

**MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
February 20, 2018
Hailey City Hall
5:30 p.m.**

Present: Richard Pogue, Dan Smith, Owen Scanlon and Jeff Engelhardt **Absent:** Janet Fugate
Staff: Lisa Horowitz, Chris Simms, Rebecca Bundy (Flood Hazard Overlay only), Robyn Davis

Call to Order

5:30:30PM Vice Chair Pogue called the meeting to order.

Public Comment for items not on the agenda

5:31:05PM No public comment for items not on the agenda.

Consent Agenda

CA 1 Adoption of the Meeting Minutes of November 27, 2017

CA 2 Adoption of the Meeting Minutes of December 18, 2017

CA 3 Adoption of the Meeting Minutes of January 29, 2018

CA 4 Adoption of the Meeting Minutes of February 5, 2018

CA 5 Adoption of the Findings of Fact, Conclusions of Law and Decision of a City-initiated Text Amendment to Title 17, Section 17.04J, Flood Hazard Overlay Zoning District (FH), to update the existing code to meet current standards and recommendations from the State of Idaho Floodplain Coordinator and the National Flood Insurance Program (NFIP) and to reflect lessons learned in the 2017 flooding. The existing code section will be repealed and replaced in its entirety. Proposed changes include: new definitions, permit exemptions, limitations on fill and edits intended to streamline administration of the code.

5:31:10PM Staff requested that Consent Agenda Item #5 be pulled from the agenda. Vice Chair Pogue pulled CA 5. Engelhardt amended the Meeting Minutes from January 29, 2018, noting that he does not own the property on Chestnut at this time. Engelhardt also questioned the Base Flood Elevation Line from the February 5, 2018 meeting, inquiring whether or not BFE was moved and corrected in the latest version. Bundy confirmed that it was moved and corrected in code.

5:32:22PM Scanlon motioned to approve Consent Agenda Items 1-4. Engelhardt seconded and all were in favor. Smith recused himself from CA #4, as he was absent.

5:31:10PM Bundy went on to explain why Consent Agenda Item #5 was pulled from the agenda. Bundy noted that language in the final draft was not removed as intended. Bundy noted that on page 34, corrections were made to the Base Flood Elevation: all utilities shall be at least two (2') feet above Base Flood Elevation. Bundy has corrected the error and it will appear in City Council's Final Draft.

5:38:42PM Scanlon moved to approve Consent Agenda #5. Engelhardt seconded and all were in favor.

Public Hearings

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PH 1 *Consideration of an amended Preliminary Plat proposal for Colorado Gulch Preserve Subdivision, located at Lot 1A, Block 1, Stevens Family Ranch, LLC (North of 81 Broadford Road, Section 15 & 16, T.2N., R. 18E., B.M., Blaine County, Idaho), comprising of 24.46 acres. Previously, thirty six (36) lots were proposed. The amended plat proposes twenty seven (27) residential lots, with an additional 5.77 acres of open space to be located at the south end of the development. A revised road layout will also be considered. Zoning of the property is Limited Residential 2 (LR-2) and Recreational Greenbelt (RGB).*

5:39:21PM Simms questioned whether or not Commission has had outside discussion, site visits or contact regarding the development of Colorado Gulch Subdivision. Commissioners noted that no discussion, site visits or contact has been made. Smith noted that he is a member of the WRLT Board and discussion of proposal happened (general zoning); however, noting was discussed that would sway and/or if any, general information was discussing (nothing that would alter Smith's objectivity with project).

5:41:30PM Horowitz went on to explain background of amendment plat. Samantha Stahlnecker, with Galena Engineering, went on to explain the general character of amended subdivision. Stahlnecker noted that Parcel C is changing, and will be dedicated to the WRLT. Stahlnecker discussed details of the road alignment, cul-de-loop and open space down by river. Stahlnecker went on to discuss differences in the approved proposals:

- Old proposal: Road was longer in length, 36 lots were previously approved, density was 1.47 lots per acre, street trees being 50' along Arrowhead Court and Red Feather Lane, sewer system was proposed on public access and utility easement.
- New proposal: 27 lots in new proposal (25% decrease in lots), density is reduced to 1.1 lots per acre, street trees will now be clustered along Arrowhead Court and Red Feather Lane, road plan will be similar to old proposal, sewer system will require a separate parcel for maintenance purposes (additional parcel was added).

Smith suggested that the Applicant Team rethink cluster of street trees at far end, as they could be in jeopardy from snow being plowed on said street. Stahlnecker will reconsider location of said trees. Discussion ensued.

5:48:53PM Jim Laski added that with respect to the Annexation Agreement and Original Plat attached to agreement, the Applicant Team would like to change Preliminary Plat, which would amend the Annexation Agreement. As a result, City Council will have to approve new changes. Laski also noted that the Applicant Team is not requesting an adjustment or reimbursement with respect to sidewalk in-lieu fees or annexation fees.

5:50:15PM Scott Boettger, Executive Director from Wood River Land Trust, discussed plans for acquisition of land in Colorado Gulch Preserve and how it can be a community asset. Boettger discussed ideas of a community orchard. Boettger also discussed the character of Broadford Road, preserving the maintenance of character and road system. Smith questioned the irrigation of the orchard. Boettger noted that orchard will be watered by pressurized irrigation system from existing water rights. Discussion ensued.

5:57:43PM Horowitz followed up on Parcel C, noting that it would have to come back through Planning and Zoning to be resubdivided. Horowitz suggested moving plat forward that works for range of group. Smith agreed and noted that process is unusual, believes end result is positive and worth pursuing. Horowitz clarified that plat proposal has what's called a cul de loop, not a cul de sac (cul de sacs are private and not maintained by City. City will maintain cul de loop road.

6:01:00PM Vice Chair Pogue opened the item for public comment. Vice Chair Pogue noted that a letter from William Miles will be discussed after all public comment has been heard. Jill Bryson noted that she appreciates the revised plan and thanked the Commission and WRLT for their hard work in preserve

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surrounding area. Ms. Miles noted her concerns regarding the apple trees in surrounding area and food for the moose and deer. Miles questioned how animals will travel to and from to get to said apple trees without being threatened by traffic.

[6:03:47PM](#) Vice Chair Pogue noted that William Miles' letter seems to be more pertinent to the annexation, rather than the amended preliminary plat proposal.

[6:04:16PM](#) Horowitz went through the Staff Report, noting which standards were revised and which standards will remain the same from the original proposal. Horowitz noted the following changes: cul de loop details, road configurations are slightly shifted (Streets approves of shift), street trees are clustered in groups of threes rather than individually planted, sidewalk in lieu payment will be as originally proposed in the Annexation Agreement, dedicated parcel for sewer system rather than easement, traffic volumes will be reduced, improvements to Broadford Road have been completed with the exception of striping (to be completed in the spring), and less lots to be impacted by floodplain notes. Horowitz also noted details of water meter vaults and no changes to utilities.

[6:10:48PM](#) Horowitz went through the condition of approval and noted the following: (l) add that the sidewalk in the lieu fee is per the Annexation Agreement and spell out specific amount owed, (b) final design of water system will be reviewed by Water and Wastewater Departments, as well as City Engineer, (i) dedication of Parcel D and access across Parcel C (to get to public open space).

Garth McClure suggested the Commission consider and/or discuss the appropriateness of having access off of Broadford Road or whether or not access should remain limited to Red Feather Way.

Horowitz went on to discuss the conditions of approval (Commission to return to answer McClure's suggestions). Horowitz noted the following: (k) street trees shall be planted every fifty (50') feet or as other spacing is recommended by the Tree Committee. Laski suggested removing some wording in condition (l): 'and additional estimates'. Horowitz agreed and will remove. Horowitz also noted that: (q) can be deleted, new (q) clarifying that the portion of land will be dedicated concurrently, a revision to condition (r), which states no further subdivision of lots and parcels within the plat can be developed, with the exception of Parcel C. Stahlnecker suggested that condition (h) could be deleted, as it is listed as a plat note on the preliminary plat.

[6:16:57PM](#) Commission discussed amended preliminary plat. Vice Chair Pogue noted that with the subdivision being smaller, moose to travel to and from will be easier. Boettger noted that orchard will be organic apples, producing blemished and bruised fruit. The connectivity will assist the moose and deer in getting to the orchard, without being threatened by traffic. Discussion ensued.

[6:19:30PM](#) Vice Chair Pogue reopened the item for public comment. William Miles commented on the amended preliminary plat and requested that his property and Parcel C be de-annexed from the City of Hailey. Miles believes amended plat changes the development of the subdivision and noted that Parcel C and his property would likely not have been annexed if amended plat was originally proposed. Miles would also settle on the current lawsuit between the City of Hailey and CGP, LLC, if de-annexation occurs.

[6:21:44PM](#) Vice Chair Pogue closed the item for public comment. Horowitz noted that WRLT plans to remain in the City and the City of Hailey also has no plans to de-annex. Simms added that the City of Hailey and WRLT hasn't discussed the option of de-annexation with regard to Miles' settlement. Discussion ensued.

[6:22:58PM](#) Scanlon questioned Parcel E and the sewer easement, and whether or not a sewer easement has a sewer line in it. Stahlnecker noted that Parcel E was requested by the City of Hailey and no further comments were made on the ten (10') foot sewer easement from City Staff. Stahlnecker noted that sewer line will be installed. Discussion ensued.

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6:25:36PM Smith motioned to approve the Amended Preliminary Plat Application for CGP, LLC, represented by Galena Engineering, located at Lot 1A, Block 1, Stevens Family Ranch LLC, (North of 81 Bradford Road, Section 15 & 16, T.2N., R. 18E., B.M., Blaine County, Idaho), with conditions (a) through (r), finding that the application meets all City standards. Motion also includes technical corrections to the Conditions of Approval that Staff have shown. Scanlon seconded and all were in favor.

New Business

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Consideration of Water Conservation Landscaping Guidelines

6:29:30PM Horowitz introduced the Water Conservation Landscaping Guidelines idea to the Commission. Horowitz noted that these guidelines would be adopted by Resolution and handed out with Building Permits. Patti Lousen discussed the details of said guidelines, noting that this large initiative to create awareness around issue. Lousen would like to work with and incorporate guidelines into City codes throughout the valley. Lousen also noted that the goal is to create resiliency in aquafer, as well as preserve habitat in area. Discussion ensued.

6:35:59PM Horowitz noted that this would be a working draft, similar to that of the Flood Hazard Overlay. Vice Chair Pogue is in favor of the guidelines and strongly recommends that this move forward to City Council. Engelhardt noted that he likes the idea; however, shared his concerns with the affordability of it and/or forcing it on homeowners. Engelhardt likes that it is not mandatory at this time. Smith noted that this following these guidelines could save someone a lot of money, especially if another flood event occurs. Smith is also in favor of idea. Discussion ensued.

6:44:04PM Smith motioned to recommend that City Council adopt the Water Conservation Landscaping Guidelines as an educational tool for all ongoing construction and for the City of Hailey to be included in the valley-wide initiative. Engelhardt seconded and all were in favor.

SR 2 Discussion of the next Planning and Zoning meeting: **Monday, March 5, 2018**
(no documents)

Adjourn

6:45:35PM Scanlon motioned to adjourn. Engelhardt seconded and all were in favor.