

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Monday, September 14th, 2015
Hailey City Hall
5:30 p.m.**

Present: Dan Smith, Owen Scanlon, Richard Pogue

Absent: Regina Korby, Janet Fugate

Staff: Lisa Horowitz, Kristine Hilt

Call to Order

[5:29:44 PM](#) Owen Scanlon called the meeting to order. **Dan Smith nominated Owen Scanlon as the temporary PZ Chair. Richard Pogue seconded. No discussion.**

Public Comment for items not on the agenda

None.

Consent Agenda

CA 1 *Motion to approve minutes of August 24th, 2015*

CA 2 *Motion to approve Findings of Fact and Conclusions of Law for a Subdivision, submitted by ARCH Community Housing, of Lots 3 & 4, of Block 66, Hailey Townsite, by creating four residential condominium units and accompanying common spaces. The new subdivision is proposed to be 521 River Street Condominiums consisting of a total condominium area of 2,851.2 square feet.*

CA 3 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review application by Dan & Stephy Smith, for an 876 square foot newly built detached accessory structure (garage) on the north side of the existing principal building located at 109 Croy Street West (Lots 19A, Block 1, Croy Addition) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.*

CA 4 *Motion to approve Findings of Fact and Conclusions of Law for a Zone Change application by Scott Miley, represented by Galena Engineering, for an amendment to the City of Hailey Zoning District Map. Proposed changes would rezone the Hailey Townsite, Lots 1-10, Block 45 (17 East Carbonate Street, 209, 211, 215 and 219 N. 1st Ave.) from General Residential (GR) to Limited Business (LB).*

Owen Scanlon recused himself due to his absence at the last meeting. Dan Smith recused himself from CA 3 as the applicant. [5:31:27 PM](#) **Dan Smith moved to approve CA 1, CA 2 and CA4. Richard Pogue seconded. Richard Pogue motioned to approve CA 3. No discussion.**

New Business and Public Hearings

NB 1 *Consideration of a Design Review application by Leadership Circle, LLC on behalf of 710 N Main, LLC and Lots of Lemon, LLC for a 15,000 square-foot commercial building housing a Specialty Retail Grocer to be located at 700-710 N. Main Street, Hailey (Lot 1, Block 1, North Hailey Business Center, Lots of Lemon Subdivision Lots 1 and 2 and Tax Lot 4451) within the Business (B) Zoning District. The proposal also includes a private road on the south property boundary connecting Main Street to First Avenue.*

[5:32:34 PM](#) Lisa Horowitz summarized the documents and application for the Commission and included details about the site plan and location of the proposed private road and general site circulation.

[5:35:00 PM](#) David Grooms, Vega Architecture, Colorado, stood and introduced the drawings in detail. David included details about typical footprint sizes of Natural Grocer stores, floor plan details, brand and marketing details and typical inventory selection. David then summarized the site plan and site circulation and design. He included details about parking, bike/pedestrian mobility, and delivery of inventory. Owen Scanlon

inquired about delivery hours and noted that McDonald's was very busy earlier in the day and traffic would be congested. David validated Owen's concern and mentioned that more thought process could be dedicated to the delivery schedule.

[5:43:40 PM](#) Dan Smith inquired about the potential neighboring retail occupant that is called out on the site plan. David notified the Commission that no effort had been made to fill the vacancy. Discussion between the Commission and David Grooms included vacant lot plans and drainage onto the vacant lot from the main building.

[5:46:24 PM](#) David Grooms summarized the elevations of the proposed building and included details about glazing, front entrance canopy placement, exterior brick detailing, and materials for construction. David went on with details about exterior lighting and the loading dock.

[5:49:48 PM](#) Dan Smith inquired about the North façade and mentioned that the mass of the building appeared very large. Owen Scanlon added that the surface was lacking human scale and seemed "cold". Discussion between the Commission and David Grooms included different color choices to help break up the mass. David went on to summarize the proposed signage and discussion included details about a master sign plan that would be turned in at a later date. The Commission also inquired about alternatives to the Main Street sign monument design.

[5:55:06 PM](#) David summarized the landscape plan and notified the Commissioners that some of the landscaping purposes were for screening mechanical equipment. Ben Young, Landscape architect, notified the Commissioners of additional landscaping details. Discussion included the existing mechanical transformer box location and screening options.

[5:59:57 PM](#) Brian Yeager, Galena Engineering, stood and introduced the civil drawings for the Commissioners and included details about retaining walls, site drainage, utility locations, ADA accessibility, and sidewalk detailing and measurements. Brian recommended that an alternative to tree location be considered on the south sidewalk stating that locating trees above the water main and within the 6' sidewalk would be difficult but would be necessary to meet City standards.

[6:07:49 PM](#) Lisa Horowitz noted that the existing alley on the south side of the property could not punch through due to an existing structure that could not be removed. Owen Scanlon inquired about site grade and elevation. Brian Yeager clarified and summarized additional drainage details.

[6:12:21 PM](#) Discussion continued to include landscaping placement and visibility issues. Ben Young noted that sidewalk design should be considered with pedestrian safety and circulation in mind. Ben Young also added why he chose the species that were presented to the Commission. He noted that a "relaxed meadow" theme was being sought. Owen Scanlon added that he agreed with Richard Pogue in that alternatives to placing several trees along the sidewalk sections should be considered and should include native grasses or shrubs. Ben Young noted that snow removal determined species selections and uniform landscape patterns.

[6:18:29 PM](#) David Grooms suggested an alternative to the landscape and discussed details with staff and the Commission. David suggested increasing landscape areas and including gravel and curb stops in the process. Discussion included stall depth and drive lane depth.

[6:23:30 PM](#) Brian Yeager went on to summarize the snow storage location and calculations for the Commissioners. Owen Scanlon inquired about who would maintain the private road. Staff notified the Commission that the applicant should be responsible for maintaining the private road. Pete Newman, developer, notified the Commissioners about an existing agreement with McDonalds that would be continued for maintaining snow removal and snow storage for the Northeast corner and easement at that corner of the lot. Discussion continued to include pedestrian circulation, crosswalks, and City standard compliant street lamps.

[6:28:46 PM](#) Owen Scanlon inquired about the future addition and the proposed layout and David Grooms clarified. Richard Pogue inquired about the delivery truck size and delivery schedule. David notified the Commission about the size and timing of the delivery trucks. Discussion included changing delivery schedules, delivery route, and truck access.

[6:33:17 PM](#) Richard Pogue insisted that alternatives be considered to design for the North fascia of the building. Dan Smith inquired about dumpster location and screening. David clarified and discussion between Pete, David and the Commission included dumpster location and screening options as well as dumpster waste.

[6:35:55 PM](#) Chair Scanlon opened the meeting for public comment. None was given and closed.

[6:36:20 PM](#) Dan Smith noted that he had concerns about landscaping placement along the south sidewalk, North fascia detailing and color choice of the exterior siding. Ben Young noted that additional detailing for the sidewalk would be simple and could be given to the Commissioners to be handled administratively. The

Commission and the applicant discussed conditions for approval and which process to take. Discussion included placement of windows and design alternatives. The Commissioners inquired again about the East lot and the landscaping proposed. David notified the Commissioners that no landscaping would be proposed but that weed abatement would take place.

[6:45:21 PM](#) Discussion included addition designing for the exterior of the building. Staff suggested that if the applicant would like to pay for a special meeting, the Planning & Zoning Commission could meet in two weeks to consider the suggested changes.

[6:51:37 PM](#) The applicant requested an opportunity to pay for a special meeting in order to move forward with review of suggested modifications.

Terry Anderson inquired about the project timeline.

[6:53:59 PM](#) Lisa Horowitz read the Commissioners suggestions for changes: color changes to exterior fiber cement lighting, change to modify the landscaping in the south end of the lot, additional awning details extended on the north elevation and wrapping to the east elevation, dumpster enclosure detail to be added, and addition of clerestory windows to brick facades on the west and north, and the addition of two street lamps on the private road.

[6:56:07 PM](#) **Dan Smith motioned to continue the Design Review application by Leadership Circle, LLC on behalf of 710 N Main, LLC and Lots of Lemon, LLC for a 15,000 square-foot commercial building housing a Specialty Retail Grocer to be located at 700-710 N. Main Street, Hailey (Lot 1, Block 1, North Hailey Business Center, Lots of Lemon Subdivision Lots 1 and 2 and Tax Lot 4451) within the Business (B) Zoning District to September 28th, 2015. Richard Pogue seconded and the motion passed.**

[6:57:37 PM](#) Chair Scanlon called for a 5 minute recess.

[7:04:08 PM](#) Chair Scanlon called the meeting back to order.

NB 2 *Consideration of a city initiated text amendment and accompanying ordinance to repeal Hailey's Mobility Design Ordinance, Ordinance No. 1116 and subsequent amendments thereto, in their entirety and replace it with a newly codified Mobility Design Ordinance, as Title 18 of the Hailey Municipal Code. This repeal and replacement is intended to codify the Mobility Design Ordinance into the Hailey Municipal Code.*

[7:04:49 PM](#) Lisa Horowitz introduced the proposed changes to the Commissioners. The Commissioners commented on a few details on the changes but included no recommendations.

[7:07:04 PM](#) **Richard Pogue moved to recommend approval of the proposed modifications to Ordinance No. 1116 with the changes proposed in figure no. 17. Dan Smith seconded and the motion carried.**

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 *Discussion of current building activity, upcoming projects, and zoning code changes.
(no documents)*

SR 2 *Discussion of the next Planning and Zoning meeting: ~~Tuesday, October 13th, 2015.~~
(no documents)*

Commissioners noted that a special meeting would be held on Monday, September 28th, 2015.

Adjourn

[7:09:24 PM](#) **Dan Smith moved to adjourn. Richard Pogue seconded and the motion carried.**