supply and waste reduction.

Zellers moved to continue discussion of Energy to a date uncertain. Marvel seconded. All in favor.

#### **Approval of Findings of Fact:**

Electrical Wholesale Supply DR

- Linscott moved. Marvel second. All in favor

Greenscape DR

- Zellers moved. Linscott second. All in favor

Ehrenberg Annexation

- Zellers moved. Linscott second. All in favor

#### **Commission Reports:**

- Zellers excused herself from Sweetwater hearings

#### **Staff Reports:**

Whole Community presentation – this group wishes to make a brief presentation to the Commission.

**Adjourn:** Zellers moved to adjourn. Linscott seconded. All in favor. Meeting adjourned at 10:05pm.