

MEETING MINUTES

HAILEY PLANNING & ZONING COMMISSION

Monday, August 20, 2018

Hailey City Hall

5:30 p.m.

Present

Commission: Chair Fugate, Dan Smith, Richard Pogue, Owen Scanlon, Jeff Engelhardt

Staff: Lisa Horowitz, Robyn Davis

5:28:25 PM Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of the Meeting Minutes of July 10, 2018. **ACTION ITEM**

CA 2 Adoption of the Meeting Minutes of August 6, 2018. **ACTION ITEM**

CA 3 Adoption of the Findings of Fact, Conclusions of Law and Decision for Consideration of Design Review Application by Juan Espinosa, represented by Juan Espinosa for a 2,905.57 square foot two-story commercial building. This proposal includes a commercial building composed of two separated spaces, one space for the owner and the other space to be utilized as a rental space. The project is located at 4309 Glenbrook Dr. (Lot 11, Block 42, Woodside Sub#10), in the Light Industrial (LI) Zoning District. **ACTION ITEM**

CA 4 Adoption of the Findings of Fact, Conclusions of Law and Decision for a City-Initiated Text Amendment to Title 17.07: Supplementary Location and Bulk Requirements, 17.07.010: Supplementary Yard Setback Requirements, 17.07.010F: Side Yard Setbacks of Normal Corner Lot and 17.07.010G: Reverse Corner Lots, reference these code sections as footnotes in Title 17.05, Office Zoning Map and District Use Matrix, 17.05.040: District Use Matrix. **ACTION ITEM**

5:29:15 PM Scanlon motioned to approve CA1 through CA 4. Smith seconded. All in Favor.

Public Hearings

PH 1 [5:29:41 PM](#) Consideration of Design Review Application by Old Rialto Hotel, LLC, represented by TND Architects, PLLC, for an interior renovation to an existing 7,798 square foot, two-story mixed-use building. This proposal includes the remodel of the first-floor commercial space, and the addition of employee housing on the second floor. Three (3) residential units and one (1) short-term unit are proposed. These units' range in size of 470 square feet to 869 square feet. The short-term unit is approximately 339 square feet. This building was formerly known as The Hailey Hotel. The project is located at 201 S Main St. (Lot 1 and 2, Block 29, Hailey Townsite), in the Business (B) Zoning District. **ACTION ITEM**

[5:30:33 PM](#) Horowitz turned project over to Dave Anderson. Anderson introduced himself as the President and primary investor of Old Rialto Hotel LLC. Anderson summarized the hotel history and their future plans for the hotel. Anderson stated materials found in the basement were donated to the Land Trust Building Material Thrift Shop. [5:33:25 PM](#). Anderson explained their hope is to get the approval for this project so they can move forward into the Building permit stage. Anderson introduced Tom Dabney, Joann Dixson, and Dan Dracket. [5:34:35 PM](#) Chair Fugate asked if the building has historic designation. Anderson stated yes it is on the national register and he had discussed this with Horowitz. [5:35:27 PM](#) Horowitz explained reason why this project is going in front of the Planning and Zoning Board. Tom Dabney, architect, described changes being made to the building, property line of the building, surrounding businesses, offsite improvements. Dabney described the entry ways, retail space, private living residents, parking, unloading areas, storage areas and dumpsters. Dabney described retail and resident outdoor areas. Chair Fugate asked if trucks would have to back out in the alley. Dabney confirmed yes they would. Dabney discussed a conversation he had with a driver regarding the dumpster location. Chair Fugate asked if people donating would have to pull in and back up. Dabney said no and explained intention. Chair Fugate asked about the state of the alley. Dabney stated he does not believe alley is in bad shape. Dabney went into detail of changes for each floor, starting with basement. Dabney went on to describe the main floor plan and changes being made. Scanlon asked why creating a new door to the stairway vs. using the existing. Dabney stated they are using the existing door. Smith asked if area in office would be filled in, Dabney confirmed yes. Dabney moved on to the second floor describing units to be added. Horowitz asked someone from the board to describe goal of the short term rental. Joann Dixson, Executive Director and Medical Director for Mountain Humane, explained the issues with employee housing and that they are looking to use the short term studio unit for housing for visiting speakers, veterinarians, interns and others volunteering their services. [5:57:39 PM](#) Horowitz pulled up windows. Scanlon asked if all windows on second floor operate. Dabney confirmed they have been replaced at some point and all work. Pogue asked if roof is a low slope roof off the back. [5:59:07 PM](#) Dabney confirmed it is. Dabney stated ideally would like to move tree on back of property. Anderson explained why would like to remove existing

tree and where would like to replace it. Anderson asked Horowitz the process. Horowitz explained the process if were to remove the tree. Anderson went on to discuss the street trees and ideally will come back to commission in spring with a better idea of what they will be doing regarding the street scape. [6:01:16 PM](#) Dabney explained relocation of mechanical units and other changes to the building. [6:02:50 PM](#) [6:05:03 PM](#) Horowitz asked if both floors will be air conditioned. Dabney confirmed yes. [6:06:26 PM](#) Dabney pointed out additional trees would like to remove. Chair Fugate asked about the vines. Dabney explained what happened to the vine and why it was removed from side of building. Smith asked if intention is to replace the ivy with something else. Dabney explained plans for future planting ideas. Dabney provided a computer rendering of future building. Smith asked about if there was another entrance on the southeast corner. Dabney said from some earlier pictures appears there were large windows not an entrance. Chair Fugate asked if plan to leave the Hailey Hotel and Date sign. Dabney said there will be something there. [6:12:46 PM](#) Anderson said the signage is something they will need to work out with Mountain Humane. [6:14:31 PM](#) Horowitz asked about the mural on the back of the liquor store. Anderson said it will probably stay as it is on their property. [6:14:59 PM](#)

[6:15:36 PM](#) Horowitz explained the suggested conditions of approvals from staff. Staff and Commission discussed conditions of approval. [6:19:34 PM](#) Scanlon asked where the handicap parking is and how they will be handling A.D.A requirements. Dabney discussed handicap and ADA requirements. [6:20:32 PM](#) Scanlon also asked where bike rack would go. Dabney explained potential locations for bike racks. [6:21:36 PM](#) Pogue asked about curb, gutter and sidewalk. Horowitz answered that they had discussed it internally and it was determined that it was bad. [6:22:25 PM](#) [6:23:26 PM](#) Smith asked about the snow removal and energy efficiency. Dabney confirmed process of snow removal, and explained energy efficiency plan. Smith stated he would encourage him to look at that, as there are requirements in the code and long term cost savings. Engelhardt added there is a good opportunity for solar on the south wall. Smith confirmed mechanical equipment will be relocated to center of roof and the electrical will go into the basement. [6:27:07 PM](#) Pogue stated think it would be really important to have a plaque to the Old Rialto Hotel somewhere on the building. Horowitz asked if there was a plaque already. Anderson confirmed there is an existing plaque and they are also discussing putting photos of the original building on the interior wall. Chair stated she was glad they are going to acknowledge the historic value. [6:29:24 PM](#)

[6:29:32 PM](#) Chair Fugate opened to public comment.

[6:29:39 PM](#) Tony Evans, Idaho Mountain Express, asked if there has been a completion date been mentioned? Would be interesting to know who all the investors are? Thought he heard the units upstairs would go to employees.

[6:30:56 PM](#) Joann Dixon, Executive Director and Medical Director of Mountain Humane, read a statement from Mountain Humane thanking the Old Rialto LLC for allowing Mountain Humane to utilize this space.

[6:32:44 PM](#) Chair Fugate closed public comment.

[6:32:53 PM](#) Anderson responded to Evans questions: explained trend of employers providing employee housing, other investors wish to remain private, and hope to have completed by May.

[6:35:26 PM](#) Chair Fugate added to condition j and suggested new condition regarding trees.

[6:37:06 PM](#) Horowitz added that staff had discussed with the applicant team regarding the loading and circulation in the rear. Horowitz believes that having an inside sorting area, the dumpster being enclosed and the truck being able to pull of the alley is a huge improvement from the way operations are currently. Chair Fugate and Horowitz discussed the improvement of the storage.

[6:38:36 PM](#) Smith added great plan and thought well through, idea of them giving the building some TLC is much appreciated. Smith discussed the unique character of the building and traffic pattern.[6:40:01 PM](#) Smith discussed the dumpster and if they plan to continue to sending materials not used to the Dessert Industry. [6:40:20 PM](#) Dixon responded that desert industries have pulled their pods in this area. Chair Fugate stated she appreciates that Hailey has done more to protect its original buildings and that she is appreciative that this building will be taken care of. Chair Fugate asked about deed restrictions, if units will be available for purchase by employees. Anderson stated thoughts are strictly rentals or possibly transitional for new employees until they can find their own place. Anderson confirmed intent is that the units will be restrict, will not go on the market. Chair Fugate stated she thinks this will great and that building will be ultimately used to its capacity than it has been in a long time. Chair Fugate added that she would encourage some information and history that is available that they can provide. [6:43:43 PM](#) Engelhardt following up on Chair Fugate's comment, based off the nonprofit and interest of this project suggested possible interest in the public to sell pavers with names engraved to bring the project along. Engelhardt added looking at the front elevation and the exterior retail area, asked if there was some visual communication between the sidewalk, street and the retail product in the back, suggesting wire grids versus solid items.[6:44:38 PM](#) Dabney stated they has discussed that a little bit. Scanlon said it was a great project that he agrees with Smith that this not a big money maker but that someone is saying lets invest in Hailey. Smith confirmed new conditions.

[6:45:54 PM](#) Smith motioned to approve the Design Review Application by Old Rialto Hotel, LLC, represented by TND Architects, PLLC, for an interior renovation to an existing 7,798 square foot, two-story mixed-use building. The project is located 201 South Main Street (Lots 1 and 2, Block 29, Hailey Townsite) within the Business (B) 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 Ordinance, Title 18, and City Standards, provided conditions (a) through (l) are met. Pogue seconded. All in favor.

Staff Reports and Discussion

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

Janet available 4th, but will be gone the rest of September. Horowitz discussed items to be discussed on the 4th and 24th. Horowitz asked if should move forward with a text change to add lot drawing into code explaining reverse corner lot. Commission agreed.

SR 2 Discussion of the next Planning and Zoning meeting: Monday, September 4, 2018.
(no documents)

6:54:41 PM Scanlon Motioned to close. Engelhardt Seconded. All in favor.