

**MINUTES OF THE REGULAR MEETING
OF THE HAILEY PLANNING AND ZONING COMMISSION
HELD TUESDAY, FEBRUARY 22, 2005
IN THE UPSTAIRS MEETING ROOM WITHIN HAILEY CITY HALL**

The regular meeting of the Hailey Planning and Zoning Commission was called to order at 6:38 p.m. by Commission Vice Chair Trent Jones. Commissioners Stefanie Marvel, Elizabeth Zellers and Nancy Linscott were present. Commission Chair Kristin Anderson was ill. Staff present included Planning Director Kathy Grotto, City Planner Diane Shay, and Deputy Clerk Tara Hyde.

PUBLIC HEARINGS

HAILEY BUSINESS PARK SOUTH

An application by Dave and Mark Dawson for design review of new buildings, to be known as Hailey Business Park South, located at 25 Broadford Road. **(to be continued to March 21 at the applicants' request)**

Zellers moved to continue the application to the March 21, 2005 meeting. Linscott seconded and the motion carried unanimously.

COMPREHENSIVE PLAN TEXT AMENDMENTS – LAND USE

Proposed amendments to the Land Use component of the Hailey Comprehensive Plan. Land Use examines existing and projected land uses as they relate to each other and their natural setting. The Land Use section includes a Land Use Map, which indicates suitable projected land uses for the city. **(cont. from 2/7/05)**

Jones advised he had listened to the tapes from the February 7, 2005 meeting. He advised the public the Commission would entertain new comments dealing with the Land Use map and text. He asked that any comments made at previous meetings not be reiterated, as they are already on the record.

Grotto gave an overview of revisions to the text. Verbiage referencing the Land Use map has been moved to the first paragraph of 5.2. The definition for Transitional (TN) has been expanded upon. The land preservation agreements language has been retained and language dealing with development agreements added. The Area of City Impact statement in 5.3 has been simplified. Incentives language in Section 5.4.e has been deleted and TN language added incorporating that residential uses remain and that TN should serve as a buffer between residential and intense business use. Grotto advised of a change to 5.4.2 to protect and enhance the Central Business District (CBD), and an addition to 5.4.2.j dealing with centralized parking.

Grotto advised 5.4.5.a was back to the original language because the Commission believed lot sizes and a mix of housing types to be important. Section 5.4.5.d addressed

expediting sidewalks in all residential areas, prioritizing those experiencing high traffic. The word “traditional” was changed to “safe and walkable” neighborhoods in the goal of Section 5.7.

Shay gave an overview of changes to the Land Use map. The TN district depicted was pulled in from the east and more TN/less Business is shown on properties at the south end of Main Street. Verbiage addressing these areas is being done through text.

Marvel liked the residential language added to the TN definition. She suggested the addition to 5.4.2.e to read, “...including but not limited to underground parking and residential uses in the core.”

Jones opened the public hearing.

Becki Keefer, Parks and Lands Board Chair, thanked all those who participated in the Land Use input and mapping exercise.

Terry Hogue, attorney at Hogue and Dunlap, asked for clarification of Section 5.4.5.a because the language shown is what is different than the Council wanted. Grotto explained the Commission felt strongly about the inclusion of the language and the document would be forwarded to the Council with that language included.

Dan Henry, 308 Second Avenue North, thought language wanted by both Commission and Council should be included. Marvel countered that the Commission encourages varying lot sizes and the language approved by the Commission allowed for flexibility. Zellers concurred with Marvel.

Jones closed the public hearing.

Zellers suggested changing the word “consider” to “use” in 5.4.1.h.

Linscott moved to recommend approval to the Council of the Land Use Section and Map, with the revisions discussed tonight. Zellers seconded and the motion carried unanimously.

JAMES REED TEXT AMENDMENT TO ZONING ORDINANCE

An application by James Reed for an amendment to the Hailey Zoning Ordinance, Townsite Overlay District. The amendments would allow smaller minimum lot size and narrower lot width throughout the Original Hailey Townsite.

Reed gave an overview of his proposal. He supplied photographs of various properties within the Townsite Overlay that would be good candidates for infill. He explained the two alternatives he was proposing for amendment.

Grotto clarified the application would not change the minimum lot size in the Business

district, only in Limited Residential (LR), General Residential (GR), Limited Business (LB) and TN located within the Townsite Overlay.

Jones opened the public hearing.

Susan Fierman, 293 Indian Creek, owner of the Hitchrack and the Windermere Building expressed support for the application.

Rebekah Helzel of Ketchum, stated she is with Advocates for Real Community Housing (ARCH) and is in support of the application. She referenced the North End of Boise as an example of lot and house sizes that add to a sense of community.

Beth Callister, Wood River Ride Share, expressed support for the application, stating that increased density in the core would help with transit needs. She believed the amendments tied in to the previous application for varying lot sizes and meet the goal of the City.

Annie Kaiser, 129 Quarter Horse Road in Bellevue, expressed support and stated her belief that smaller lot sizes allow more people to own their own home.

John Campbell, Cutters developer, supported the application with reservations. He expressed concern that if approved, the City will grow but financial impacts will be incurred by the City such as for additional water and sewer hookups. If approved, the application will draw on City infrastructure with no additional fees forthcoming, as must be paid by those trying to annex. He believed there must be a monetary amount associated with the change to keep the City financially sound.

Aaron Domini, Citizens for Smart Growth, stated the mapping exercises outlined that the City prefers to grow inward versus outward. He stated services are cheaper to the core where infrastructure is already set. He believed allowing smaller lot sizes will allow younger people to own property within Hailey. He advised he had helped Reed with the text amendment and no setback changes were being presented with the application.

John Seiller, 291 Sun Valley Road, owns property in the Townsite Overlay. He believed the text amendment allowed for more visual breakup and would promote infill development. He also believed the amendment would not stop the need for annexation or community housing, but would help stem the tide. He expressed concern that most of the core in Ketchum was Business and hoped to see residential kept in Hailey's core. He stated the bike path was a good transition to larger lots; and infrastructure and roads in the core are already in and would allow people to drive less.

Fierman believed this amendment would enable some of Hailey's "oldtimers" to subdivide their property and allow them to afford to stay in Hailey.

Grotto advised of written comments received after packets had gone out from Rebekah Helzel, who supports the application, and Scott Bowlden, who also supports the

application and believed it would provide a positive community impact and bring a decrease in auto traffic.

Grotto responded to Campbell's comment that additional water and sewer hookups would be needed; she advised she would have additional information regarding the approximate number of additional hookups to present to the Council.

Domini discussed recent revisions to the Townsite setbacks, stating that smaller homes will need to be built within the Townsite Overlay; he believed those smaller homes were in keeping with the character of Old Hailey. He wanted it on the record that people building in the Townsite Overlay would have to abide by the setbacks because a change to the setbacks was not variance material.

Linscott believed the application might temporarily help with the problem, but stated concern about affordability because sought after neighborhoods generally have higher prices associated with them. She did agree that people with larger lots would be allowed to subdivide and be able to stay in the area. She asked if 4500 square feet was small enough, or if the Commission should look at 3000 square feet.

Zellers was 100% in support of the application. She agreed that it might be a good idea to look at impact and infrastructure fees.

Grotto stated 3000 square feet was the general size of one lot (25' x 120') in the Townsite Overlay. She referenced that Telluride (used in one of the examples submitted by the applicant) has only a 3 foot setback.

Domini explained the 4500 square foot proposal came from the division of the number of lots (3 at a 9000 square foot total) people typically seem to own in the Overlay.

Marvel stated she did not consider the Aspen example, as supplied by the applicant, to be affordable. She supported smaller lots for infill. She believed the setbacks to be important. She expressed concern, as has been noted in various areas of the Overlay, that owners of smaller lots then encroach into the City right-of-way to make it appear as part of their property.

Jones asked if GR and LR lot sizes should be differentiated. Linscott believed lot sizes should be consistent throughout the Townsite Overlay. Marvel added that the alleys in the Overlay would become crucial to making the smaller area livable. She believed it important to have the lots access from street and alley.

Marvel moved to recommend the text amendment for Alternative #1 to the Council finding it in conformance with Sections 7.2-Population Diversity and 8.1-Community and Neighborhood Character, of the Comprehensive Plan. Linscott seconded and the motion carried unanimously.

841 BUSINESS PARK SUBDIVISION PRELIMINARY PLAT

An application by Anchor, Inc. for preliminary plat approval of 841 Business Park Subdivision. The current legal description of the property is Lot 4A, Block 1, North Hailey Plaza Subdivision, located south of Albertson's and between Main Street and River Street. The plat would create 3 lots, accessed by the existing private access easement. The parcel is within the Business (B) district.

Scott Allen, of EHM Engineers and representing the applicant, gave an overview of the application. The property is located south of Albertsons, north of ReMax and west of Highway 75. The applicant proposes to create 3 lots. He described the project as infill to the area. He presented a schematic showing 3 buildings on the lots to give the Commission an idea of what the applicant plans for the property. Snow storage and landscaping was also addressed on the schematic.

Allen explained that Albertsons has an easement over a 50 foot strip adjacent to Main Street for 5 additional parking spaces. The applicant is working with Albertsons to change the location of those parking spaces. Allen presented the scenarios the applicant would address depending on Albertson's decision. If Albertsons was willing to allow a change to the parking location Allen indicated the building to the east would be shifted toward Main Street. However, if Albertsons chose to retain the easement in its current location with no parking associated with it, the applicant would landscape the area.

Zellers asked about sidewalks on the private road the applicant is showing as "Granite Lane". Allen indicated parking would be right off Granite, with covered walkways for connectivity from River Street to Main Street.

Linscott asked what the buildings would look like. Allen indicated the buildings had not been designed yet, but that they would include covered walkways.

Grotto advised that a Design Review application for Hailey Auto Exchange had previously been heard by the Commission for a building on this property. That application had been approved, but the applicant then found out he did not have to move from his present business location. She addressed the easement for Albertsons' parking, explaining that the City requested a door along the Main Street side of the building, and Albertsons requested the easement for parking close to that door.

Shay referenced the Fire Chief's comment regarding possible need for an easement for fire access to the rear of the building if the building is over 30 feet in height. Staff believes this will be addressed through Design Review of what is actually built on the property. She advised that condition "f" of the staff report addressed sidewalk plans, which would be heard through Design Review also. Allen reminded that the applicant was considering covered walkways along the proposed Granite Lane. Grotto suggested that a plat note could be added that the buildings along the lots shall provide continuous connectivity from River Street to Main Street.

Jones opened the public hearing.

Beth Callister, Wood River Ride Share, asked if City Standards applied to private streets. She suggested going to parallel parking on streets. She was in support of a sidewalk plat note.

Christopher Simms, Citizens for Smart Growth, suggested the City look at curb/gutter/sidewalk improvements on River Street adjacent to the property. Allen advised that curb/gutter/sidewalk currently exists along River Street.

Jones closed the public hearing.

Marvel believed the building proposed for closest to Main Street should be located on Main Street.

Linscott said that buildings should be visually appealing to both River Street and Main Street.

Zellers asked why the private street was so narrow, with Grotto explaining the street was installed prior to changed regulations.

Allen stated that any owner of the property may be stuck with the easement. He asked if the lot should stay vacant forever if Albertsons chose to retain the easement.

Jones stated that the applicant cannot do anything with a 3rd party right and said that none of the buildings, which will need to come through Design Review, would be constructed before the issue was resolved. If Albertsons retains the easement, the building design brought forth by the applicant may need to be different than what is shown tonight with the plat application.

Marvel believed streetscape was important and wondered how this application was different from a recently heard Design Review application for Hailey Business Park South. Shay clarified the difference between Design Review and Subdivision Plats applications.

There was further discussion of the easement. Even though Albertsons has control of the easement, there is verbiage in the easement document that allows for relocation; Albertsons also has the right to relinquish the easement.

Linscott moved to conditionally approve the application with the following conditions:

- a) All Fire Department and Building Department requirements shall be met. Items to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:**
 - Addressing and signage for the private street shall be required prior to issuance of a Building Permit.**
- b) All City infrastructure requirements shall be met as outlined in Section 5 of the Hailey Subdivision Ordinance. Detailed plans for all infrastructure to be**

installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure shall be completed at the applicant's sole expense.

- c) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 3.1 of the Subdivision Ordinance.
- d) A plat note shall be added to read: "The City of Hailey has the authority to enforce the "no parking" requirement within the unnamed private street".
- e) A plat note shall be added to read, "A ten (10) foot wide public utility easement is granted for the maintenance and reconstruction of the public utilities as shown hereon."
- f) Plans shall be submitted showing sidewalk locations to ensure continuity; sidewalks will be reviewed at Design Review hearings.
- g) All improvements shall be completed and accepted, or surety provided pursuant to Sections 2.3.7 and 5.9.1 of the Subdivision Ordinance, prior to recordation of the final plat.
- h) The final plat must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement.

Zellers seconded for discussion and added to condition "f" that "*A plat note shall be added stating plans shall be submitted...*" The vote was taken and all were in favor of inclusion of the amendment into the motion. The vote was then taken on the main motion and it passed unanimously.

FINDINGS OF FACT

Taylor Made Shop Building Design Review - **Zellers moved to approve as written**, Marvel seconded and the motion carried unanimously.

MINUTES

December 6, 2004 and December 20, 2004. **Jones, being the only Commissioner able to approve minutes from the two meetings, moved to approve as written.**

COMMISSION REPORTS

Linscott asked for clarification of the continuation of the Dawson project. Grotto advised there is a meeting on March 7 of the Airport West Owners Association where the Dawson's will present their plan for access through Airport West into Hailey Business Park South. The applicant will have the necessary information by the Commission's March 21st meeting.

STAFF REPORTS

Grotto shared that staff has been directed to research the need for inclusionary zoning. The amendments would require all new subdivisions to provide Community Housing.

Grotto advised the training with Jima Rice would be conducted on Saturday, March 19, 2005, from 8:30 to 11:00 a.m. Brunch will be provided. Training issues will include meeting management, teamwork, and motion making.

Linscott moved to adjourn, Zellers seconded and the motion carried unanimously.

The meeting adjourned at 9 p.m.