

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
March 22, 2018
Hailey City Hall
5:30 p.m.

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

Staff: Lisa Horowitz, Robyn Davis, Chris Simms

Call to Order

5:29:59 PM Chair Fugate called the meeting to order

Public Comment for items not on the agenda

5:30:28 PM No public comments for items not on the agenda

Consent Agenda

CA 1 Adoption of the Meeting Minutes of March 5, 2018

5:30:39 PM Richard Pogue and Chair Fugate abstain from motion, as both were absent. Engelhardt motioned to adopt the Consent Agenda items. Smith seconded and Smith, Engelhardt and Scanlon were in favor.

Public Hearings

PH 1 *Consideration of a Design Review Application by ARCH Community Housing Trust, for four new units consisting of two 3,896 square foot buildings, to be located at 3920 Woodside Boulevard (Lot 14, Block 46, Woodside Subdivision No. 11) in the General Residential (GR) Zoning District.*

5:32:12 PM Michelle Griffin briefly described the project. Tom Dabney presented the ARCH project, noting details of site plans, exterior materials and fencing. Dabney discussed proposed trees and landscaping, curb cuts off of Woodside and width of parking aisle. Discussion ensued.

5:43:40 PM Scanlon questioned the mesh that will be included on the fence. Scanlon believes split rail fencing is very inconsistent. Griffin explained that the fence will be similar to a split rail fence; however, rails are not going into the ends due to inconsistency of post and rail widths/sizes. Dabney noted that mesh wire will be similar to hog wire: hard to see unless close in proximity to fence.

5:45:22 PM Engelhardt questioned the distance between the fence and the building. Dabney confirmed that distance is approximately four to six feet. Engelhardt also questioned total number of drywells. Dabney noted that the revised Civil Plan, completed by Galena, is the most accurate – one drywell and three catch basins.

5:46:51 PM Smith questioned the total points of egress for each residence. Dabney noted that there is the front door and garage door. Dabney confirmed that that proposed egresses meets code. Smith also questioned guest parking spaces and impeding access for City Staff and Responders. Horowitz noted that access is so infrequent that both parties approved the proposal. Smith also whether or not Energy Standards would be met. Dabney noted that the project will meet two Energy Standards: both glazing window standards, as well as the use of Energy Star rated appliances/high efficiency furnace and water heater, and less wood, more insulation. Smith also questioned irrigation. Griffin noted that ARCH is proposing to irrigate trees until City of Hailey is able to establish the park area and irrigate trees themselves.

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[5:51:14 PM](#) Scanlon questioned whether or not Dabney has considered moving the down spouts to the other end and removing one of the exterior lights, instead of having two. Dabney confirmed that that changes could be made. Scanlon questioned whether or not fire wall needs to go through to the roof. Dabney noted that it does not need to. Scanlon also questioned whether or not Dabney considered putting landscaping in gravel area to the south end of the lot (closest to Building Materials Thrift Store). Dabney noted that area is narrow, approximately four feet. Gravel has been proposed to help with drainage. Scanlon also questioned the size of gravel. Dabney noted that gravel would be 1" to 1.5" gravel. Dabney also noted he considered landscaping in gravel area; however, Galena would like to utilize graveled area for runoff, etc. Scanlon also questioned whether or not Design Review commentary was submitted. Dabney was not aware this was a requirement. Horowitz noted that per Municipal Code, we do not require a write-up. Scanlon noted that that it is a requirement on the Design Review checklist.

[5:54:11 PM](#) Engelhardt believes project looks good and has no concerns with project.

[5:55:07 PM](#) Chair Fugate opened the item for public hearing. Dave Keir, 1061 Cherry Hill, shared concerns with parking.

[5:56:07 PM](#) Michelle Griffin reminded the Commission, Staff and public that these are ARCH owned units, which parking can be regulated by ARCH. Griffin noted that ARCH will conduct weekly drive-bys, as well as in-house inspections to keep site clean.

[5:57:14 PM](#) Chair Fugate closed the item for public hearing. Chair Fugate commented on parking and commends ARCH for weekly drive-bys and walk-ins to maintain site. Pogue questioned what materials will be utilized behind the homes. Dabney noted that grass will be planted and ARCH will maintain it. Griffin also noted that rent of homes includes: utilities, garbage, snow removal and landscape maintenance. Engelhardt believes that when utilities are included in a package, there is no water conservation kept in mind. Engelhardt suggested reconsidering including utilities in rental agreement. Griffin noted that if they notice inappropriate use, ARCH can and will adjust rental price to reflect usage. Scanlon noted that it is a nice project and he particularly likes the collaboration between ARCH and current residents.

[6:01:36 PM](#) Smith agreed with Scanlon's comments. Smith suggested utilizing turf as landscaping, rather than grass, to conserve water. Smith suggested referencing guidelines developed by WRLT to minimize water use. Chair Fugate and Richard Pogue agreed with Scanlon and Smith's comments and believes there is a much higher likelihood that a park be developed there than if ARCH didn't build on said lot.

[6:04:25 PM](#) Scanlon questioned whether or not conditions are more than boiler plate. Horowitz confirmed that they are not.

[6:04:44 PM](#) **Scanlon motioned to approve the Design Review Application by ARCH for four new units, consisting of two 3,896 square foot buildings, located at 3920 Woodside Boulevard, Hailey (Lot 14, Block 46, Woodside Subdivision No. 11) within the General Residential (GR) Zoning District, 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 (j) are met. Engelhardt seconded.**

[6:04:56 PM](#) Horowitz corrected, for the record, the above Conditions of Approval on this application are not all boiler plate, as the Condition of Approval relative to seasonal access is not a requirement of all projects. Simms also suggested that Scanlon's comments regarding downspouts and exterior lighting be added as a Condition of Approval. Chair Fugate noted that that an agreement was made to augment downspouts and exterior lighting and doesn't believe assigning a new Condition of Approval is necessary.

[6:06:32 PM](#) **All were in favor.**

[6:06:53 PM](#) **Scanlon recused himself from PH 2.**

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PH 2 *Consideration of a Design Review Modification by SVGH, LLC, represented by Errin Bliss of Bliss Architecture, for a previously approved 41,836 square foot, three story hotel, the Fairfield Inn and Suites Marriott. The amended project will consist of two phases. Phase One will include the construction of the hotel, pool and hot tub, and restaurant (42,403 sq. ft.). Phase Two will include the construction of eleven (11) townhomes located along River Street, ranging in size from 1,460 square feet to 2,140 square feet. This project is to be located at 711 North Main Street (Lot 1A, Block 1, Sutton Subdivision) in the Business (B) Zoning District.*

6:08:10 PM Errin Bliss presented the project. Bliss went through the design modifications of the primary building, as well as the residential units on River Street. Bliss noted the following changes to the hotel: hotel is approximately 19 feet closer to Main Street than original proposal (which will accommodate for 11 residential units), additional parking spaces (57 spaces total), three fifteen-minute parking spaces at front of building, as well as two RV/trailer parking spaces, and reducing the size of the port-a-cochere (Marriott's request. They wanted one clear drive aisle to accommodate for larger vehicles). Bliss went on to explain hotel changes: conference room is now a bar and directly east of bar is an outdoor seating area facing Main Street. No other interior changes have been made. Bliss noted changes to the stone veneer, amount of it and locations. Bliss discussed the color change, incorporating more wood on exterior of building. Wall panels will still be included; however, it has changed from terracotta to corrugated gray color. Bliss went through the newly proposed elevations, noting changes to colors and materials. Bliss noted that materials are much simpler and cleaner, and working much better together. Bliss noted that new materials work better contextually with Carbonate in the background. Discussion ensued.

6:20:15 PM Chair Fugate questioned the accuracy of the view of Carbonate. Bliss noted that photo and location of hotel to Carbonate is fairly accurate. Bliss went on to discuss changes and also presented a cookie cutter version of other Marriott Fairfield Inns. Chair Fugate questioned the air conditioning units. Horowitz noted that in her research, she doesn't believe units are hugely superior. Bliss clarified that they aren't conditioning units, but are exterior vents. Horowitz questioned the colors of the vents. Bliss noted that vents will match color of window frames. Chair Fugate questioned how far they would come away from wall. Bliss noted that they would match same width of windows and would come one inch away from the wall.

6:26:06 PM Chair Fugate believes the exterior of the hotel needs color. Smith noted that he prefers the visual breakup of the first version of the exterior materials. Chair Fugate prefers the terracotta color over the more subdued materials. Engelhardt prefers the lighter color steel of the first version, rather than the second version. Pogue encouraged the use of more rock. Pogue liked the veneer from the first design. Chair Fugate agreed with Pogue and believes it is a nice element to such a large building. Discussion ensued.

6:38:15 PM Engelhardt shared concerns of parking. Horowitz noted that project exceeds parking requirements. Chair Fugate would like to discuss bus shelter. Pogue questioned the housing portion of project and questioned the economic viability of units. Paul Conrad noted that there is a need and demand for housing and the hotel. Conrad also noted that the exterior colors can change and the Applicant Team can accommodate. Conrad noted that the Applicant Team doesn't want to not get approval for the hotel because of the proposed residential units.

6:45:04 PM Chair Fugate opened the item for public comment. Tony Evans noted that stone has an impact on the eye in a different way than other materials. Evans noted that having the building move 19 feet closer to Main Street is a big deal.

6:47:52 PM Owen Scanlon, 110 North Angela Drive, agreed with Commissioners comments. Scanlon also agrees that it is a long building and believes vertical is necessary for such a long building. Scanlon likes stone; however, doesn't mind the metal either. Scanlon likes the red version better than the wood

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version; however, encourages vertical siding. Scanlon doesn't care for the post and beam setup and overall, prefers the first version of the hotel.

[6:50:40 PM](#) Paul Conrad reiterated that all comments are acceptable and can be worked through in some capacity.

[6:51:08 PM](#) Chair Fugate closed the item for public hearing. Smith questioned whether or not there will be issues with parking from Marriott. Bliss confirmed not likely. Smith questioned whether or not the wood could be changed in color and run vertically. Chair Fugate prefers the first version and believes it is less imposing than the newly proposed building. Engelhardt believes it is important to keep the wood as natural of a color as possible.

[6:55:33 PM](#) Horowitz questioned whether or not the Design Team would like to revisit the design and come back to the Commission at a Special Meeting to discuss changes. Chair Fugate agreed. Bliss and Conrad also agreed. Simms suggested that the Commission come to a consensus and move forward with a Special Meeting to discuss other elements to the design. Discussion ensued.

[6:59:35 PM](#) Chair Fugate questioned the total number of bike racks. Horowitz confirmed that there are three bike racks. Chair Fugate would like to talk about the bus shelter and Smith would like to see a drainage design. Smith also questioned the front sidewalk connections, the bar and whether or not it's open to the public, as well as the trash access/approval from Clear Creek (condition of approval).

[7:03:45 PM](#) Smith questioned whether or not snow will be hauled or store onsite. Bliss noted that currently, project meets snow storage requirements. Paul Conrad noted that the snow storage could also be laid out for parking when there is no snow.

[7:04:52 PM](#) Bliss discussed and compared the setbacks and height of Wood River Inn versus the Marriott. Discussion ensued.

[7:08:08 PM](#) Chair Fugate questioned the connection to Main Street. Bliss noted that the connection doesn't exist currently; however, it can be easily fixed with a different use of materials (i.e., asphalt to pavers). Horowitz discussed the bus stop, noting that the design is similar to that of D.L. Evans Bank. Chair Fugate clarified that it would impact street parking; however, not onsite or hotel parking. Chair Fugate would like to see a connection of some sort. Horowitz went on to explain the details of the bus shelter. Horowitz noted that Mountain Rides would like to add a bus shelter in front of the proposed hotel and be similar in size and design of the D.L. Evans bus shelter. Horowitz noted that it would affect street parking, but does not impede on other hotel parking and landscaping. Chair Fugate agreed that a bus shelter could be beneficial if located in front of the hotel. Engelhardt is neutral regarding bus shelter. Not sure it would be beneficial or not.

[7:18:15 PM](#) Pogue recommended that the Team look at the additions/change of plans/landscaping suggested by the City Arborist. Smith suggested that the Applicant come back with a few different options of exterior features and colors. Commissioners agreed with Smith. Commission and Team and decided that Tuesday, April 10, 2018, would be a good meeting date, with drawings to Community Development by March 30, 2018.

[7:24:37 PM](#) **Smith motioned to continue the public hearing on the Design Review Application submitted by SVGH, LLC, represented by Bliss Architecture, for a new 3-story 42,403 square foot hotel located at 711 North Main Street (Lots 1, Sutton Subdivision and Lot 1A & 2A, Bow & Arrow Subdivision) in the Business (B) Zoning District, to Tuesday, April 10, 2018. Pogue seconded and all were in favor.**

New Business

Old Business

Commission Reports and Discussion

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Staff Reports and Discussion

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

SR 2 Discussion of the next Planning and Zoning meeting: **Tuesday, April 10, 2018**
(no documents)

Adjourn

7:25:57 PM Smith motioned to adjourn. Engelhardt seconded and all were in favor.