

**MEETING MINUTES
OF THE HAILEY PLANNING
AND ZONING COMMISSION
Monday, June 16, 2008**

The meeting was called to order at 6:30 p.m. by Commission Chair Stefanie Marvel. Commissioners present were Owen Scanlon, Geoff Moore, Michael Pogue, and Mark Spears. Staff present included Planning Director Beth Robrahn, City Planner Mariel Platt, Planning Assistant Becky Mead, and Planning Intern Eric Grootveld.

Public Comment for items not on the agenda.
There were no comments.

Consent Agenda

- a. Approval of Findings of Fact Old Cutters Restroom & Pavilion Design Review
- b. Approval of Design Review Extension for Weiss Warehouse
- c. Approval of Minutes of June 2, 2008

Commissioner Spears moved to approve the Consent Agenda. Commissioner Scanlon seconded, the motion passed unanimously.

New Business

Public Hearing upon an application by **Leargulf, LLC for Design Review** of a new building, to be known as the CSM Building, located on Lot 1A, Block 3, Airport West Subdivision Phase IV (1760 Lear Lane), within the Service Commercial Industrial-Industrial (SCI-I) zoning district.

Planner Platt reviewed some of the recommended conditions of approval listed in the staff report. She mentioned private street snow storage in the southwest corner of the lot which appears to blocking access to the lot and suggested possible relocation of that snow storage. She noted bullet point number five, under condition (j), the first half of that bullet point is an error and should be deleted because there is indeed landscaping provided along Merlin Loop. She mentioned the guideline for dumpster enclosures and noted a recommended condition of approval that the dumpster be relocated to an area that is less visible.

Marc Corney, 565 Mother Lode Loop, represented Leargulf, LLC for design review of the CSM Building, located at 1760 Lear Lane within the SCI-I zoning district. He said the building is a triplex, three units on the ground floor and the main tenant would be Miley Roofing. The building will not be condominiumized; the other units would be leased out. The building access is all off of Lear Lane. There are eight parking spaces that will be covered by a carport. The handicapped parking space has an accessible path to all the doors around the building. Corney referred to the staff report comment area of platted snow storage that would be relocated. He stated there would be additional snow storage along the perimeter of the lot. There will also be fencing along the property boundaries. The dumpster is located at the edge of Lear Lane and will be screened to match the material of the fence around the property. Corney stated this location provides better access for garbage trucks and also defers conflict with vehicles in the back of the lot. He referred to the comment on the staff report to introduce some landscaping

along the front yard. Corney stated they have chosen Juniper and Swedish Aspens for that area. To address the sidewalk standard he stated there will be stripping for the sidewalk connection to the edge of Lot 1B. Corney stated the upper floor would house offices. The highest elevation over the lowest grade is 30'3"; 35' is the maximum height in this zoning district. Corney presented the elevations to the Commission.

Corney had comments regarding the requirement for sidewalks on Aviation Drive and Merlin Loop. He stated the development agreement and the original plat of Airport West Subdivision, noted and approved no sidewalks around inside perimeter of Block 2. Corney showed the plat map where there is an existing sidewalk on Aviation Drive. Corney stated nowhere is it noted that sidewalks shall be added outside the loop. He stated that it is noted and approved that this block was not going to have sidewalks. The sidewalk that they are adding is for pedestrian access.

Commissioner Spears asked for clarification of the parking spaces. Corney pointed out what was changed and noted they have 11 parking spaces provided of the 10 required. He stated also the snow storage within the lot will be trucked out. Commissioner Spears clarified whether the issue with moving the dumpster was ingress and egress. Corney replied that the truck would have to back all the way to the rear. Corney said Lear Lane is the front entrance to the lot and **Scott Miley**, 510 Elm St. East, stated it was basically an alley for Aviation Drive. Commissioner Spears referenced the staff comment on page 12 of the staff report regarding the recommended condition of approval that additional drought tolerant shrubs and trees be provided further south along the west end of Lot 1A, in an effort to better screen the parking area.

Commissioner Pogue referred to recommended condition (g), amended plat will be recorded at time of condominiumizing, and asked if they would be condominiumizing the building. Corney replied no. Commissioner Pogue asked staff what was the existing sidewalk for activity. Planner Platt stated that Grootveld just mapped out the sidewalks and mentioned the sidewalk along one side of Aviation ends at Merlin Loop. Planner Platt passed out a map with highlighted areas containing sidewalks. She pointed out that the eastern side of Merlin Loop has no sidewalks. Commissioner Pogue commented on sidewalk requirements on page 4 of the staff report, 6a.7.1.1 Sidewalk, Curb, and Gutter. Director Robrahn explained the staff comments which read "the plat of the Airport West subdivision typically precludes sidewalk, curb and gutters adjacent to the platted private streets. A six foot sidewalk adjacent to the building that connects to any existing or future sidewalks on public and private streets is required."

Planner Platt stated the required sidewalks were for future connectivity. Commissioner Scanlon asked if there were going to be sidewalks leading to nowhere. Director Robrahn stated this was the same situation as in old Hailey and Woodside. Commissioner Scanlon asked Corney about the drainage. Corney pointed out the drywells. Commissioner Scanlon asked if the fence would be 6', Corney confirmed yes. Commissioner Scanlon wanted to see a couple of parking spaces eliminated to allow for more snow storage. Corney stated he would like to keep the snow storage adjacent to Lear Lane.

Commissioner Moore commented on the restroom on the second floor and asked if it had to be ADA. Planner Platt stated that the City Attorney advised not to make that a condition of

approval. Commissioner Moore commented on the sidewalks and mentioned that sidewalks could not be waived. He stated that he would like to amend condition (g) and asked why the dumpster was not moved to the back side of the property.

Commissioner Marvel commented on the sidewalk issue. She was totally in favor of the sidewalks and a noted area where there was not a sidewalk poses a public safety hazard.

Public Comment Opened

Public Comment Closed

Corney responded to the sidewalk comments and stated if there are not any sidewalks added then there would not be any public. He reiterated the subdivision sidewalk requirements and argued the point.

Miley suggested for the Commission to view the area during the day. He stated the sidewalks are being used for play and dog walking and stated it was unsafe in that area.

Commissioner Marvel stated it is a public street and that sidewalks are provided for public safety.

Director Robrahn clarified that there are sidewalk standards, 6A.7.1.1, and stated the requirements can not be debated or waived. She further explained that Ordinance 1002 was adopted in February of 2008 which amended the sidewalk requirements in the SCI zoning district.

Commissioner Pogue mentioned sidewalk standards in section 6A.7.1.1 has shall language. Director Robrahn mentioned the in lieu fee reads that it shall not be accepted in the SCI zoning district.

Commissioner Pogue asked Corney about moving the dumpster to the rear. Corney stated that would be unreasonable. Miley stated having the dumpster in the back corner did not work because it has been tried at his other buildings.

There was discussion on the handicapped parking space location.

There was further discussion on sidewalks.

Commissioner Scanlon asked about the dumpster location. Director Robrahn stated the standard on page 10 of the staff report is a should standard, not a shall. She suggested looking at the site plan and suggested the dumpster location proposed appears to be reasonable.

Commissioner Moore stated he was okay with the location of the dumpster.

Corney argued the point of sidewalks.

Commissioner Spears stated there cannot be any argument with a required standard such as sidewalks. He also stated he was fine with the dumpster location.

Director Robrahn suggested some amendments to the conditions to aid the Commissioners based on their discussion.

Commissioner Scanlon moved to approve the design review application for the CSM Building, located on Lot 1A, Block 3, Airport West Subdivision, Phase II and 1760 Lear Lane, finding that the project is in conformance with the Comprehensive Plan; the project does not jeopardize the health, safety, or welfare of the general public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards; with conditions a through o with the following amendments; 1) adding the water and sewer issues on page 1 of the staff report as condition (p), deleting condition (e), condition (g) amend plat for snow storage area; and condition (j) amended by deleting the first half of the fifth bullet. Commissioner Moore seconded, the motion passed unanimously.

Workshop Wildland Urban Interface

Mike Chapman, Hailey Fire Chief presented a video. The Chief went over a handout of some 2006 fire codes standards that have been adopted and how they affect Planning and Zoning. The only section in town that is Wildland interface are two units of the Community Housing for the Woodside Elementary that are located on the hillside. He stated a fire wise study was done in 2004. Fire areas in Hailey are moderate to high. The interface code that was adopted applies to the new proposed subdivisions in the canyons. A fire plan assessment is required for those subdivisions.

Commission & Staff Reports and Discussion

Director Robrahn stated the June 30th meeting will be cancelled.

Commissioner Spears asked about the site visit for the Quigley Annexation application. Director Robrahn stated they would meet at the site and it would depend how the meeting goes whether they would return to City Hall to adjourn. Director Robrahn stated there would be one regular meeting in the month of July and maybe in August scheduled for Quigley.

Adjourn

Commissioner Pogue moved to adjourn at 8:40 p.m. Commissioner Scanlon seconded, the motion passed unanimously.