

**MINUTES OF THE
PLANNING & ZONING COMMISSION
MAY 7, 2007**

The meeting was called to order at 6:30 p.m. by Commissioner Chair Stephanie Marvel. Commissioners present were Owen Scanlon, Michael Pogue, Nancy Linscott and Elizabeth Zellers. City staff present was Planning Director Kathy Grotto, City Planner Diane Shay, and Administrative Assistant Becky Mead.

Public Hearings:

An application by Michael Kraynick for Design Review of the relocation of two Forest Service Buildings to Lot 12A, Block 39, Hailey Townsite, at 113 Bullion Street East, within the Transitional (TN) district and Townsite Overlay (TO).

Linscott recused herself because she was presenting the application and is the owner of the property along with her husband, Michael Kraynick.

Nancy Linscott, 318 Spruce St. East (residence), and also 113 Bullion St. East, which is the subject property, presented the application. The property was recently rezoned Transitional (TN) from General Residential (GR), which is adjacent to Atkinson's Market to the south. The Wood River Land Trust is adjacent to the east and residential to the north. Linscott spoke about the history of the property and stated the house was built in the 1890s. She stated the house needed repair, was not built on any foundation and was not salvageable; and therefore it was unable to be moved. As part of the application they submitted for a demolition permit and since the house was built before 1941 it was considered historic, and their permit was forwarded to the Hailey Historic Preservation Commission for review. Along with the help of the Building Official, they requested to waive the 120 day reviewing period for demolition, as the house was not salvageable. Linscott stated they approached the owners of the buildings on the Forest Service block because they heard that they were going to be removed from their current location. They decided to buy two of the buildings that are to be moved to the property at 113 Bullion St. East. She stated the existing sidewalk in front of the house is in good condition and does not need to be replaced; however they will repair any damages that might occur during the move of the other two buildings. Linscott mentioned they intend to extend the sidewalk past the Wood River Land Trust, to level grade with Bullion Street. Linscott stated a fire hydrant does not need to be installed as there is a fire hydrant located across the alley from their property. She spoke about drainage in the alley and spoke with Grotto regarding the Eye Center's property and suggested they coordinate with them on the final alley drainage. It is a condition they would address but not at this time because they want to coordinate with the Eye Center first. Linscott continued with saying the two buildings will be bound together as one, which would give allowance for flexibility with the interiors. It would also create an interesting landscape arrangement with a courtyard and would also provide more office space. Linscott stated there are six (6) parking spaces required and they would be providing nine (9); three (3) on-site, including two (2) ADA spaces which would be off the alley, and six (6) in the City right-of-way in front of the

property. Linscott stated the buildings are each 17'6" in height. There are approximately 80 plants that will be moved with the buildings from their current location on River Street. There will be a door installed facing the street for a street presence, concrete pavers for the courtyard area and around the landscaping of the buildings. A portion of the back building will be removed because of the size of the footprint which requires 30% lot coverage. It is proposed to have a covered back patio which would face the residential area. She stated there is more than enough snow storage area. Linscott continued with the landscape plan and stated that an arborist looked at the trees on the subject property and stated the Willow tree was removed because it was split down the middle and was a hazard. There was also a Crab Apple tree that was also removed because it was nearly dead. Linscott stated all the setback requirements have been met. There will be new lighting added to the buildings that will be in compliance with the Outdoor Lighting Ordinance. Linscott concluded with stating that all other standards have been met.

Grotto stated the Fire Chief confirmed there was a fire hydrant that was over-looked in the location across the alley; to strike those conditions to add a fire hydrant. She mentioned there is credit given for parking that is in the right-of-way; the right-of-way improvements would be required to be consistent with the neighborhood. Grotto stated currently there are no curbs or gutters in front of the Wood River Land Trust. She stated to the applicant, any kind of drainage improvement that can be done by re-grading the gravel surface that is presently there would be required. Grotto thought to extend the sidewalk to the asphalt at Bullion Street and Second Avenue at the corner of the Wood River Land Trust would be a logical improvement to be made. Grotto mentioned one of the new requirements in the Townsite Overlay is if the water main line in the alley is less than six (6) feet deep insulated material is required. Grotto stated the 50% landscape requirement for drought tolerant materials can be met by having a drought tolerant lawn for the turf. She continued with the Conditions and stated to delete the first two bullet points under Item (a); under Item (c), infrastructure requirements, bullet point number four, the alley paving, to note it would be okay for the applicant to bond for the alley to get occupancy prior to the alley being paved; to allow time to work in conjunction with the Eye Center on the alley improvements.

Zellers asked what was the time frame for the move of the buildings. Linscott stated it is scheduled for June 15th. Zellers asked if they had any comments from their neighbors, one way or the other. Linscott replied the only comments they received was from the Wood River Land Trust which wanted the home before they knew that it couldn't be salvaged. Zellers asked if the buildings would remain the same color. Linscott replied yes.

Scanlon asked where the exterior lighting would be. Kraynick pointed out on the plans where the exterior lighting would be placed on the buildings and mentioned they would be on timers. Linscott mentioned there would also be exterior lighting installed above the front door. Scanlon asked if there would be any parking lot lighting. Kraynick stated the parking lot is so close to the building and the alley that the lighting would come from the building. Scanlon asked about the layout of the existing buildings. Kraynick pointed out

the existing buildings are different from what appears on the old plans. The new plans show where the buildings would be laid out, what the inside of the buildings looked like and where the new walls would be added. Scanlon asked about the type of heating. Kraynick replied the heating is electric baseboards. He mentioned that a previous tenant added electric forced air in their unit. He pointed out on the outside of one of the buildings there is a small air conditioning unit on the end and stated it would be hidden by bushes. Scanlon asked about the existing support columns in the rear and asked if the parking spaces could be moved over so they weren't near the support columns. He mentioned it stated in the staff report there should be bollards installed between the parking area and the supporting columns. Kraynick stated the columns would not be in the parking area; the columns would be in the area where there would be no parking. Scanlon was concerned about the columns being hit. Kraynick stated there might be a possibility of moving the columns back. He stated they could have that re-engineered to move them back. Scanlon stated that he would recommend that.

Pogue asked if there was access between the two buildings. Kraynick replied yes and pointed out where they would be joined.

Marvel asked if there would be any street trees put in. Linscott stated there is a Pine tree remaining on the property and there are no plans right now of adding any street trees. Kraynick stated there is a Box Elder tree also remaining on the property and there are existing Lilac trees in the rear of the property.

Public Hearing Opened

Bruce Allen, 750 Bonanza, stated he is involved with replacing of these buildings, with the construction of the Village at Hailey Center. He stated he is glad they are removing the dilapidated building and adding professional offices.

Geoffery Moore, 406 First Ave. South, stated the lot is very narrow and was concerned if all the set backs were met. Grotto replied they are. He stated he would like to see this approved.

Public Hearing Closed

Grotto stated the set backs were exceeded and the required setback was to be nine (9) feet and the actual setback is ten (10) feet.

Linscott stated the Historical Preservation Commission involvement has been very beneficial in salvaging some of the architectural features of the building. She said overall this has been a positive experience for them.

Scanlon stated he would like to see these buildings used rather than end up in the landfill. He said the applicant should be commended for preserving the integrity of the neighborhood and utilizing existing buildings that have been displaced.

Zellers concurred.

Pogue stated he liked the whole look of the buildings. He spoke about the criteria of the site plans which state the building should be oriented to the street. Pogue said there was an acknowledgment of a doorway being added to face the street. He stated the buildings are not oriented to face the street. He said this wouldn't be any reason to disapprove the project. He stated the language in the guideline seemed to be mandatory criteria that he thought should be considered.

Marvel agreed with the positive comments. She stated these buildings fit into the transitional zoning. She mentioned there will be a door added to address the street and she really liked the courtyard approach.

Zellers moved to approve the Design Review application for the Kraynick Building, applicants Michael Kraynick and Nancy Linscott. Finding the application is in conformance with the City of Hailey's Design Review Guidelines. Zellers approval is based upon Conditions (a) as modified with the deletion of the first two bullet points; through Condition (j) with modification of Condition (c) amending bullet point number four, stating the applicant would be able to bond the completion of the alley to receive certificate of occupancy prior to the paving of the alley. Scanlon seconded; the motion passed unanimously.

Proposed draft of the Environment (formerly "Energy") component of the Hailey Comprehensive Plan. This component may address energy efficiency through land use and building regulations, energy efficient transportation, energy supply and waste reduction.

Shay stated, after speaking with the City Attorney, that most of the criteria had to do with the Municipal Code and building practices; the City Attorney suggested it may be incorporated into that code. Shay mentioned the Hailey's Comprehensive Plan does not govern the Municipal Code but does govern the subdivision and zoning ordinances. She stated the revising of the Municipal Code to include the green building requirements would require the Building Official to be highly involved with this adoption. She stated there are some points that she has drafted that are relevant to our zoning and subdivision ordinances and she would be working on them over the summer. Marvel asked Shay if they needed to make a motion for this. Shay stated there is no need for a motion. Shay stated there have been postings of "IDLE FREE ZONE" throughout the City, the awnings have been removed from City Hall and UV coatings will be placed on the windows. She also mentioned all of the lighting in City Hall will be changed out to compact florescent lighting. Her final statement was the City is taking a leading role by being an example.

New Business:

Request by Walt Femling to amend the Design Review approval for Quigley View Condominiums. The applicant proposed to construct carports for the units and is requesting approval without them.

Matt Henning, project manager was present to represent Walt Femling who was out of town. Femling was reacquainted with an old friend who is an architect and he came up with a new front elevation design for the project. The original design of the carports was meant to be thin so not to block the view of the condominiums beyond. The carports ended up consuming the front elevation. The new elevation design would not include carports because they would not be feasible. Henning proposed to remove the carports and upgrade the landscaping to the front elevation. He stated a new landscape plan was submitted. The landscaping along the fence is mostly snow storage area; upgrading landscaping there would not be viable.

Shay stated she has no issue with the carports being deleted.

Marvel asked if the Commission was to make a judgment on the elevations. Shay replied no that it had been administratively approved.

Linscott stated the carports have a benefit to the car owner but agreed that the appearance looked better without them.

Pogue stated the removal of the carports was an improvement.

Scanlon stated he was not present at the original design review and asked to see a plan with the carports. Shay showed the plan with the carports to Scanlon. Scanlon agreed with the removal of the carports.

Zellers stated it was a good call to remove them.

Marvel stated initially she didn't like the carports. She stated it was an improvement to remove them.

Shay stated this was not a public hearing. She mentioned to Henning the landscaping plans that were submitted for the meeting didn't improve upon what was originally proposed. Henning stated it was not a complete landscape plan and stated that a better landscape plan would be submitted along with the building permit application. Shay stated to submit a revised landscape plan for administrative approval, if the Commission was in agreement with that, prior to issuance of a building permit. Henning agreed with that arrangement.

Linscott moved to approve the modification of the Quigley View Condominiums Design Review, for the removal of the carports and to submit a revised landscape plan prior to the issuance of a building permit. Pogue seconded; the motion passed unanimously.

Approval of Findings of Fact:

Rezone of Blocks 85 & 67

Scanlon moved to approve as written; Linscott seconded, the motion passed unanimously.

Eye Center Rentals Preliminary Plat

Linscott moved to approve as written; Scanlon seconded, the motion passed unanimously.

Eye Center Rentals Design Review

Scanlon moved to approve as written; Linscott seconded, the motion passed unanimously.

Approval of Minutes:

April 2, 2007

Linscott moved to approve as written; Scanlon seconded, the motion passed unanimously.

April 16, 2007

Linscott moved to approve as written; Scanlon seconded, the motion passed unanimously.

Commission Reports: Linscott stated she would not be present on June 4th. Marvel asked if the May 21st meeting was cancelled and Grotto concurred. Grotto asked Scanlon if there was anything interesting to report from the training seminar that he attended on subdivisions. Scanlon stated Jerry Mason pointed out subdivisions are unique in that they are developed and improved to be sold to the public and are maintained by the public forever. Scanlon said Mason stated there is not anything in America that can meet that definition. Mason spoke of environmental issues; Planning & Zoning Commissions typically don't deal with vacation issues; as a general rule, Planning & Zoning Commissions should stay clear from covenants for subdivisions unless there is an issue with the land development; everything the Commission does lasts for generations. He continued to state subdivisions are not compatible with agriculture or wildlife. Scanlon said Mason mentioned if you don't see it, don't believe it.

Staff Reports: The Life Church has been tabled until a date uncertain. The City Council may or may not remand it back to the Commission. Pogue asked to what extent the applicant can make changes for the Council as compared to what was presented to the Commission. Shay stated last Friday she met with the church's lawyer and representatives and they really want to make this work.

Zellers asked who was in charge of the Municipal Code; Grotto replied the City Council.

Shay stated she would be taking some time off during the summer. She mentioned she would not be in the office but would be working from home due to her children being out of school. Marvel asked if there was going to be extra help hired. Grotto stated she is not anticipating a busy summer and Shay can attend evening meetings if needed. If a big project came in like an annexation she would consider extra help.

Adjourn:

Zellers moved to adjourn at 7:40 p.m.; Linscott seconded, the motion passed unanimously.