

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
Monday, May 7, 2018
Hailey City Hall
5:30 p.m.

5:31:24 PM Pogue called meeting to order.

Public Comment for items not on the agenda

5:31:35 PM No public comment.

Consent Agenda

CA 1 Adoption of the Findings of Fact, Conclusions of Law and Decision for Text Amendment to Title 18, Mobility Design, Section 18.14, Standard Drawings, to modify the Standard Drawings to reflect updated materials and infrastructure goals. Proposed modifications include: revision of the water division drawings to allow for polyethylene water service lines in lieu of copper lines, transitions on the street division drawings to start working toward utilization of the "Idaho Standards of Public Works Construct" (ISPWC), which is a master document containing specifications and standard drawings for numerous infrastructure needs. Additional drawings have also been proposed by the street division for items such as: additional dry well and catch basin details, street tree planter details, and others.

5:32:06 PM Smith motioned to approve, Engelhardt seconded. All in favor.

~~**CA 2** Adoption of the Findings of Fact, Conclusions of Law and Decision For Title 17, Section 17.05.040 District Use Matrix, to create a new Overlay Zone, "Downtown Housing Overlay District", previously called "Mid-Residential Overlay Zone District". This District will be a new Chapter 17.04R, which includes general application, bulk requirements, density and parking space requirements.~~

Horowitz requested to pull CA 2.

5:32:26 PM Horowitz stated that Ord. was left out of the packet. Horowitz suggested reviewing at end of meeting. Smith stated that two of the three commissioners are not able to approve CA 2 as they were not present for that meeting. Horowitz agreed. Adoption of the Findings of Fact, Conclusions of Law and Decision For Title 17, Section 17.05.040 District Use Matrix, to create a new Overlay Zone, "Downtown Housing Overlay District", previously called "Mid-Residential Overlay Zone District". This District will be a new Chapter 17.04R, which includes general application, bulk requirements, density and parking space requirements will be moved to next agenda.

Public Hearings

PH 1 **5:33:43 PM** Consideration of a Design Review Application by John Reuter and Alexandra Praggastis, for a new 2,783 square foot single family residence, to be located at 102 South 4th Avenue (Lots 13, 14 & 15, Block 97, Hailey Townsite), in the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. The building layout of the new residence will align with that of the previous residence. A 667 square foot attached garage is also proposed. The existing home went through a 120-day Historic Demolition review period and was approved for demolition on March 17, 2018.

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[5:34:22 PM](#) Davis stated Reuter and Architect Tom Abby are present. Abby went through summary of project and location of project. Abby pointed out that location of landscaping in street right away. Abby showed existing street parking on 4th Ave. Removal of only two trees in back, remaining landscape to stay the same. Abby pointed out the snow storage to side of the driveway and wrap around porch facing the southern side and 4th Ave. Abby covered location of utilities. [5:41:31 PM](#) Smith asked the size of the trees being removed. Reuter explained trees being removed. [5:41:38 PM](#) Horowitz stated single family homes who are keeping as many trees as Reuter is, are not typically asked for an arborist report. [5:42:23 PM](#) Abby asked if there were any questions on site plan, commission stated no questions on site plan. [5:42:29 PM](#) Abby summarized floor plan for home. Including lighting fixtures on outside. Solar panels will be placed on south side of garage roof to hide from public. Abby went through design and materials of outside of home. [5:45:57 PM](#) Abby mentioned building will be about 8 in under height limit. Stated they tried to stay within style of Old Hailey. [5:47:18 PM](#) Horowitz asked Reuter if wanted to say anything regarding energy sources in home. [5:47:40 PM](#) Reuter went into detail explaining the intent of the house will be a net zero energy home. Reuter explained the process on how to accomplish this. [5:48:13 PM](#) Horowitz stated she would guess that this would be one of the most energy efficient homes in Hailey. [5:49:06 PM](#) Davis noted City Staff recommends striking Condition D and reasons why. [5:49:40 PM](#) Smith asked if light would be retained. Davis confirmed. Commission and Staff discussed and decided to leave Condition D. [5:49:57 PM](#) Horowitz asked Reuter to check whether the light was full cutoff and has right bulb. [5:50:08 PM](#) Davis stated Condition C city staff recommends a sidewalk be installed or a sidewalk in leu payment be made. [5:50:41 PM](#) Smith asked if there is a sidewalk on the other side of Bullion. Horowitz and Davis was confirmed there was. Smith confirmed this is a continuation of an existing sidewalk. Horowitz stated City is open to design options. [5:51:21 PM](#) Reuter listed potential issues with putting in a sidewalk. [5:52:21 PM](#) Pogue asked if had pictures showing area in question. [5:52:39 PM](#) Reuter provided clear photos from his phone showing the potential issues with adding the sidewalk. [5:55:00 PM](#) Engelhardt stated flower beds are subjective. [5:55:22 PM](#) Reuter stated home is currently gutted and has been for approximately five years. [5:55:55 PM](#) Pogue asked if there were pictures of the trees being removed. Reuter stated tree being removed is in similar size to existing trees. Reuter explained they attempted several site plans to avoid removing trees. This site plan currently was the best option to removing the least amount of the trees. [5:57:39 PM](#) Commission discussed trees being removed.

[5:58:33 PM](#) Pogue opened to public comment. Horowitz stated they have one public comment on table that was received from email. No other public comment.

[5:58:59 PM](#) Pogue closed Public comment. Commissioners discussed the plan and what they liked about it, all agreed style is keeping in style with other homes in area. Horowitz stated it was reviewed and due to bad work previously completed unable to relocate the old house. [6:00:32 PM](#) Engelhardt stated good plan. Smith asked how many pine trees on property. Reuter stated 4 on property 3 are being retained. [6:01:17 PM](#) Pogue asked about sidewalk. Engelhardt stated felt Bullion sidewalk was important. Smith stated options on how to accommodate large trees with the sidewalk. Smith feels sidewalk would be a benefits. [6:02:18 PM](#) Smith asked if there is a condition for the sidewalk. Horowitz confirmed there is, it is in Condition C. Horowitz agreed to strike out in leu portion of Condition C. Smith complimented Reuter on his home and design stating will be a nice addition to the city.

[6:03:19 PM](#) Smith motioned to approve the Design Review Application by John Reuter and Alexandra Praggastis for a new 2,783 square foot single family residence, including an attached, 667 square foot garage, to be located

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at 102 South 4th Avenue (Lots 13, 14 & 15, Block 97, Hailey Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through (k) are met as modified. Engelhardt seconded. All in Favor.

PH 2 [6:04:51 PM](#) Consideration of a Zone Change Application by William L. Pierpoint and George Kirk, for an amendment to the City of Hailey Zoning District Map. Proposed changes would rezone Lots 1A, 1B, 1C, 1D, 1E and 2, Block 4, Airport West Subdivision (1290 -1311 Citation Way and 1351 -1451 Aviation Drive), from Service Commercial Industrial Sales & Offices (SCI-SO) to Service Commercial Industrial (SCI-I). Lots adjacent and to the south are zoned the requested zoning district. The zone change would comprise of 183,387 square feet. Currently, all lots are vacant except Lot 2, Block 4 (1451 Aviation Drive - The Sage School).

[6:05:55 PM](#) Horowitz suggested to start by hearing from George Kirk on behalf of the applicant team. [6:06:05 PM](#) George Kirk representing Elmar Grahber and William Pierpoint. Kirk pointed locations Graver and Pierpoint own and his history related with this area. [6:07:13 PM](#) Kirk summarized the past projects and the current zone request. Kirk explained the reasons for the rezone from SCI-So to SCI-I, and stated does not believe this would have a negative effect on the current business owners in the area. [6:12:16 PM](#) Pogue asked if any questions. Engelhardt stated sounds logical. Smith asked if the grandfather permit would continue if the Sage School were to leave. Horowitz stated as long an educational entity were to enter into building within 6 months, the grandfathered permit would continue. Horowitz suggested possible change to District use matrix to allow for daycare/school. [6:13:48 PM](#) Smith asked Kirk what Pierpoint's plans are if/when Sage School were to move out. Kirk stated that building is designed to accommodate various businesses. Kirk stated that with this passing, Pierpoint understands that Sage School cannot be altered or expanded on. [6:15:15 PM](#) Kirk suggested possible to change what is allowed in that area. [6:16:02 PM](#) Kirk said as part of Airport West, parcel A, basically satisfies the open space/park requirement for Airport West. Kirk described the easements to access this parcel. [6:17:49 PM](#) Kirk stated additionally there is a 10ft easement on private property side and fence set back that back up to Parcel A. [6:18:15 PM](#) Horowitz stated could delete the Condition she suggested. [6:19:07 PM](#) Kirk went over details of pedestrian and vehicular access. [6:19:38 PM](#) Pogue asked if any other questions.

[6:19:46 PM](#) Pogue opened to public comment.

[6:19:53 PM](#) Tony Evans, Mountain Express, stated he had difficulty finding the four access points to Bradford Road.

[6:20:39 PM](#) Pogue closed public comment.

[6:20:46 PM](#) Horowitz stated it is a good point, and as these parcels develop those accesses will get signed. [6:21:05 PM](#) Smith stated as pedestrian trail in conjunction with the Colorado Preserve development, could make it more obvious as to where those points are. [6:21:15 PM](#) Kirk asked if the trails are going behind or in front. Horowitz stated hoping they will go in front of, currently discussing with both property owners. Kirk stated if there was an actual trail or delineation of some type would remove the concerns Tony had. [6:22:33 PM](#) Horowitz added this has been a robust addition to Hailey. [6:23:47 PM](#) Horowitz stated staff suggested three conditions of approval. Horowitz stated can delete Conditions C. Horowitz asked Kirk to clarify on the

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access to the Tax Lot 3913. Kirk explained where the access will be. [6:25:16 PM](#) Horowitz stated can delete Conditions B and C, leaving a note saying if and when Tax Lot is rezoned access from the rear should be the same as the surrounding. [6:25:59 PM](#) Smith asked if should access for some access from cul-de-sac. Kirk stated that part is City of Hailey property. [6:26:45 PM](#) Pogue confirmed deleting Conditions B and C leaving Condition A.

[6:26:57 PM](#) Engelhardt motioned to approve the request by Elmar Grahber William L. Pierpoint and George Kirk, for an amendment to the City of Hailey Zoning District Map for Lots 1A, 1B, 1C, 1D, 1E and 2, Block 4, Airport West Subdivision #2 (1290 -133 Citation Way and 1351 -1451 Aviation Drive), from Service Commercial Industrial Sales & Offices (SCI-SO) to Service Commercial Industrial (SCI-I), finding that the change is in accordance with the Comprehensive Plan, essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, the proposed uses are compatible with the surrounding area, and the proposed amendment will promote the public health, safety and general welfare, subject to conditions: a) If and when Tax Lot 3913 is rezoned, it shall be rezoned to SCI-I. Smith second. All in favor.

[6:28:53 PM](#) Smith asked if Kirk anticipates any develop for these lots. Kirk stated anticipates Grabbers to apply to develop lots 1A-1F shortly, including some self-storage use, light industrial use and residential.

Staff Reports and Discussion

SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.
(no documents)

- Discussion of Fire Facility needs

[6:29:43 PM](#) Horowitz stated Fire Chief asked if could be moved to different night.

SR 2 Discussion of the next Planning and Zoning meeting: **Monday, May 21, 2018**
(no documents)

[6:31:26 PM](#) Horowitz listed items to be discussed on 05/21/2018. Smith will not be present on 05/21. [6:32:09 PM](#) Horowitz stated Arch with proposal for 30 Senior Housing will be on the following meeting. [6:32:24 PM](#) Smith asked construction schedule. Horowitz is not aware yet but believes it will be in 2019.

[6:32:43 PM](#) Smith moved to adjourn, Engelhardt second. All in favor.

Adjourn