

**MINUTES OF THE SPECIAL MEETING
OF THE HAILEY PLANNING AND ZONING COMMISSION
HELD TUESDAY, JUNE 13, 2006
IN THE UPSTAIRS MEETING ROOM WITHIN HAILEY CITY HALL**

The special meeting of the Hailey Planning and Zoning Commission was called to order at 6:45 p.m. by Commission Chair Kristin Anderson. Commissioners Trent Jones, Stefanie Marvel, Elizabeth Zellers were present. Nancy Linscott was excused. Staff present included Planning Director Kathy Grotto, City Planner Diane Shay, and Administrative Assistant Dusty Liman.

An application by the owners of Lots 1-10, Block 16, Hailey Townsite, for amendment to the zone district map for the City of Hailey has been re-noticed for the 07/03/06 P&Z Meeting due to lack of receipt of mailed notice.

PUBLIC HEARINGS:

JIM AND MARGIE HILL FOR TEXT AMENDMENT

An application by Jim and Margie Hill for a text amendment to Section 4.13, Townsite Overlay, of Hailey Zoning Ordinance No. 532. The applicant is proposing 55% lot coverage in the Transitional (TN) District; the current maximum lot coverage is 40%.

Jim Hill began his presentation by stating he purchased the 103 Third Avenue lot in April of 2005. The property is zoned Transitional (TN) and was purchased with the intention of constructing a building for business purposes. He stated at the time of purchase, 66% lot coverage was allowed in TN. The Townsite Overlay Ordinance amendment reduced TN lot coverage to 40%. Working with two architects, Jay Cone and Dates Fryberger, it was determined that a 4800 square foot, three story building would satisfy the 40% lot coverage requirement, but would be an unsatisfactory building for rental due to the proposed elevator, stairwell and parking as these amenities would infringe on the usable square footage. Hill listed several buildings currently impacted by the 40% lot coverage requirement and, thus, renders the property useless as they will not be allowed to expand in the future:

- School property at the south end of Atkinson's
- BCSD by Luke Whalen's office on Croy
- County property by Sheriff's office
- Presbyterian Church property

Hill requests that the 40% lot coverage be increased to 55% lot coverage as this is only 17% of what was previously allowed for TN.

Jones asked the applicant when he closed on the property – answer was April 2005.

Zellers asked what design was planned for the proposed building – answer was a 3 story building with the first 2 stories for professional business and the top story for a residence.

STAFF REPORT:

Grotto clarified that the new TN lot coverage of 40% became effective February 23, 2005. She explained that Transitional District is designed mainly as residential with some limited types of business. Grotto explained that the 40 % lot coverage was incorporated into the revised Hailey Townsite Overlay Ordinance for all lots, not just these with accessory dwellings. Grotto also explained that the notice for the meetings regarding revised lot coverage would have been in the Wood River Journal and posted on City Hall front and back doors.

Marvel commented that she has not heard anything so far that would convince her to change the current lot coverage ordinance.

Anderson opened the public hearing.

Craig Garth of 515 First Avenue South said he owns the remainder of the lot across from the school and was not notified nor had he heard that there was a lot coverage reduction. He wants 55% lot coverage for his property.

Michael Kraynick of 318 Spruce Street East supports the 55% lot coverage. He stated that most TN's are impacted by being adjacent to Business Zoned properties which are allowed 100% lot coverage. He stated that the TN will not just act as a buffer zone but will absorb impacts of the Business zone such as traffic. He also stated that historical buildings might be restored and saved if there was allowance or larger lot coverage.

Connie McCabe of 306 First Avenue South stated that residential privacy will be lost and traffic will increase with 55% lot coverage for TN.

Denise Jackson Ford of 421 Eureka Drive would like to see the result of the Townsite Overlay workshops before decisions are made on lot coverage. She is not in favor of increase in lot coverage percentage from 40% to 55% and states that this increase is too great and that even 15% impacts residential in a negative way.

Rob Lonning of 415 Second Avenue South supports Grotto's comments and stated that TN should retain residential character with 40% lot coverage.

Billie Buhler of 312 Second Avenue South does not want to see Old Hailey change and is worried about aesthetics.

There were 4 public comment letters and Grotto summarized contents:

- Edward Lawson supports 55% lot coverage
- Bruce Collier supports 55% lot coverage
- Ronald Taylor of 419 Second Avenue South opposes 55% lot coverage
- Luke Whalen supports 55% lot coverage

Anderson closed the public hearing.

Jim Hill pointed out several items he would be providing:

- Underground parking
- New businesses for Hailey
- Would maintain residential aspect
- Handicapped accessible

Jones commented on the newspaper article where Ordinance #896 was recalled and explained that he has heard many times that there was misrepresentation. He stated that due diligence allows time to understand and deal with zoning issues and evaluation of properties.

Anderson stated that Ordinance #896 changes setbacks, had a dramatic effect on unused land allowing larger buildings and that time was needed to discuss all issues.

Marvel had several comments:

- Time line is an important consideration
- TN re-zoned at 55% would turn residential into business
- Agrees with the ordinance as it is currently stated
- Transitional in this case does not mean transitioning from residential to business
- Business should look residential and hold some character of a residence
- Re-zoning TN to 55% would create more parking problems
- Not in favor of expanding lot coverage in TN to 55%
- Scale is very important

Zellers stated that she is not in favor if increasing TN lot coverage to 55%.

Grotto stated that the setbacks in TN and Residential are the same.

Jones stated that he understands both sides

- Zoning regulations may need to change and be more flexible
- Transitional zone is understood by the public to mean business zoned and this perception needs to change to be perceived as residential with some limited professional business
- Does not and would not support a 3 story building in TN
- Design must be consistent with existing residential

Anderson stated she sees some room for lot gradation.

Marvel stated she wants to see more blending.

Jones stated that to increase the lot coverage would make businesses stand out and not blend with the residential.

Grotto pointed out that there would be more information coming from the Townsite Overlay meetings that have been held for the public. Information is being compiled and interpreted. This information should be available for the July 17, 2006 P&Z meeting regarding proposed text amendments.

Rob Lonning added that the results of Claudia Wallsworth's survey regarding the inventory of historical properties should be completed by the end of June, 2006. The results could lead to outlining a Historical District for the City Council to consider.

Jones said he wants to preserve the lots with the existing landscaping included and would like to see structures on lots with the natural resources intact.

Grotto mentioned that the lot coverage will be part of the text amendment changes for LR, GR and TN at the July 17, 2006 P&Z meeting.

Marvel moved to recommend to the City Council to deny the application by Jim and Margie Hill for a text amendment to Section 4.13, Townsite Overlay, of Hailey Zoning Ordinance No. 532 as it does not comply with the Comprehensive Plan and would not be compatible with surrounding areas, with awareness that lot coverage will be covered at the July 17, 2006 P&Z meeting. Zellers seconded. All were in favor and the motion passed unanimously.

BLAINE COUNTY SCHOOL DISTRICT'S CUP

Six-month review of the Blaine County School District's Conditional Use Permit for the "Community Campus" in the old high school building at 1050 Fox Acres Road, in the General Residential District. The CUP was granted in 2003 with a 2-year review in December 2005. A 6-month review was required by the Commission for certain issues.

Grotto suggested that the Commission set a specific time frame for sidewalks, curbs and gutters.

Anderson opened the public hearing. Public hearing was closed due to no comment and no letters.

Commission Deliberation:

The following items were noted as still needing to be accomplished

- Painting of speed bumps
- Water meter easement
- Striping of parking lot and fire lanes if necessary
- Sidewalks, curbs and gutters
- Painting of entrance portals

All of the above items should have designated deadlines for completion.

Zellers moved to approve the Blaine County School District CUP conditionally

- **Completed easement no later than 09/01/06**
- **Completed improvement to pedestrian access by 09/01/06**
- **Completed painting on entrance portals by 06/30/06**
- **Completion of any and all safety painting by 06/30/06 and to be kept up annually by May 1 of each year**

Jones seconded. All were in favor and the motion passed unanimously.

COMMISSION REPORTS:

Marvel asked that her 07/03/06 packet be delivered to her house and left on the front porch.

STAFF REPORTS:

Grotto announced that the Commission was off until the 07/03/06 P&Z meeting for Sweetwater and the Rezone of TN District. Grotto said that Anderson could attend the Rezone portion of the meeting if she wished.

There will be 2 additional P&Z meetings in July. Dates of 07/17/06 and 07/31/06.

There being no further business, **Jones moved** and Zellers seconded **to adjourn**. Anderson adjourned the meeting at 8:30pm.