

MEETING MINUTES

HAILEY PLANNING & ZONING COMMISSION

Monday, September 24, 2018

Hailey City Hall

5:30 p.m.

Present

Board: Dan Smith, Richard Pogue, Jeff Engelhardt, Own Scanlon,

Staff: Brian Yeager, Lisa Horowitz, Robyn Davis

[5:26:55 PM](#) Call to Order

[5:27:26 PM](#) Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of the Findings of Fact, Conclusions of Law and Decision for a City-Initiated Text Amendment to Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04N.060: Public Hearing: to edit item A. Notice, and add a subcategory 1. Posting on Premises. **ACTION ITEM**

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision for Design Review Application by The Counterbalance, represented by Mark Gasenica, for a 3,084 square foot two-story commercial building. This proposal includes a commercial retail and storage area on the main floor (2,188 square feet) and an office and storage area on the second floor (896 square feet). The proposed use of the commercial area is for a coffee shop. The project is located at 811 North 1st Avenue, (Lot 1, Taylor Subdivision), in the Business (B) Zoning District. **ACTION ITEM**

[5:27:48 PM](#) Scanlon motioned to approve CA 1 and CA 2, Smith seconded. All in favor.

Public Hearings

PH 1 [5:28:06 PM](#) Consideration of Design Review Application by 410 North Main Street, LLC, represented by Mark Gasenica, for a new 384 square foot detached Accessory Dwelling Unit, which consists of a 256 square foot main floor and 128 square foot second floor. This project is located at 410 North Main Street, Hailey (Lots 13 and N. 20' of 14, Block

57, Hailey Townsite) within the Business (B) and Townsite Overlay (TO) Zoning Districts.
ACTION ITEM

[5:28:52 PM](#) Davis introduced project and provided background history. Davis turned project over to Mark Gasenica. Gasenica introduced owners of project and described the project as changing from an existing shed to an ADU. Gasenica provided details of changes to be made, materials to be used, parking and landscaping. Horowitz stated that spoke with Kelly Schwartz, Streets Super Intendent concerning public comment in packet regarding snow removal, providing update on snow removal process in this area. Engelhardt asked if ADU will be fore employee housing, Margret Ballos stated that it could be. Smith asked if considered running trim all the way around, Gasenica said can do if it would be preferred. Scanlon clarified coloring of siding. Scanlon and applicant discussed gable vent. Pogue asked about equipment to be used for heating, Gasenica stated would all be wall heaters. Pogue asked about trash, Gasenica pointed where trash would go. Scanlon and Gasenica discussed 2x4 walls and usage of R23.

[5:38:44 PM](#) Pogue opened to public comment.

[5:38:55 PM](#) Richard Nielsen, asked what type of foundation will be used. Gasenica stated it was a slab. Nielsen sited concern of freezing, Gasenica confirmed had thought of this.

[5:39:37 PM](#) Pogue closed public comment.

[5:39:46 PM](#) Smith noted typo's on 17.06.080a in 2C, D and 3A. Smith asked about drainage. Pogue confirmed changing roof. Horowitz stated new condition L if commission wanted to add base trim on all four sides of building. Engelhardt asked about exterior storage and car spaces. Gasenica confirmed no exterior storage but does have car spaces. Scanlon stated great use of existing structure.

[5:41:24 PM](#) Scanlon motioned to approve the 410 North Main Street, LLC, for approval of a new 384 square foot, detached Accessory Dwelling Unit, to be located at 410 North Main Street (Lots 13 and N. 20' of 14, Block 57, 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 Title, and City Standards, provided conditions (a) through (l) are met. Smith seconded. All in favor.

PH 2 [5:43:11 PM](#) Consideration by the Hailey Planning and Zoning Commission of an Annexation Application from 2-IT Ranch, LLC, to annex 11785 State Highway 75 (SWNW TL 7137, Sec. 4, T2N, R18E), comprising a total of 12.91 acres, into Hailey City Limits. Recommended zoning of the property is Limited Residential 2 (LR-2) and Recreational Green Belt (RGB). Included in the annexation request is a Planned Unit Development request and Preliminary Plat.

[5:43:30 PM](#) Horowitz explained project will not be presented tonight per applicant request, that would be to take public comment tonight and a full presentation will take place on the

first meeting in November. Commission questioned if public comment would be relayed back to applicant, Horowitz confirmed yes and introduced applicants that are present.

5:44:42 PM Pogue opened to public comment.

5:45:05 PM Keith Winnovich, lives on 2nd Ave, questioned if public or private. Applicant confirmed public. Winnovich asked if any analysis has been completed in terms to increase of traffic on 2nd Ave, and if an impact analysis regarding water usage has been done. Winnovich described potential impact of water usage. Winnovich stated access on drawings appears to narrow, and asked if Fire Department has reviewed it. Winnovich asked what the benefit to the city is.

5:48:22 PM Roland Nickerson, across the street from where all the homes are going, stating his complaint is that the proposed homes are not conforming to existing homes. Concerned about the road on Hwy 75, water pressure problem, traffic and density out of conformity with the neighborhood.

5:49:52 PM Lynn Askew, 1840 N 2nd Ave, listed 3 issues: historically low water pressure, asked what can be done to increase it or at least not decrease it. Second issue is traffic, asked what can be done for traffic control and if a traffic study has been completed. Third issue, what kind of zoning would this be if business enterprise were to fail.

5:51:42 PM Gordon Flade, 1820 2nd Ave N, provided photos taken today. First photo is of standard static pressure reading with no irrigation going on, second photo is a dynamic pressure test showing a single bathtub filler, third photo is a dynamic pressure with the bathtub filler turned off and one sprinkler zone with five small rotors with 2 gal per minute modules in the rotors. Flade provided his history in area and issues with water pressure.

5:55:00 PM Cheryl Allaire, lives on 2nd Ave, echo's same concerns brought up by others. Allaire stated her understanding is that part of application is a question of how this development is consistent with surrounding neighborhoods and that does not see how this development meets this requirements. Stated also has concern of the road and the water pressure.

5:56:22 PM Jean Reynolds, 1331 Northridge Dr, request that the benefits of having a golf course be considered. Reynolds stated in her area they really don't have water issues. Believes there are benefits of having a golf course, additional affordable townhomes, citing Cutters has single homes that work well, benefits to the animals in area, and believes having the space and place for kids to go to is a good benefit. Reynolds stated statistics exist showing golf can benefit kids.

5:59:38 PM Robert Wheeler, 461 W Meadow Dr, discussed issues and concern of water and density in area. Wheeler stated has lived in the subdivision for 30 years and that the water has been bad for forever. Suggested putting a frontage road along Highway 75 and put all the frontage along there so it does not impact Northridge.

6:01:12 PM Curt Noetzold, 1661 2nd Ave, concern is if golf course does not work what is stopping the development of the rest of the property with the same density.

6:01:56 PM Robert Wheeler, asked where the water is coming from.

6:02:15 PM Dave Cropper, stated that has been involved with Northridge in 1979 and providing history of Northridge listing what was required and not required. Cropper stated there are some situations there to be reviewed by the City and agrees with the issues of water pressure.

[6:04:26 PM](#) Tony Evans, Mountain Express, request that everything in the Staff Report is correct and current.

[6:05:09 PM](#) **Pogue closed public comment.**

[6:05:22 PM](#) Sam Stahlnecker, Galena Engineering, explained reason for continuation. Stahlnecker stated explained what is proposing; citing will go in more detail during the presentation on November 5th. Sean Ecker, explained how the golf course has been designed to use the minimal amount of water.

[6:09:24 PM](#) **Pogue reopened public hearing.**

[6:09:36 PM](#) Guy Bonnivier, asked about water usage for trees.

[6:09:57 PM](#) **Pogue closed public hearing.**

[6:10:10 PM](#) Brian Yeager, Public Works Director, stated will be working with the applicant to get an accurate, localized water pressure. Yeager explained goal in plan for water pressure. Horowitz asked Yeager to explain reason water pressure is poor. Yeager explained why could be having poor water pressure and that will be reviewing issues. Smith asked if anticipates adequate water supply and pressure will be available. Yeager stated does expect to find areas with pressure issue and hopes to resolve. Yeager stated currently Northridge does have adequate pressure and supply per DEQ standards. Horowitz responded to Tony Evans that have not heard of any changes to the Staff Report. Smith asked about part of the existing water rights on this property are stock water and if convertible to irrigation. Stahlnecker stated will have to look into and what the current goal is. Stahlnecker added that they have been looking into the water demand and supply, they requested the fire hydrant flow from the City Fire Department. Based off the results does not anticipate the addition of the golf course will impact the pressures in such that they would not confirm with DEQ. Scanlon asked the size of parcel that the housing is located on, Stahlnecker stated provided sizes confirming acre for cottages houses. Scanlon stated this is the third hearing he has set on regarding this property and that water has always been an issue. Scanlon questioned waiver versus variance or conditional use. [6:18:38 PM](#) Horowitz explained the waiver is the standard language in the PUD. Engelhardt asked intent of housing, Sara York explained it is a product for sale but the goal in mind is to have residents in the service industry and be part of their operations. York stated apartments above the garage are intended for employee housing. [6:20:02 PM](#) Pogue asked if intend to use carts, York stated no carts. Pogue confirmed first meeting in November is November 5th.

[6:22:08 PM](#) **Engelhart moved to continue this project, 2-IT Ranch to November 5th. Scanlon seconded. All in favor.**

[6:23:15 PM](#) Horowitz request commission to make a motion to extend Wood River Insurance Design Review by 6 months. Staff and Commission discussed extension request.

[6:25:21 PM](#) **Engelhardt motioned to grant 6 month extension. Smith seconded all in favor.**

Staff Reports and Discussion

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

[6:25:39 PM](#) Commission and staff discussed upcoming projects.

SR 2 Discussion of the next Planning and Zoning meeting: **Tuesday, October 2, 2018.**
(no documents)

[6:28:37 PM](#) Smith motioned to adjourn, Scanlon seconded. All in favor.