

**MEETING MINUTES**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, April 30, 2018**  
**Hailey City Hall @ 5:30pm**

**Present:** Chair Fugate, Richard Pogue, Dan Smith, Jeff Engelhardt, Owen Scanlon  
**Staff:** Lisa Horowitz, Robyn Davis

**Call to Order**

**5:30:36 PM** Chair Fugate called the meeting to order.

**Public Comment** for items not on the agenda

**5:31:14 PM** No public comment for items not on the agenda.

**Consent Agenda**

**CA 1** Adoption of the Meeting Minutes of April 10, 2018

**CA 2** Adoption of the Meeting Minutes of April 16, 2018

**5:31:25 PM** Smith stated his comment at **6:28:13**, needed to be corrected to reflect not fiberglass but cast-iron grates for handicap access ramps.

**5:32:00 PM** Pogue motioned to approve consent items with correction to Meeting Minutes of April 16, 2018, Scanlon seconded. All in favor.

**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.*

**5:33:09 PM** Scanlon excused himself from this item.

**5:33:16 PM** Horowitz asked Project Architect Bliss to discuss the revised presentation included in the packet.

**5:33:36 PM** Bliss introduced himself and stated would just go over changes made since last meeting. Starting at the northeast corner of site per recommendation of this commission added sidewalk connecting from existing main street sidewalk curving in to the main entry of the hotel. Intent was to provide shortcut for the patrons of the hotel to and from the proposed restaurant and the movie theater.

**5:34:49 PM** Also in the northeast corner, added five (5) four (4) feet tall stone spring walls with landscaping intermingled. These walls are offset and staggered to provide separation from property line. Increased size of bar patio on east, increased size of breakfast patio as well as the pool and per recommendation of commission added walkway to west entrance to proposed sidewalk on River Street. Per recommendation of from the tree commission, we eliminated all tree grates along River Street, going to square shape tree planting beds. Only other change was parking count decreased from fifty-seven (57) to fifty-six (56). Bliss moved on to discuss landscape changes. Ten (10) street trees to line up with residential units, increased the number of trees from five (5) to ten (10) along River Street. New path will include parking lot shade trees as well. On NE corner, sidewalk with stone screen wall with planting and landscape around it. Parking place replaced with new landscaping. Adding in nine pear trees, four (4) on the east side five (5) on the west side. Idea is these trees are more vertical than they are horizontal. At the request of the tree commission removed sub alpine furs and replaced them with white furs. Also removed the Hawthorne and replaced with Ash tree. With the previous site plan, had twenty-seven (27)

deciduous trees and have now increased that to forty-four (44). Smith asked if any are four inch caliper, Bliss believes ones along River Street and Main St are four (4) inch caliper. The remainder are two (2) or three (3) inch caliper.

**5:39:38 PM** Per recommendation for the 1<sup>st</sup> floor plan; added in concrete pavers to break up asphalt, portico above the main entry. Bliss referred to the new sidewalk, updated landscape, as well as the increased size of the bar patio, breakfast patio and pool deck. Only other change was to add more stone to the south stair tower. No changes to the second (2<sup>nd</sup>) and third (3<sup>rd</sup>) floor plan with the exception of the south stair tower. The south elevation, previously eighteen inches wide so it would dive back into the stucco, was increased to seven (7) to eight (8) feet wide. Idea is to tie into stone pier at portico share. Throughout all four elevations, all wood siding or slates throughout the patios and walkways have been replaced with the stone veneer. The other change is the red metal panels, previously specified as the colonial red changing to a bright red instead throughout. Next elevation: changing all wood siding/ slates at patios to stone veneer and any hall, window doors and frames changed to out to match the bright red. Last slide with rendered elevations, shows the changes with the stone veneer and bright red.

**5:43:39 PM** Chair Fugate opened the item for public hearing.

**5:44:11 PM** Peter Lobb voiced concerns about how the hotel is a large box and that it is a franchisee not a Marriott because they have different standards. Issues is that the building is trying to maximize the number of rooms by making a square box. Lobb stated commission could deny for multiple reasons. Lobb questioned who the owners are and where they were during meetings.

**5:47:37 PM** Scanlon mentioned glad Lobb referred building is ugly "to me". Scanlon summarized that it is a big building but has been approved by planning and zoning. Now is it is a matter of color. Scanlon confirmed that it does fit on Main Street. Scanlon complimented Bliss on his job with this project.

**5:49:01 PM** Chair Fugate closed to public. Horowitz mentioned that the owners were present in the first few meetings. Horowitz mentioned that she is really excited about the red color Bliss has chosen. Stated feels architect responded to all request made. Pogue complimented ownership and Bliss on redesigning what Marriott and Fairfield had given them. Thinks owners and Bliss have done a good job trying to minimize the elongated look by using different materials, compliments Bliss on the work. Smith is very pleased that they have been responsive to the walkways and trees. Smith likes the stone walls thinks it adds a touch of stability or permanence.

**5:52:07 PM** Smith stated his preference of color would be the colonial red but otherwise has nothing but compliments for work done.

**5:52:48 PM** Chair Fugate appreciates the responsiveness to the comments. That the project is beyond what she expected to come back. Appreciates the walkway, outdoor spaces, materials, personally likes the bright red. Believes the bright red will be broken up with the pear trees and is confident with it. Chair Fugate questioned if the bus shelter was going to be put in. Bliss confirmed bus shelter is going in. Engelhardt questioned the energy saving items, stating only recalled two (2). Applicant has three (3) and looking at a fourth (4<sup>th</sup>).

**5:56:04 PM** Horowitz addressed public comment received by letter regarding various energy conservation and recycling measures. Project will have cardboard recycling, Bliss will look into having the enclosure increased slightly more for other recycling products. Owners are also looking at Solar Hot water Reflectors on the roof. Bliss will circle back to owners regarding electric car charging station, it is up to commission but staff did not feel necessary to require.

**5:58:00 PM** Bliss requested final decision regarding the bright red to be made in field. Commission discussed site visit. Horowitz stated if did that it would need to be a noticed site visit.

**5:58:52 PM** Chair Fugate asked Horowitz to make sure recycling is required. Bliss jumped in stated construction recycle would be written in their specs.

Horowitz confirmed that the applicant has three (3) energy savings items and looking at a fourth (4<sup>th</sup>) option.

**6:01:01 PM** Chair Fugate asked if a condition would be added for a site visit to determine which red color to us. Horowitz suggested a publicly noticed site visit shall be deducted by the commission after the issuance of the building permit to review larger samples of the colonial red and the bright red metal panels in the field. Date to be determined in the future.

**6:02:58 PM** Horowitz confirmed new condition P: A publicly noticed site visit shall be deducted by the commission after the issuance of the building permit to review larger samples of the colonial red and the bright red metal

panels in the field. Chair Fugate mentioned condition should be R. Horowitz clarified that she had removed certain conditions that had already been met, as of now conditions only go to O.

**6:03:28 PM** Pogue motioned to approve 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, 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 (p) are met. Smith seconded and all were in favor.

**PH 2** *Consideration of a Conditional Use Permit Application for the 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. Safe housing is defined as a semi-public use. Section §17.05.040 of the City of Hailey's Municipal Code lists semi-public uses as a conditional use within this zone district.*

**6:04:36 PM** Commissioners and Applicant Team began by discussing the CUP for the Advocates. Design Review discussion followed. Chair Fugate agreed to combine PH 2 and PH 3.

**6:07:23 PM** Jim Garrison provided brief introduction of Advocates' project – proposed headquarters and safe housing. Garrison thanked City Staff for efforts and introduced Applicant Team. Tricia Swartling, CEO of Advocates, introduced the project and intent. Discussion ensued. Hollis Rumpeltes provided design summary of Phase I and Phase II. J.J. Rumpeltes went through the River Street Design first (Phase II). Rumpeltes discussed parking underneath building on River Street (12 parking spaces available – 3 underneath building on River and 9 on Croy Street, as well as Shared Parking Easement – recorded legal document that encumbers lot in perpetuity. All parking to be developed during Phase I), roof features and proposed solar panels, windows and solar orientation, green space on north side of River Street Building, landscape plan (none on Phase I) and architectural features of both buildings.

Rumpeltes discussed which trees would be retained and which tree species are proposed to be added to each site. Dean Hernandez discussed in more detail this information. Smith questioned how many trees of 6" caliper or greater would be removed. Hernandez noted that a number of aspens will likely meet 6" caliper – proposing to remove Aspen Trees and replace. A catalogue will be made. Horowitz noted that trees of 6" caliper or greater will need an Arborist Report. Smith also questioned the replacement tree sizes. Hernandez referenced the landscape plan and noted that proposed caliper varies from 3 to 3.5". Smith mentioned that a certain percentage of trees will need to be of at least 4" caliper or greater. Applicant Team and City Staff to review requirement before issues a Building Permit.

**6:25:41 PM** Horowitz asked Applicant Team to clarify open space just north of River Street building and its intent. Rumpeltes and Hollis noted that the Applicant Team would like to see the space designated as permanent open space. Commission and Staff agreed. A condition of approval will be made to allocate space as open space.

**6:27:35 PM** Street trees were discussed. Scanlon questioned which and how many trees would be planted during Phase I. Hollis noted that three trees will be planted during the construction of Phase I, and the other two will be planted as the River Street Design unfolds and develops. City Arborist and City Engineer agree with timeline. Horowitz suggested that seasonal plantings be installed or something to accommodate for the missing street trees until River Street design unfolds. Applicant Team agreed and are open to other suggestions.

**6:29:03 PM** Rumpeltes discussed the alley, paving it, Idaho Power poles, sidewalk details and grading plan. Smith questioned dry well locations. Sam Stahlnecker noted the locations of the proposed dry wells. Stahlnecker also discussed the issue of the power poles. Stahlnecker noted that one power pole, located off of the alley does not serve any properties. Idaho Power agreed and will remove power pole, which will increase alley width to 12'. Discussion ensued.

[6:33:10 PM](#) Rumpeltes discussed the Construction Management Plan for Phase I and Phase II. Rumpeltes noted that the goal is to minimize vehicular traffic and trucks through alley. Discussion ensued.

[6:34:12 PM](#) Chair Fugate questioned whether or not power pole would be addressed prior to construction. Garrison agreed and will discuss power pole details in Design Review.

[6:36:00 PM](#) Hollis provided plan for demolition and construction phases. Hollis noted that it would take approximately 12-14 months (after Phase I has started).

[6:37:35 PM](#) Rumpeltes went on to discuss the layout and site plan of Phase I and Phase II. Rumpeltes discussed parking, office space, refuge areas, kitchen and storage, multi-use space, mechanical room, skylights and living quarters. Exterior doors and walls were discussed. Discussion ensued.

[6:44:32 PM](#) Rumpeltes went on to discuss the roof plan and electricity to heat building. Building will utilize electricity for most of its heating versus water based radiant. Radiant will be utilized on first floor. Discussion ensued.

[6:47:23 PM](#) Rumpeltes discussed the exterior materials in detail, including trellis details, exterior lighting plan, balconies on Phase II, outdoor areas, trash enclosure and more.

[6:52:23 PM](#) Scanlon questioned how trash would be picked up. Rumpeltes currently working with Clear Creek on access and pick up. Will update City when resolved.

[6:53:41 PM](#) **Chair Fugate called for a five minute break.**

[7:01:04 PM](#) Chair Fugate called the public hearing back to order.

[7:01:35 PM](#) Chair Fugate opened the meeting for public hearing. Cynthia Unger questioned is in favor of the share parking easement and suggested that instead of open space, create a driveway the access alley parking to ease traffic concerns. Unger also noted that driveway could also provide another area for children to play and/or skateboard.

[7:04:59 PM](#) Peter Lobb shared his support for the building and is in favor of the design, complimenting the façade and overall design. Lobb noted that Applicant Team is local and believes design is great because people representing project are local and care about the City of Hailey.

[7:06:43 PM](#) Craig Levitan questioned whether or not the entire alley be paved or if just a portion of it – from Walnut Street to Croy Street. Levitan questioned when this would be addressed.

[7:07:45 PM](#) Tom Archie noted his support for Advocates and the building design. Archie believes project fills gap of services that Advocates. Archie also noted his appreciation for the Commission.

[7:09:40 PM](#) Chair Fugate closed the public hearing for the Design Review Application.

[7:09:58 PM](#) Chair Fugate continued discussion to the CUP Application.

[7:10:04 PM](#) Horowitz presented background information regarding the Advocates' CUP. Horowitz noted that safe housing is considered a semi-public use per code and read definition aloud.

[7:11:57 PM](#) Horowitz explained why parking for this project is allowed to be in the City Right-of-Way of Croy Street only. Discussion ensued.

[7:13:22 PM](#) No questions or comments from the Commissioners at this time.

[7:14:09 PM](#) Chair Fugate questioned whether or not snow would be an issue. Rumpeltes doesn't believe there would be an issue with shedding snow.

[7:14:51 PM](#) Chair Fugate opened the CUP item for public hearing.

[7:15:15 PM](#) Jodi Rumpeltes shared her support for the CUP Application for the Advocates.

[7:16:11 PM](#) Chair Fugate closed the CUP item for public hearing.

[7:16:35 PM](#) Engelhardt noted his curiosity with the parking situation. Engelhardt questioned how situation will be handled if parking issue came about in the future. Chair Fugate noted that conversation should be held in Design Review. Commissioners agreed.

[7:18:33 PM](#) **Smith motion to approve the Conditional Use Permit Application for the 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, finding that the application meets each of**

the criteria for review (a) through (h) cited in Zoning Ordinance Article 11.4, Section 11.4.1, that the conditional use permit complies with the Comprehensive Plan, and that the conditional use permit is subject to conditions (a) thru (c) noted above. Pogue seconded and all were in favor.

[7:19:48 PM](#) Discussion moved to the Design Review Application for the Advocates.

**PH 3** *Consideration of a Design Review Application of a new safe housing and nonprofit headquarters project for the Advocates, represented by Hollis Rumpeltes Architects. Development will occur in two phases. Phase One will include a three story, 12,158 square foot building, consisting of ground floor office space, and two floors of "safe housing" apartments and laundry, and multi-use area. Phase Two will include a two story, 5,496 square foot building, consisting of "safe housing" apartments and laundry, kitchenettes, and outdoor green space. This project is to be located at 112 West Croy Street (Lots 1, 2, 3, Block 2, Hailey Townsite) and Lot 5A, Block 30, Hailey Townsite (address to be determined at a later date) in the Business (B), General Residential (GR), and Townsite Overlay (TO) Zoning Districts.*

[7:19:56 PM](#) Horowitz discussed details of the alley. Horowitz suggested that because the alley will be paved from north to south, that the City pave the full alley, if resources are available. Horowitz will identify and report back.

[7:21:12 PM](#) Horowitz went on to discuss the shared parking easement. Horowitz suggested that the Commission discuss a landscape strip just north of Phase I. Horowitz read the code and suggested that the Commission discuss the details. Horowitz also noted that proposed parking for project meets code. Discussion ensued.

[7:23:19 PM](#) Horowitz noted that other concerns raised by City Engineer have been addressed.

[7:24:02 PM](#) Chair Fugate questioned a Plan B if power pole cannot be removed. Horowitz noted that Applicant Team will have power relocated underground in that particular location. Garrison noted that there are no foreseeable issues with this power pole and power to both parcels. Power pole in alley will be removed.

[7:25:37 PM](#) Smith discussed the open space on the northside of the Phase I. Smith noted that if planned appropriately, another parking space may be available for project (an increase of one parking space). Chair Fugate believes open space is more critical to have. Smith agreed and noted the River Street will eventually have parking developed in the middle of the street. Pogue agreed and would like to see open space designated and maintained. Pogue is opposed to developing one more parking space where open space is proposed. Chair Fugate and Scanlon agreed. Parking requirements and totals were discussed. Discussion ensued.

[7:29:47 PM](#) Horowitz asked if retaining wall covers area for suggested parking stall. Stahlnecker stated that she did not believe it does. Discussion ensued.

[7:32:23 PM](#) Chair Fugate questioned whether or not landscape strip is to be maintained. Horowitz agreed and noted that the addition of ten (10) feet of open space on the north side of Phase I shall be maintained as a project amenity in perpetuity. Commissioners agreed and noted that a parking stall will not be added. Garrison agreed and reiterated concerns of parking stall in area, as well as River Street parking once redesign takes place.

[7:37:21 PM](#) Commissioners and Applicant Team went on to discuss Lot Line Adjustment. Stahlnecker noted that project would not need a lot line shift; however, it would be an open space or landscape easement. Discussion ensued.

[7:40:13 PM](#) Engelhardt questioned bike racks and storage. Rumpeltes noted that a bike rack will be installed at the River Street entrance and on Croy Street.

[7:40:41 PM](#) Chair Fugate inquired about construction and recycling plan. Hollis noted that team will work collaboratively with Clear Cleek Disposal to determine the best options for project.

[7:41:09 PM](#) Chair Fugate also inquired about a possible dog station or run. Swartling noted that a dog run is proposed on the landscape plan and will include dog poop bags.

[7:43:23 PM](#) Chair Fugate questioner whether or not Tree Committee has seen landscape plan. Horowitz noted that only two trees will be added to private property – Tree Committee has not reviewed plans.

Chair Fugate also questioned River Street improvements. Horowitz suggested that a condition could be added requiring seasonal pots along River Street while waiting for River Street redesign to take place.

[7:44:42 PM](#) Chair Fugate confirmed snow removal and streets were discussed. Horowitz agreed and noted that

only one other condition of approval came of conversation.

[7:45:12 PM](#) Chair Fugate questioned parking totals. Hollis noted that the total parking spaces proposed are 25. Discussion ensued. Chair Fugate would also like to see the remaining alley paved and paid for by the City. Horowitz suggested putting suggestion in body of Findings of Fact. Commissioners agreed.

[7:50:11 PM](#) Scanlon motioned to approve the Design Review Application by Advocates for Survivors of Domestic Violence represented by Hollis Rumpeltes Architects, for a 2 phase project consisting of: 1) new building to be located at Lot 5A, Block 30, Hailey Townsite consisting of a headquarters and safe housing for the Advocates of Domestic Violence, and 5-6 safe housing units located at 112 West Croy Street (Lots 1, 2, 3, Block 2, Hailey Townsite), provided conditions (a) through (p) are met. Engelhardt seconded and all were in favor.

**PH 4** *Continuation of a City-initiated text amendment to Title 17, Section 17.05.040 District Use Matrix, to create a new Overlay Zone, "Downtown Housing Overlay District", previously called "Mid-Residential Overlay Zone District". This District will be a new Chapter 17.04R, which includes general application, bulk requirements, density and parking space requirements.*

[7:53:31 PM](#) Commissioners Jeff Engelhardt and Dan Smith recused themselves.

[7:54:06 PM](#) Horowitz discussed name change from mid-residential to downtown residential overlay. Horowitz discussed priorities of overlay. Horowitz noted that changes include: average unit size of 650 square feet, requiring parking spaces and open space requirements, and changes to the zoning map, which Horowitz discussed changes made. Discussion ensued.

[7:57:26 PM](#) Chair Fugate stated we have more specific information now that we can include. Horowitz stated second area to be added is a small half block that faces the elementary school. Horowitz listed few businesses in that half block. Horowitz stated feels this half block is different than other blocks due to it facing the school.

[7:58:19 PM](#) Horowitz explained the small section near the alley by Atkinsons is part of Blaine County School district, she provided a brief history the building.

[7:59:39 PM](#) Horowitz requested that the Commission discuss the piece by Northridge and LL Greens new property to be included.

[8:00:42 PM](#) Chair Fugate stated first needs to discuss and make a decision which areas to be included, asked Horowitz to repeat Blaine Manor details. Horowitz stated can hold up to 54 units per zoning, Arch has requested 30 units. Horowitz summarized future project.

[8:02:58 PM](#) Scanlon stated concerns regarding housing be close to the Airport and the effect the noise would have on the residents, Scanlon suggested not to include. Pogue and Chair Fugate agreed wiser not to include this parcel.

[8:04:50 PM](#) Pogue asked if 650 sf average, asked if arch were to come back to Commission. Horowitz stated first parking would have to be created. Pogue asked if it was our intent that the average within the units would be 650 sq. ft. Horowitz confirmed yes, that is what the draft reads. Chair Fugate agreed, stating when it was agreed upon the 650 sq. ft was agreed upon because it could accommodate. That you could have smaller or larger units.

[8:06:05 PM](#) Horowitz stated the Council has adopted of minimum unit size of 200 sq. ft in Hailey.

[8:06:53 PM](#) Scanlon and Pogue are good with including parcel owned by Blaine County School District in to new zone.

[8:07:17 PM](#) Horowitz stated she called both commercial property owners in this area to let them know about the hearing tonight and this would be discussed.

[8:07:42 PM](#) Horowitz stated half block facing school be included in new zone due to it facing school and it includes two businesses in that section.

[8:09:14 PM](#) Chair Fugate stated makes sense only thing she would think of is the traffic due to elementary school.

[8:09:28 PM](#) Horowitz pointed further out is commercial property in area.

[8:10:07 PM](#) Chair Fugate stated seemed logical piece to include, Scanlon and Pogue agreed.

[8:10:25 PM](#) Horowitz showed odd parcel of land facing near LL Greens and North Ridge. Horowitz believes could be a challenge as a single family parcel with it backing up to LL Greens and the AmericInn.

[8:11:49 PM](#) Chair Fugate stated not as clear cut, as the other changes.

[8:12:12 PM](#) Scanlon stated the people who live across the street would state multifamily units would devalue their property.

[8:12:42 PM](#) Chair Fugate stated to many variables regarding this parcel Pogue and Scanlon agrees.

[8:13:38 PM](#) Chair Fugate stated Horowitz hit on the key points and summarized points discussed.

[8:15:24 PM](#) Chair Fugate opened to public.

[8:15:29 PM](#) Peter Lobb stated believes Commission is in the right to leave out the south and north side portions. He believes it is a good idea. Suggested that may receive push back on River St. on south end, since it is going from GR that is a big zone change. Additional item stated should not give special favor to school district and gave his reasons why.

[8:17:44 PM](#) Jay Cone, 651 Eldorado Lane, agrees with properties on north but would not characterize it as devaluing the lots. Agree with direction headed with Blaine Manor parcel. Almost feels that mixed use would be more appropriate in Blaine Manor area. Comment on 24ft aisle, believes great designers get the option. But that large pickup trucks could be an issue.

[8:19:26 PM](#) Working with studio plan, 1 and 2-bedroom plan. Cone likes the idea of the average in general. Feels 400-500 sf for a studio, 1 bedroom approximately 500-650 sf, 2-bedroom 650-750 ft. Stated when he works those numbers he comes up with a 600 sq. medium not average. Believes this may push designers more towards 1 and 2 bedrooms than studios. Cone suggested dropping the minimum down to 600 sq. ft.

[8:21:56 PM](#) Chair Fugate questioned that if the average was 600, Cone stated would subtly support more studios at 400-500 sq. ft.

[8:22:44 PM](#) Horowitz questioned if Cone's example would yield 15 units, used the example by Rebecca. Horowitz questioned parking space as well.

[8:23:22 PM](#) Cone stated good thing about Rebecca's example, it proves that parking governs.

[8:24:14 PM](#) Cone stated there are a couple of functional code related items missing from Design by Rebecca that could reduce the number of units.

[8:24:51 PM](#) Horowitz stated feels Cone is making good point.

[8:25:03 PM](#) Chair Fugate stated parking and open space also govern, and up to designer to be creative. Chair Fugate believes the average is a good thing.

[8:25:18 PM](#) Cone stated would follow up as possible option to use 650 sq. ft as average but with 600 sq. ft or something with specific approval.

[8:25:53 PM](#) Chair Fugate stated she understood what Cone was saying. Asked if a 15ft reduction would allow more unit designs.

[8:26:27 PM](#) Smith stated he agrees with choice of what is being included and excluded, referenced that as an owner of a lot on River St, in GR district, has some concern about including that area. Right now, there are a series of townhomes and duplex in that area. Unsure if this would be an appropriate use for that area and reasons why.

[8:29:38 PM](#) Chair Fugate clarified area he is discussing is the GR area at the south end of River St.

[8:29:58 PM](#) Horowitz clarified why it this area was included. Horowitz stated she has sent two very specific notices to property owners in that area with no response. Horowitz stated we may want to circle back and amend the comp plan map.

[8:31:04 PM](#) Jeff Engelhardt, 760 Buckhorn Dr, states Commission's call with Blaine Manor is appropriate. He is ok with including building owned by Blaine County School District near Atkinsons, parcel by future LL Greens he could go either way. If parcel was walled off along the residential possible it may have a different feel to it. Always in favor of getting more residential in town center but thinks Peter and Dan have swayed his opinion on section of South River St.

[8:35:19 PM](#) Chair Fugate closed public comment.

[8:36:03 PM](#) Chair Fugate stated aware we need housing but wandering if enough closer to the core.

[8:36:41 PM](#) Scanlon stated believes comprehensive plan was laid out for a reason and does not see point to change it. Pogue and Chair Fugate agree.

[8:37:10 PM](#) Pogue stated intent was to create opportunity in area considered more downtown. Does not think this area, Blaine Manor or property on north end fit in with this definition.

[8:38:19 PM](#) Chair Fugate stated in agreement with Pogue but to include the portion by Atkinsons. Chair Fugate stated all in agreement of areas to be included or not included.

[8:39:16 PM](#) Chair Fugate confirmed in agreement of 10% open space requirement, Scanlon and Pogue agree. Parking aisle 22ft option, Scanlon is not sure. Horowitz suggested reword that this is at the discretion of the Commission at Design Review.

[8:40:31 PM](#) Horowitz will modify that.

[8:40:38 PM](#) Chair Fugate stated last item was that if adjust average size a little smaller it would encourage more studios but may trying to encourage something different. Chair Fugate discussed parking options for different units.

[8:41:43 PM](#) Pogue stated parking and open space is going to have a lot more demand on what is going to be built on that site. Chair Fugate pointed out it may not encourage more studios.

[8:43:00 PM](#) Pogue stated real issue is with parking, all agreed. Scanlon asked how they got to 650 sq. ft. Horowitz explained how figure was determined.

[8:43:11 PM](#) Chair Fugate, Scanlon and Pogue in agreement with going from 650 sq. ft to 600 sq. ft to give developer more options.

[8:44:56 PM](#) Chair Fugate confirmed there is a consensus and Horowitz has all items to be included, excluded, changed or modified. Chair Fugate summarized the items.

#### **Motion #1: Ordinance for new Downtown Overlay District, new Chapter, Title 17**

[8:45:55 PM](#) Scanlon motioned to recommend approval of Ordinance No. \_\_\_ to the City Council, attached to this report, which includes:

**Amendments to Title 17, creating a new chapter, 17.04Q, providing for purposes, establishing the Downtown Residential Overlay District, creating purpose, establishment, application, bulk density, useable open space and parking space requirements, finding the amendments are in accordance with the Comprehensive Plan, that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.**

**Pogue seconded and all were in favor.**

[8:47:02 PM](#) Horowitz added that when reading the motion to describe changes being made. Commissioners agreed.

#### **Motion #2: Zoning District Map**

[8:48:35 PM](#) Pogue motioned to recommend to the City Council to amend the zone district map for the City of Hailey by adding the Downtown Residential Overlay District as shown in Attachment A of this report, finding the amendments are in accordance with the Comprehensive Plan, that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare. Areas to be excluded: the area in the north part of town adjacent to Limited Business, and to the southwest corner along River Street, currently zoned General Residential, 3½ blocks.

**Scanlon seconded and all were in favor.**

#### **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: **Monday, May 7, 2018**

*(no documents)*

**Adjourn**

**8:50:35 PM Engelhardt motioned to adjourn. Pogue seconded and all were in favor**

For further information regarding this agenda, or for special accommodations to participate in the public meeting, please contact [planning@haileycityhall.org](mailto:planning@haileycityhall.org) or (208) 788-9815.