

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
SPECIAL MEETING
Tuesday, August 1, 2017
Hailey City Hall
5:30 p.m.

Call to Order

5:29:03 PM Chair Fugate called the meeting to order.

Public Comment for items not on the agenda

No public comment for items not on the agenda

Consent Agenda

CA 1 Adoption of the Meeting Minutes of July 17, 2017

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision for a request from Hailey Airport Inn, LLC, to the City of Hailey, to vacate certain sections of City Right-of-Way at 820 South 4th Avenue (Lots 7-12, 19-24, Block 137, Hailey Townsite), along the south side of Cedar Street, between Lots 1 & 13 of Block 137.

5:29:34 PM Engelhardt motioned to approve the Meeting Minutes of July 17, 2017 and the other Consent Agenda items. Pogue seconded and all were in favor.

Public Hearings

PH 1 *Consideration of an Amendment to the Planned Unit Development Application by Copper Ranch Land, LLC, for removal of an indoor pool at 1970 Woodside Boulevard (Copper Ranch Condo #5, Parcel B1) and repurposing to athletic club facility space. Item was continued from July 17, 2017.*

5:30:21 PM Horowitz provided a brief introduction and background information on the PUD of Copper Ranch, as well as the intent of the amendment. Horowitz noted that the Applicant Team is proposing to complete the interior of the Athletic Club, and amend the original proposal to remove the indoor swimming pool.

5:31:20 PM John Sofro introduced Shawn Wardle, one of the three partners of Copper Ranch. Sofro went on to explain Wardle's role in the development of Copper Ranch. Wardle went on to explain his background in health and fitness, as well as the vision of Copper Ranch. Wardle specifically addressed the change in use of the indoor swimming pool. Wardle's business plan is to bring people and community members alike to train at the athletic facility. Wardle noted that the pool would not be removed, but covered over.

5:36:24 PM Engelhardt questioned who the core market would be. Wardle noted that the market would be community members; however, Wardle would like to market to a broader community of people and attract athletes from all over the world to train at facility.

5:37:38 PM Sofro also added that vacant rooms and units would be available to those athletes visiting and training in the area. Sofro went on to explain the vision of the athletic facility as a destination facility for professional and community athletes alike. Engelhardt agrees with the vision and is excited to see the facility moving forward.

5:42:25 PM Sofro concluded with the removal of the trees and why it's imperative in removing them. Three larger trees are proposed to be removed, due to parking, safety and winter concerns. Chair Fugate questioned whether or not Applicant would be willing to follow the construction procedures of protecting the tree that is to remain. Sofro agreed.

5:46:35 PM Chair Fugate also questioned whether or not the pedestrian connections were completed in the first phase. Horowitz noted that, as far as she is aware, pedestrian connections were completed; however, Horowitz will follow up and report back. Horowitz then questioned whether or not the Applicant has considered working

around the trees and as a result, losing a few parking places, rather than removing the trees. Sofro explained that that it's not just about parking, but rather that the trees create shade, drip sap and worsen winter parking conditions. Discussion ensued.

[5:48:49 PM](#) Scanlon questioned whether or not the pool was built during the first phase. Sofro confirmed that the pool was formed; however, never built. Wardle noted that pool would become a crawl space. Scanlon also questioned the use of the second story in the athletic facility. Wardle noted that the second floor would house group exercise, such as Zumba, Martial Arts and yoga. Wardle noted that the second floor is approximately 4,500 square feet. Discussion ensued.

[5:51:32 PM](#) Horowitz informed the Commission that the pedestrian connections have not been completed and would be integrated as the final phases are completed. Sofro agreed.

[5:53:37 PM](#) Chair Fugate opened the item for public hearing. John Jonas likes the idea of the newly proposed Athletic Facility and is excited for it to come to fruition. Jonas also questioned the benefits, if any, to the residents that own units within Copper Ranch.

[5:55:53 PM](#) Chair Fugate closed the item for public hearing. Wardle noted his excitement as well. Wardle also noted that the residents and neighbors are an important component of Copper Ranch and that the Applicant Team is currently negotiating with the Developer to bring benefits to the entire Copper Ranch Community. Sofro noted that the Applicant Team is working on behalf of the HOA and the Copper Ranch Community.

[5:57:17 PM](#) Chair Fugate questioned the time frame. Wardle noted that a time frame exists and that they are hoping to submit for an improvement permit shortly. Wardle also noted that their goal is to open in February 2018.

[5:58:16 PM](#) Chair Fugate also questioned whether or not, should the trees be removed, tree replacements be required as conditions of approval. Scanlon noted that the Ponderosa Pines are not the best trees for such a project. Sofro concurred and would be happy to supply other trees as replacement to the pine trees. Scanlon also suggested screening the parking lot with other trees. Chair Fugate agreed and again questioned whether or not a condition of approval should be made. Engelhardt noted that he is good with an administrative approval for the new replacement trees. Chair Fugate agreed. Smith would like to define expectations for trees that will replace current trees. Smith suggested utilizing the value of the trees to determine replacement trees, as well as allowing the trees and plan to be approved administratively. Smith, Engelhardt and Scanlon agreed.

[6:06:23 PM](#) Engelhardt and Pogue are in agreement. Pogue believes project would be a great asset to community and would like to see it completed. Smith also agreed and noted that the vision and enthusiasm are welcomed by community and City. Scanlon also agreed and would like to see space finished and fully functional.

[6:07:35 PM](#) **Engelhardt motioned to approve the requested Copper Ranch PUD Amendment from Copper Ranch Land, LLC, represented by John Sofro, to remove the indoor swimming pool from the Athletic Facility and replace with the Athletic improvements as shown on the plans and described in the hearing, with the addition of new Condition (d), to read: The three Pine trees and three Crab Apple trees may be removed and replaced with trees of similar or equivalent in value, as valued by an Arborist, and to be reviewed administratively. The remaining trees shall be protected as per the July 28, 2017 Arborist Report. Pogue 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)

[6:09:47 PM](#) Chair Fugate would like to see the GIS Tracking System be included and made a priority in next year's budget. Chair Fugate went on to explain that it would be a very useful tool within the Community Development Department and to the City, and would like to make a recommendation to City Council about moving forward with the process. Engelhardt agreed; however, doesn't believe it is necessary to duplicate, but to share with Blaine County GIS. Horowitz agreed and would prefer to share the GIS Tracking System and data with Blaine County. Discussion ensued. Chair Fugate moved to send a Recommendation to City Council. Horowitz will prepare a Memorandum for City Council's review.

- Hailey Greenway Master Plan: August 7, 2017 @ 5:30pm

- Bureau of Land Management Presentation: August 7, 2017 @ 5:30pm

SR 2 Discussion of the next Planning and Zoning meeting: **Monday, August 14, 2017**
(no documents)

Adjourn

6:43:43 PM Smith motioned to adjourn. Engelhardt seconded and all were in favor.