

**MINUTES OF THE HAILEY
PLANNING AND ZONING MEETING
HELD FEBRUARY 4, 2008**

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

Design Review of 102 Empty Saddle Trail

An application by James D. McLaughlin for design review of a new building, located at 102 Empty Saddle Trail, Lot 6, Block 1, North Hailey Plaza Subdivision, within the Business (B) zoning district. (Continued from January 22, 2008)

Commissioner Scanlon recused himself to present this application for James D. McLaughlin.

Scanlon presented a new site plan for the project to the Commission. The building has been rotated with the entrance now facing Main Street. He reduced the size of the building to lessen the amount of parking spaces required to 6; whether the parking requirement will be reduced will still have to be verified by staff. The building is far enough away from the property line so set backs are not a problem.

Commissioner Spears referenced the scale of the new drawing and mentioned there seemed to be more room for snow storage. Scanlon replied there is now 8 feet of snow storage area.

Planner Platt asked if the 8 feet of snow storage was located on the west section of the lot. She asked if the snow would still be taken off-site. Scanlon replied snow would still be removed and the 8 feet would be a temporary snow storage area.

Planner Platt reiterated *A. Site Planning, 1. The building shall be oriented to the street. If the building is located on a corner, the building shall address the corner as well as both streets.*

Director Robrahn stated the biggest issue at the last meeting was the building not addressing Main Street. The standard does state that the building shall address the corner as well as both streets. She stated there needed to be some kind of pedestrian connection from Empty Saddle Trail to the building. She mentioned there are still issues with the parking configuration. She spoke with the City Engineer in regards to the parking and there are concerns with the cross flow of incoming and outgoing traffic and the drive-thru exit. She also suggested increasing the amount of on-site snow storage. Director Robrahn suggested Scanlon meet with the City Engineer before returning to the next meeting.

Scanlon stated the applicant wanted to continue the meeting to February 19, 2008. Director Robrahn stated the new plans must be submitted before February 8, 2008. Otherwise, it would have to be re-noticed and heard on March 3, 2008 and the submittal date would then be February 15, 2008. Scanlon stated this application was time sensitive and wanted to return on February 19, 2008 and that he would have new plans submitted by Wednesday, February 6, 2008. Director Robrahn concurred.

Commissioner Moore asked staff why it wouldn't be a preferred method to haul the snow off-site in the Business district. Director Robrahn replied it is preferred to have snow storage areas on-site to avoid trucks coming on-site to remove the snow.

Commissioner Moore mentioned that he knew that it took longer for trucks to become available to remove snow from business sites because the first priority would be the city streets. He suggested increasing the snow storage area on-site without removing too much of the landscaping. Commissioner Moore also mentioned that the City Engineer might have some ideas for the corner that needed to be addressed.

Commissioner Spears agreed with Commissioner Moore's comments and stated this plan was much better than the previous one. In regards to addressing the corner he suggested a walkway with shrubbery leading towards the entrance. He stated he still had an issue with the snow storage area especially with such a small parking lot. He also mentioned that it would create some chaos with a truck coming into the parking lot to remove the snow.

Commissioner Marvel agreed with all of the previous comments made by the Commission and stated this site plan was a great improvement because the building now addressed Main Street. She didn't think a door was required on the corner, but addressing the corner could be met by adding a walkway from the corner to the building and maybe a walkway around the side of the building. She suggested for the entrance on Empty Saddle Trail to be distinctive. She agreed with the comments on the snow storage area and was also concerned with the flow of incoming and outgoing traffic. She suggested changing the circulation pattern of the traffic exiting the drive-thru. Scanlon stated there was an existing power pole that could be relocated to allow for more room.

Commissioner Marvel referenced page 7 of the staff report where it read: *Buildings downtown should be located directly at the back of the sidewalk.* She suggested placing the building closer to the corner, facing Main Street, which could possibly give more room for snow storage.

Director Robrahn stated the design review guidelines do have a more descriptive language for each standard. Planner Platt referenced the front page of the staff report where it stated where to look for each design review guideline.

Commissioner Moore made a motion to continue the design review application for 102 Empty Saddle Trail to a date certain of February 19, 2008. Commissioner Spears seconded, the motion passed unanimously.

Approval of Minutes:

January 22, 2008

Commissioner Marvel pointed out an error on page three and Commissioner Moore pointed out a correction in the first paragraph of page 1.

Commissioner Scanlon moved to approve as written, the minutes for January 22, 2008, with revisions on pages 1 and 3. Commissioner Spears seconded, the motion passed unanimously.

Commission Reports:

Commissioners Marvel and Scanlon will not be present on March 17, 2008.

Staff Reports:

Director Robrahn the Commission's workshop is scheduled for February 27, 2008 at the Community Campus, room 900 from 5 to 8 p.m. and mentioned that Susan McBryant will attend and address Robert's Rules of Order.

Director Robrahn also mentioned two conferences coming up and asked if any of the Commissioners would be interested in attending. Staff and Commissioner Scanlon will be attending the conference on February 27, 28, and 29, 2008.

Director Robrahn noted the other conference will be held on Saturday, March 15, 2008 in Twin Falls and encouraged the Commission to attend and mentioned the planning department would provide the enrollment fees. Commissioners Moore and Spears stated they would like to attend.

Adjourn:

Commissioner Spears moved to adjourn at 7:09 p.m. Commissioner Moore seconded, the motion passed unanimously.