

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

5:30:18 PM Chair Fugate Called to Order

5:30:52 PM Public Comment for items not on the agenda, no comment. Public comment closed.

Consent Agenda

CA 1 Adoption of the Findings of Fact, Conclusions of Law and Decision for Design Review Application, submitted by L.L. Green Hardware for a new 17,549 square foot mixed-use building, to be located at 21 East McKercher (Lot 1, Block 2, Northridge Subdivision X). The new mixed-use space will include one residential unit of approximately 600 square feet, office space, retail and warehouse space. The project is located within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts.

5:31:01 PM Scanlon excused himself from CA 1.

5:31:34 PM Pogue motioned to approve CA1. Chair Fugate second. All in favor.

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision for Advocates for Survivors of Domestic Violence, represented by The Advocates, for a new safe house and nonprofit headquarters, to be located at 112 West Croy (Lots 1, 2, 3, Block 2, Croy Addition and Lot 5A, Block 30, Hailey Townsite) in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts

CA 3 Adoption of the Findings of Fact, Conclusions of Law and Decision for Design Review Application, submitted by Advocates for Survivors of Domestic Violence, for a new building to be located on River Street and Croy Street, consisting of a headquarters and safe housing for the Advocates of Domestic Violence, represented by Hollis Rumpeltes Architects. Development will occur in two phases. Phase One will include a three story, 12,153 square foot building and Phase Two will include a two story, 5,496 square foot building.

CA 4 Adoption of the Meeting Minutes from Tuesday, December 12, 2017.

5:31:16 PM Pogue motioned to approve CA2-CA4. Scanlon seconded. All in favor.

Public Hearings

PH 1 **5:31:54 PM** Consideration of a Preliminary Plat Application for Galena Condominiums (Myrtle Mixed Use), represented by Galena Engineering on behalf of Peter Heekin, for a mixed use building, located at 516 North Main St., (Lots 11, 12 and N. 25' of Lot 13, Block 64, Hailey Townsite), to be resubdivided into two (2) commercial units and five (5) residential units. This project is located in the Business (B) Zoning District.

[5:32:19 PM](#) Davis discussed this project is part of the Myrtle Mixed Use project that was approved in May 2017.

[5:32:44 PM](#) Sean Flynn summarized the project. Horowitz stated a restaurant has signed up for one of the commercial spaces. Scanlon asked if anything has changed. Horowitz and Flynn confirmed no.

[5:34:04 PM](#) Chair Fugate opened to public. No comment. Closed to Public. [5:34:15 PM](#)

[5:34:31 PM](#) Scanlon motioned to approve the Preliminary Plat Application submitted by Peter Heekin, represented by Galena Engineering, for approval of a 7-unit mixed-use condominium project, located in a new mixed-use building, known as Myrtle Mixed Use. The project is located at 516 North Main Street (Lots 11, 12 & N. 25' of Lot 13, Block 64, Hailey Townsite), 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 Ordinance, Title 18, and City Standards, provided conditions (a) through (f) are met. Pogue seconded. All in Favor

PH 2 [5:35:59 PM](#) Consideration of a Planned Unit Development (PUD) Application for Blaine Manor Senior Community by Arch Community Housing Trust, represented by Galena Engineering, on behalf of Blaine County, located at 706 S Main (Lot 3, Block 1, Hailey Townsite), for thirty (30) senior housing units on one (1) newly created lot. The project will consist of:

- Parking-under a two-story building
- Fourteen (14) two (2) bedroom units
- Sixteen (16) one (1) bedroom units
- Common area on the first floor, total of 4,442 square foot
- Open Space for resident use

A PUD is requested to allow the applicant to cluster a portion of the total allowable residential site density of 54 units on to a newly created parcel, Lot 1. 30 units will be clustered on Lot 1. Lot 2 is not proposed for development at this time.

[5:36:47 PM](#) Horowitz stated county representatives will be here at 5:45 p.m. Turned over to City Attorney, Chris Simms. Simms stated he has spent a significant amount of time with applicant and staff reviewing these applications. Found lacking in a major component that is we only have one portion of the appropriate applicants before you. That the owner is not currently an applicant on the subdivision or the PUD, which Simms finds to be necessary. [5:37:43 PM](#) Simms believe Applicant and Blaine County has been made aware of this and that Blaine County will be joining the application for the Subdivision and for the PUD. Simms does not find this troubling, just that right now we are missing a procedural matter, we need to have the additional party before any recommendations that the commission may have. That any approvals should be conditioned on that. Simms stated as technical matter recommendation to have a co applicant join on these applications. [5:38:43 PM](#) Chair Fugate asked if we are able to continue on. Simms stated can carry on as is, he is just recommending just that it be a condition of approval. [5:39:35 PM](#) Horowitz turned floor over to Michelle Griffith. [5:39:54 PM](#) Griffith explained how project began with the Blaine County. Explained working on northeast portion of parcel. This placement allows for the balance of the parcel to be more commercially used and be available for other uses. Also provides the seniors with buffers. [5:42:31 PM](#) In order to serve this site and assist in service of the balance in the parcel and surrounding area. Griffith explained request of access through the public alley. [5:43:32 PM](#) Griffith explained the how the alley will be paid for and by who. Griffith went on to discuss snow storage, and snow removal. Mentioned snow removal did cause some change in landscaping to be explained later. Griffith

turned floor over to Mark Sanders. Sanders introduced himself and provided brief history in previous projects, including the River Street Project. [5:45:46 PM](#) Sanders provided summary of parking and entrances, as well as outdoor amenities to include community garden, horse shoes and more. Sanders explained the first floor plan, showing parking spots and community spaces such as lounge area. Sanders explained the second floor plan, stating this is the first level of apartment units. All units will have a private balcony. Common spaces, laundry and exercise room on second floor will be available as well. Sanders explained third floor, noting similar to second floor. [5:50:16 PM](#) Sanders provided an explanation of materials for exterior of the building. Scanlon asked how tall the building is, Sanders confirmed it is 35 feet to the parapet. [5:51:06 PM](#) Scanlon asked if all roof water goes to exterior drains. Sanders confirmed there should not be any areas on the roof that snow should fall off. Two Inch deep reveals proposed to break up large plain on exterior of first floor. Scanlon asked how long River St has been up, Sanders stated approximately 6 years. Scanlon commented on siding used there, Sanders explained issues ran into with the product used at River Street and believes this new product will be better. Sanders showed pictures from River Street and pointed out what would be different with Blaine Manor. Explained how sidewalk will be generally covered by balconies. [5:57:28 PM](#) Sanders stated parking garage will be open with metal screens. Horowitz asked about snow removal from River St. Griffith stated in previous years was fine, but last year was expensive. Griffith explained some items that will change from River Street on the Blaine Manor. Explained that based off location, going for more of an industrial and urban feel. Sanders discussed the unit locations. Horowitz asked how many units. Sanders stated 15 units. [6:02:51 PM](#) Stahlnecker pointed out that a gravel section was added along alley that gives approximately six spaces for seasonal parking that could also be used for snow storage. Stahlnecker turned floor over to Griffith to explain landscape plan. Griffith explained changes made to landscape due to snow removal. Scanlon clarified that there were trees on the West side that were removed. [6:06:36 PM](#) Horowitz stated there is a five foot strip outside of the snow storage area, and there are a lot of urban projects where streets trees are between five feet. Horowitz suggested that between Staff and Applicant, can work for more trees back in that area. [6:06:53 PM](#) Chair Fugate asked would be the 4in caliper trees there. Horowitz stated possibly or honey locust which have been brought up to 3in caliper. [6:07:10 PM](#) Scanlon asked mature height of honey locust tree. Horowitz stated they are tall, that honey locust trees are considered a street canopy tree. Horowitz stated the City Arborist is glad that the applicant is trying the honey locust. Horowitz described suggestions from City Arborist. [6:07:32 PM](#) Horowitz suggested condition of approval that landscape plan should be revised to incorporate the comments from the City Arborist. Horowitz discussed potential replacement value of one for one could be the methodology for the Commission to consider. [6:08:23 PM](#) Scanlon asked to go back to pictures on River Street. Scanlon pointed out existing trees he felt were too large for the building there. Griffith explained reasons why those trees were kept. Horowitz explained trees from River Street project. [6:09:40 PM](#) Scanlon stated he was disappointed they were leaving out the pergolas. Griffith stated that was her decision and the reasons why. Chair Fugate agreed with Scanlon, stating it was still a residential building but that she understands. [6:11:12 PM](#) Chair Fugate questioned street and alley realignment. [6:11:47 PM](#) Tom Bergen does not have anything to add at this point. [6:11:51 PM](#) Horowitz asked if should do a summary. Chair Fugate said yes but has questions. Chair Fugate questioned if Lot 2 could be sold separately and if it would be restricted. Horowitz confirmed it can be sold separately but would be restricted by the 24 residential units. [6:12:48 PM](#) Horowitz summarized street and alley realignment, reasons why and that it has a potential to be made a private road. Horowitz stated had also discussed with School District. Horowitz discussed potential future projects in that area with Hailey Ice, Blaine County School District, and others. [6:18:14 PM](#) Stahlnecker pointed out locations where Blaine Manor will be getting service for water and sewer. Horowitz stated in regards to the infrastructure, the proposal by Stahlnecker and Galena Engineering team does meet the letter of the law. [6:19:30 PM](#) Horowitz clarified typically in commercial development you

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would see the infrastructure of water and sewer pipes to service go in at the time the alley/road is constructed. Horowitz stated that the County has been appraised of potential risks in the future with using the existing infrastructure. [6:20:04 PM](#) Griffith added that there is time approximately two years before the construction will start on the alley/road way. [6:21:05 PM](#)

[6:21:53 PM](#) Chair Fugate opened public comment for PUD. No comment. Chair Fugate closed comment. [6:22:55 PM](#)

[6:23:08 PM](#) Horowitz stated on page 11 of 11 on the Staff Report proposed to change Condition B to read “within 36ft right a way, construction of a 20 ft wide alley”. Last condition relates to shifting/clustering of the units. Chair Fugate clarified Horowitz is going to be more specific in the Preliminary Plat section.

[6:24:32 PM](#) Horowitz asked if Commission as any questions on PUD. No questions. Chair Fugate clarified three conditions on PUD, and the wording is being changed on B. Pogue asked if by calling the access as an alley today would cause issues in future. Horowitz stated it is possible to have it changed to a private street. Flynn added plat note just reserves the City of Hailey to abate that change, suggested to modify that City of Hailey or property owner.

[6:29:31 PM](#) Commission decided to hear all applications and public comment before making a motion.

[7:10:28 PM](#) Horowitz confirmed condition B will be deleted and can add condition that Blaine County is a co-applicant.

[7:11:55 PM](#) Pogue motioned to approve the Planned Unit Development (PUD) Application for Blaine Manor Senior Community by Arch Community Housing Trust, represented by Galena Engineering, on behalf of Blaine County, located at 706 S Main (Lot 3, Block 1, Hailey Townsite), for thirty (30) senior housing units on one (1) newly created lot, Lot 1, finding that the project meets the standards under Section 17.10 of the Hailey Municipal Code and conditions A-C as listed are met. Scanlon seconded. All in Favor.

PH 3 [6:30:23 PM](#) Consideration of Design Review Application for Blaine Manor Senior Community, represented by Arch Community Housing Trust, on behalf of Blaine County, located at 706 S Main (Lot 3, Block 1, Hailey Townsite), for thirty (30) senior apartment units.

[6:30:33 PM](#) Horowitz summarized questions, issues, and suggestions raised by staff and answers received. Horowitz suggested delete condition E regarding the Alley. Stating already included in the Preliminary Plat. Chair Fugate and Horowitz agreed to be more specific about condition J.

[6:32:22 PM](#) Chair Fugate opened to public hearing. Griffith discussed bike rack locations at River Street and stated some will be included in the garage at Blaine Manor.

[6:33:14 PM](#) Chair Fugate closed public hearing.

[6:33:24 PM](#) Scanlon confirmed Condition E is to be removed. Horowitz suggested wording to be changed on J. Chair Fugate asked if Conditions J and M could be combined. Horowitz clarified that more guidance from the Commission is needed on whether they want more trees on the front of the building vs. her comments had more to do with the trees already proposed. Horowitz stated if they wanted more trees in the front of the building then could add the exact number in Condition J. Horowitz stated she would delete the second sentence in J and have it read as replacement trees shall be equal or greater to the

replacement cost of the trees removed. [6:34:24 PM](#) Horowitz stated seemed that 3-4 could fit on in the landscape areas outside the snow storage. [6:34:51 PM](#) Discussion of trees ensued.

[6:38:20 PM](#) Chair Fugate questioned bike racks, Griffith stated they are aware need more bike racks than at River St. Chair Fugate stated to change O to read that bike racks should be added.

[7:13:07 PM](#) Horowitz confirmed Condition E will be deleted and Condition J which will now be Condition I shall read trees shall be added on the primary building frontage if conducive to snow removal, replacement trees shall be equal to or of greater value. Flynn asked what the value of the existing trees were. Horowitz stated design review reads as that and is a standard. Horowitz suggested value could include landscape changes as proposed may be counted towards this value.

[7:15:32 PM](#) Chair Fugate questioned sidewalk size. Flynn confirmed 5ft sidewalk, Griffith stated sidewalk meant to serve the building not the public. Scanlon asked what is between sidewalk and asphalt. Griffith stated it will be landscaped. Commission ok with 5ft sidewalk.

[7:18:20 PM](#) Horowitz asked if commission is good with blue color proposed. Chair Fugate confirmed yes.

[7:18:51 PM](#) Scanlon motioned to approve the Design Review Application for Blaine Manor Senior Community, represented by ARCH Community Housing Trust, on behalf of Blaine County, located at 706 S Main (Lot 3, Block 1, Hailey Townsite), for thirty (30) senior apartment units, 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 Ordinance, Title 18, and City Standards, provided conditions (a) through (n) as amended are met. Pogue seconded. All in favor.

PH 4 [6:39:23 PM](#) Consideration of a Preliminary Plat Application, titled Blaine Manor Subdivision, for the Blaine Manor Senior Community, represented by Arch Community Housing Trust, on behalf of Blaine County, located at 706 S Main (Lot 3, Block 1, Hailey Townsite), is resubdivided into two (2) lots. The total size of property is 119,354.4 square feet (2.74 Acres) Lot 1 (ARCH parcel is proposed to be 35,904 square feet). Lot 2 is 89,265 square feet. This project is located in the Business (B) Zoning District.

[6:39:56 PM](#) Horowitz discussed the minor comments on preliminary plat and suggestions for items to be changed. Horowitz suggested deleting word "Limited" in Plat Note 3. Horowitz suggested Plat note 6 say temporary access easement is granted here on to be removed once connectivity Werthheimer Park, block 1 is available. [6:40:59 PM](#) Horowitz stated wanted to include whole block. Flynn suggested edit to Plat Note 7 to read City of Hailey and property owner reserve the right. [6:42:09 PM](#) Plat Note 8 discusses asphalt. [6:42:27 PM](#) Horowitz stated may need asphalt to access Lot 2. [6:43:21 PM](#) Horowitz suggested Plat Note 8 should read as no portion of alley asphalt shall extend further than 13 ft from the alley center line towards lot 1. [6:43:46 PM](#) Horowitz stated wanted to make sure Blaine County was comfortable with Plat note 7 as it is putting all the maintenance if this alley becomes a private street on Lot 2, that none of the maintenance will be on the Arch Project. [6:44:21 PM](#) Chair Fugate questioned Condition C. Horowitz stated Condition C has been done and that it can be deleted or modified. Horowitz stated can have one condition of approval that the plat note can be modified to suggestions of

Staff. Horowitz stated everything in condition C and E has been done, and can be deleted. Plat Not 2 should read as Plat Note 3.

[6:46:53 PM](#) Chair Fugate stated believes need to include condition that this is dependent of Blaine County becoming co-applicant. Chair Fugate opened to public.

[6:47:37 PM](#) Angenie McCleary, Blaine County Commissioner, referenced the letter of intent to be co- applicant. Discussion ensued regarding if co-applicant. Horowitz stated can just add condition to PUD that Blaine County is a co applicant.

[6:50:38 PM](#) Chair Fugate opened public hearing.

[6:50:46 PM](#) Tom Bergin, Blaine County, stated property currently has sewer service, asked if it is grandfathered into Block 1 or if it expires. Note 7 was not reviewed by Blaine County Commissioners on Wednesday, and may need further conversation. Third comment, in that note discusses depending on nature and density of redevelopment asked that Staff discuss further as to what it means.

[6:53:53 PM](#) Chair Fugate closed public hearing on Preliminary Plat.

[6:54:02 PM](#) Horowitz addressed Bergin questions. Stating sewer service there is grandfathered. Horowitz discussed concerns from City Engineer regarding sewer service. [6:55:15 PM](#) Horowitz stated density intensity refers to fact that is a zero setback business zoned district and could end up with as many buildings in there as long as there was parking. [6:55:43 PM](#) Bergin asked if there was a threshold between private and public road. Horowitz discussed that yes but a public road must be 60 ft wide. [6:56:30 PM](#) Bergin asked about governing on private street-max allowed to do. Horowitz discussed previous private roads approved near Kings and Natures Grocer. Public road will not be accepted if less than 60ft dedication. [6:58:40 PM](#) Horowitz did note that there is a very good chance that the intersection of Maple and Main may need a signal light. Horowitz stated typically if there was a signal there would be proportionate shared payment. [6:59:34 PM](#) Horowitz stated just wanted to make note of the need of future conversation of this. [6:59:53 PM](#) Scanlon asked if that was made a public street, if it would be too close to the highway. Horowitz said it is possible that it is to close, and may be able to be considered a public street. Chair Fugate stated intent to leave as private road is not to restrict the county. [7:01:45 PM](#) Horowitz stated public works director felt need to reserve the right to analyze it if the need arose.

[7:19:45 PM](#) Horowitz discussed changes to conditions and typos to be corrected. [7:20:23 PM](#) Horowitz suggested deleting sentence regarding about maintenance. Chair Fugate stated needed to add condition that Blaine County is co applicant. Griffith asked options to let council know have reviewed plat note 7. Horowitz read plat note 7, discussion ensued of wording for plate note 7. [7:22:33 PM](#) McCleary stated Blaine County does not have intention of owning Lot 2. Griffith explained reason for Plat Note 7, stating not able to afford maintenance. [7:26:24 PM](#) Bergin stated aware unusual for applicant to go back and discuss with themselves, but due to Plat Note just becoming available yesterday and representatives of Blaine County not able to decide. [7:28:34 PM](#). Scanlon suggested adding verbiage providing it complies with City Ordinances. [7:29:07 PM](#) Chair Fugate suggested continuing this project, Griffith suggested Plat Note 7 be removed and if needed to be added back at City Council. Stahlnecker referenced design review standards and why alley works well. [7:31:01 PM](#) Stahlnecker stated believes Plat Note is

important but wants to make sure the Senior Community is not encumbered, stating if it is easiest to remove clause and bring back to city of council. Chair Fugate and Horowitz discussed wording regarding the maintenance. Stahlnecker suggested wording it that the burden cannot be placed on Lot 1. [7:32:55 PM](#) McCleary suggested leaving as is, being approved, than if Blaine County Commissioners have issue than can be changed in the City Council meeting. Griffith suggested research be done to see if road allowed. Horowitz said it is still a reasonable idea, waiver could be obtained. [7:34:37 PM](#) Pogue stated as long as it is understood and clear that the Senior Housing that Arch is building has no responsibility to the road, he is comfortable moving forward. [7:34:58 PM](#) Horowitz stated will note this conversation in the findings of fact. If alley is converted to private street maintenance cost shall not be the responsibility of Lot 1 Block 1. Horowitz confirmed changes: Condition C is struck, Condition E is struck, corrections to old Condition L new Condition I, new Condition K other plat notes shall be amended as noted in the hearing, new Condition L reads Blaine County is the co-applicant of this application. New condition M reads Plat Note 7 shall be amended to read if converted to a private street, maintenance cost shall not be responsibility of Lot 1, Block 1. Pogue confirmed Conditions A-M.

[7:38:13 PM](#) Pogue motioned to approve the Preliminary Plat Application for Blaine Manor Subdivision by ARCH Community Housing Trust and Blaine County located at 706 South Main Street (Lot 3, Block 1, Hailey Townsite, finding that the Application meets all City Standards, and that Conditions (a) through (m) as amended are met. Scanlon seconded all in favor.

PH 5 [7:02:53 PM](#) Consideration of a City-initiated Street Vacation to vacate certain sections of City Right-of-Way along W. Maple Street east of the alley, thereby reducing the City of Right-of-Way from 100' to 20'. The section proposed for vacation is as follows, "Wherein two 40-foot wide strips of Maple Street, one of which is adjacent to Lot 10, Block 4, Hailey Townsite, and one of which is adjacent to Wertheimer Park, Lot 3, Block 1, is being proposed for vacation within Sections 9 and 16, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho."

[7:03:23 PM](#) Horowitz explained vacation proposal. Stating city would retain 20 ft in the middle. 40ft on opposite side would be given to property owner. Horowitz stated believed it is required to equal give to property owners on both sides. Horowitz stated reasoning behind proposal. Griffith [7:06:09 PM](#) stated vacating as much as possible is useful in application process. Horowitz stated area is $40 \times 114.98 = 4599.2$. Horowitz stated City of Hailey does want this project.

[7:07:57 PM](#) Chair Fugate opened to public.

[7:08:06 PM](#) McCleary questioned the comment about the Fire Chief saying that 20ft was sufficient. Wants to make sure this was a recent conversation as of Tuesday. Horowitz confirmed she spoke with after said meeting.

[7:09:09 PM](#) Horowitz asked Hoey if this effected any operations at the school. Hoey said no.

[7:09:35 PM](#) Chair Fugate asked if any other comments on this topic or in general. Chair Fugate opened to public, no comment. Chair Fugate closed public comment.

[7:09:55 PM](#) Chair Fugate closed public comment.

[7:39:01 PM](#) Chair Fugate confirmed Chief is good with 20ft. Scanlon asked if possible the school property could be sold. Horowitz stated there is a clause that it reverts back to the City of Hailey. Scanlon suggested increase to 26ft wide so could be converted to an alley. [7:40:04 PM](#) Griffith confirmed able to do that. [7:40:52 PM](#) Howard Royal mentioned that there have been a number of conversations regarding this property over the years, Chair Fugate confirmed that it makes sense. [7:41:26 PM](#) Horowitz confirmed our alleys are typically 26ft, so it should work.

[7:42:35 PM](#) Scanlon motioned to recommend to the City Council approval of the vacation of public right of way consisting of two 37-foot wide strips of Maple Street, one of which is adjacent to Lot 10, Block 4, Hailey Townsite, and one of which is adjacent to Wertheimer Park, Lot 3, Block 1, within Sections 9 and 16, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, finding that the vacation is no longer needed for public use, is expedient for the public good, is in accordance with the Comprehensive Plan, future development of the neighborhood will not be compromised, the current use and general configuration of public access would not change. Pogue seconded. All in favor.

Staff Reports and Discussion

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

SR 2 [7:45:35 PM](#) Discussion of the next Planning and Zoning meeting: **Monday, June 18, 2018.**
(no documents) [7:45:35 PM](#) Horowitz confirmed next meeting and summarized agenda.

Adjourn [7:46:11 PM](#) Pogue motioned to adjourn, Scanlon seconded. All in favor.