

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
SPECIAL MEETING
April 10, 2018
Hailey City Hall
5:30 p.m.

Call to Order

5:29:39 PM Chair Fugate called the meeting to order.

Public Comment for items not on the agenda

5:29:52 PM No public comment for items on the agenda.

Consent Agenda

CA 1 Adoption of the Meeting Minutes of December 4, 2017

CA 2 Adoption of the Meeting Minutes of March 19, 2018

CA 3 Adoption of the Meeting Minutes of March 22, 2018

CA 4 Adoption of the Findings of Fact, Conclusions of Law and Decision for 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.

5:30:16 PM Chair Fugate and Scanlon abstained from CA 2. Pogue motioned to adopt 1, 3 and 4. Smith seconded. All were in favor.

5:30:54 PM Pogue motioned to adopt CA 2, Smith seconded. Jeff, Smith and Pogue were in favor.

5:31:23 PM Scanlon recused himself from PH 1.

Public Hearings

PH 1 *Continuation 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 and Lots 1A and 2A, Block 1, Bow & Arrow Subdivision) in the Business (B) Zoning District.*

5:32:23 PM Horowitz provided background on approved project and changes requested.

5:33:35 PM Bliss noted that the team working on this project is local and are vested in the Hailey Community. Bliss went on to address the setback from Main Street, noting that it is now 75 feet, rather than 72.4 feet. Bliss noted that the hotel would be the largest setback on Main Street (when comparing other large commercial spaces on Main Street), except for King's Variety Store.

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[5:36:56 PM](#) Bliss discussed the concerns and public comment regarding project – more pedestrian /bicyclist friendly, creating a sense of place, more landscaping, art, alternative colors for building, and maintaining view of Carbonate Mountain. Bliss discussed big picture two for one concepts. For example, taking the required bus shelter and also using it as décor with colored windows and using creative outdoor seating and have it double as décor.

[5:42:30 PM](#) Bliss provided slide showing site plan and missed potential connections to River St and Main St.

[5:43:43 PM](#) Bliss discussed the exterior colors and site elevations. Bliss compared previous exterior materials to proposed.

[5:47:26 PM](#) Bliss discussed the rendered elevations, comparing previous renderings to current. Bliss went on to discuss other color options: yellow and orange. Yellow has only a 20 year warranty, rather than 30 year. Trying to deviate from standard Marriott design.

[5:53:31 PM](#) Pogue questioned the setback from the street. Bliss noted that setback is 63' setback from property line.

[5:53:54 PM](#) Horowitz went on to discuss more pedestrian friendliness and amenities. Horowitz confirmed code does allow for zero foot setback. Chair Fugate likes the idea of incorporating artwork into the proposed elements, like the bus shelter.

[6:00:46 PM](#) Chair Fugate opened the item for public hearing. Elizabeth Jeffries noted that she is pleased to see the new changes. Jeffries questioned the location of the trees in relation to the building. Jeffries also questioned the exterior lighting. Jeffries encouraged onsite recycling.

[6:02:44 PM](#) Kristen Anderson commented on the setback and prefers to see the building closer to Main Street, so as not to have asphalt and parking on Main Street. Anderson strongly encouraged keeping and maintaining of the street trees.

[6:05:36 PM](#) Brad Chin shared concerns of land use planning act.

[6:06:16 PM](#) Peter Lobb shared concerns of project, noting his distaste for the building. Lobb believes hotel is made up of boxes. Lobb believes the City should plant as many trees in front of building to make it look better.

[6:08:28 PM](#) Wanuzza Wallace agrees with Lobb; the building is a box and it is ugly.

[6:09:45 PM](#) Owen Scanlon believes beauty is in the eye of the beholder. Form follows function and in order to maximize the cost of this building. We cannot legislate whether or not can build hotel that builder is within all their rights. We can make suggestions to add landscaping, scale building down and soften. Scanlon noted that Marriott is not building hotel it is the brand. Local people who are investors and businessmen, who share similar concerns for the future of Hailey as the other residents in Hailey do.

[6:12:24 PM](#) Kristen Anderson added to her comment earlier, referencing the concessions that Albertsons made such as the entrance on corner, decorative rock wall, seating amongst trees, reworked façade facing Main Street, etc. Stating that these concessions were items planning and zoning asked for that were not originally included.

[6:14:02 PM](#) Chair Fugate closed the item for public hearing.

[6:14:45 PM](#) Bliss answered questions regarding street trees; exterior lighting is compliant and dark sky compliant; public comment has pushed building back 60' off of Main Street. Bliss referenced Scanlon's comment confirming local businessmen were building the Hotel. Bliss provided reassurance that the Hailey matters.

[6:17:18 PM](#) Chair Fugate questioned the plan for recycling. Bliss confirmed that there will be a plan to recycle lumber, cardboard, steel, etc.

[6:17:47 PM](#) Engelhardt agreed that hotel is a big box; however, it is nicely done. Believes that this structure is supported and would be used within the Hailey community. Whereas a structure such as Limelight or Sun Valley Lodge would not be supported. Engelhardt stated he liked the project in General.

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[6:21:18 PM](#) Smith would like to see sidewalk on north side of building. Smith is in favor of extending bar patio and outside seating. Smith believes landscaping will need to be conditions of approval – Smith would also like to see more trees on River Street and more landscaping on the southwest corner. Smith questioned the total number of trees on Main Street – six trees are proposed. Smith also likes the idea of having artwork onsite or on bus shelter or custom bike rack near bus shelter; Smith would like to see the stair tower wrapped all the way around with the stone – visibility is very high. Shower adjacent to pool? Bliss noted that no shower is currently proposed. Caliper on trees needs to stay what they are. Concerns of multiple use with townhomes – Simms noted that no concerns exist. Smith questioned galvalume reflection – Bliss noted that it is dulled out and non reflective (same thing on King’s).

[6:28:58 PM](#) Pogue agreed with Smith regarding stone veneer wrapping around stairwell. Pogue believes we are lenient with parking – handicap parking in front to be moved to get more landscaping, walkway to River Street; agree with pavers in front; eliminating four or five spaces in back to add more landscaping and public space. Agreed with Smith on not reducing caliper size of trees – in favor of increasing number of trees.

[6:32:24 PM](#) Chair Fugate applauded Bliss for his work and responsiveness to project; agreed that stone needs to be wrapped around side of building; agreed with comments regarding pedestrian connectivity to River Street, movie theater, etc. More plantings the better – any requirements regarding bike lanes being customized on private streets? Horowitz to follow up. Encourages public art in any areas; encouraged additional landscaping; likes color on building.

[6:37:51 PM](#) Horowitz asked applicant if hotel would allow public access for a price during winter times. (Applicant) indicated no at this time. Horowitz reviewed the conditions of approval. Listing the comments from Arborist regarding city standard (C1&2), private street dedicated to an easement form and clarify property owners responsibility of maintenance (D), design of bus shelter (E), pedestrian connection being augmented and patio area (F), southern stone tower wrap (G), connection along north entrance (H), commission decision regarding color (I), usable area near pool (J), and connection to River St (K). Horowitz discussed landscape plans and provided suggestions for additional trees. Chair Fugate questioned yellow color presented stated would not maintain as well as others. Chair Fugate indicated she would prefer the Stone Wrap.

[6:48:07 PM](#) **Smith motioned to continue the public hearing to April 30, 2018. Pogue seconded and all were in favor.**

New Business

Old Business

Commission Reports and Discussion

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: **April 16, 2018**
(no documents)

Adjourn

[6:48:58 PM](#) **Smith motioned to adjourn. Engelhardt second and all in favor.**

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