

**MINUTES OF THE MEETING OF THE
HAILEY PLANNING AND ZONING COMMISSION
Monday, December 12, 2016
5:30pm**

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

Staff: Lisa Horowitz, Robyn Davis

Call to Order

[5:28:50 PM](#) Chair Fugate called the meeting to order.

Public Comment

No public comments

Consent Agenda

CA 1 Motion to approve meeting minutes of November 28, 2016

CA 2 Motion to approve a Design Review Application by Kolo, LLC, for a new 3,779 square foot single family residence, to be located at 711 River Street (Lot 2, Block 1, Arbor Heights Subdivision).

[5:31:59 PM](#) Dan Smith noted amendments to minutes from November 28, 2016. Smith clarified that rounding to allow lot sizes to fit within the ordinance; property would not be coming from City right of ways. Smith also noted in the Staff Comments Section of 17.06.080 in the BCRD Staff Report, comments referring to the trees do not pertain to BCRD, but were carried over from the D.L. Evans Staff Report.

[5:33:27 PM](#) Smith motioned to approve the amended November 28, 2016 Meeting Minutes and Consent Agenda items. Scanlon seconded. Pogue, Smith and Engelhardt approved. Chair Fugate abstained, as she was absent.

Public Hearings

PH 1 *Consideration of a Zone Change Application by the City of Hailey for an amendment to the City of Hailey District Map. Proposed changes would rezone Lot 14, Block 46, Woodside Subdivision #11, from Recreational Green Belt (RGB) to General Residential (GR). **NOTE: THIS ITEM HAS BEEN MOVED TO THE JANUARY 10, 2017 MEETING.***

PH 2 *Consideration of a Design Review Application by Blaine County Recreation District, represented by Nicole Ramey of Michael Doty Associates, for a commercial remodel to the existing building and a new 150 square foot addition to the Blaine County Recreation District Aquatic Center, located at 1020 Fox Acres Road (Lot BB, Block 79, Swimming Pool, Woodside Subdivision #21). The proposed 150 square foot addition would be located on the west pool-deck side of the existing building.*

[5:34:30 PM](#) Nicole Ramey presented background information on the project and the proposed alterations, emphasizing the goal of creating a more welcoming, updated facility for community. Ramey noted that the building would be updated to satisfy ADA Standards; new windows, a new entry and the removal of four trees are also proposed. Lastly, Ramey noted that the exterior of the building would be painted and outdoor showers would be installed to accommodate for more people.

[5:34:40 PM](#) Horowitz informed the Commissioners that a material sample board was not provided; however, the Applicant would be responsible for submitting one prior to receiving signed Findings of Fact.

[5:42:08 PM](#) Scanlon questioned the purpose of the outdoor showers. Ramey noted that the outdoor showers would be built to more easily accommodate children and families coming and going, as well as to alleviate congestion inside the facility.

[5:44:08 PM](#) Pogue questioned whether or not the four trees being removed would be replaced during renovations. Ramey confirmed that the trees would not be replaced during this renovation, but maybe at a later date.

[5:44:35 PM](#) Chair Fugate opened the item for public hearing.

[5:44:51 PM](#) Tony Evans questioned whether or not the Applicant would consider closing the pool during renovations. Chair Fugate closed the item for public hearing.

[5:45:16 PM](#) Jim Keating noted that the primary focus is the building; however, Keating also noted that the intent is to work on a concept plan, both in restoring the building and adding other amenities. Keating would also like to see a cover for the pool in the future.

[5:48:09 PM](#) Lisa Horowitz suggesting adding another condition (g) that would state that the applicant shall bring a materials sample board to Community Development Office this week for the Commissioners to review prior to the adoption of the Findings of Fact. Chair Fugate and Dan Smith agreed.

[5:48:51 PM](#) Scanlon believes it is a great upgrade to building. Scanlon questioned the shower drain and the unsanitariness of water running from outdoor showers to pool. Ramey confirmed that a shower drain was shown on the drawings and would be built in.

[5:50:53 PM](#) Scanlon motioned to approve the application submitted by Blaine County Recreation District Aquatic Center, represented by Nicole Ramey of Michael Doty Associates, for a commercial remodel to the existing building and a new 150 square foot addition to the Blaine County Recreation District Aquatic Center, located at 1020 Fox Acres Road (Lot BB, Block 79, Swimming Pool, Woodside Subdivision #21), 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 (g) are met. Smith seconded and all were in favor.

PH 3 *Consideration of a Zone Change Application by Dirt Simple, LLC, for an amendment to the City of Hailey Zoning District Map. Proposed changes would rezone 404 and 410 Bluebird Court, (Lots 1 and 2, Block 1, Bluebird Subdivision) from Limited Residential 1 (LR-1) to General Residential (GR).*

[5:52:35 PM](#) Lisa Horowitz presented information on the project and noted that the Bluebird Subdivision is currently a five lot subdivision that is accessed through the North Star Meadows Phase II; however, only two lots are proposed for zoning. Horowitz reviewed the Zoning Map with the Commissioners. Horowitz noted that the Applicant is requesting that two of Bluebird Subdivision Lots get rezoned and become General Residential (GR), instead of Limited Residential 1 (LR-1). Horowitz also noted that the Bluebird Subdivision was platted on a private fire lane and private road. Horowitz informed the Commission that the maximum number of lots existing on a private road are five (5), which means that no new lots could be created in this subdivision, regardless of zoning. Horowitz noted that if the Commission approved the zone change, several options would be allowed under the General Residential Zone, including, but not limited to Accessory Dwelling Units and Home Occupations.

[5:57:14 PM](#) Nick Maricich echoed Horowitz' presentation and noted that the Applicant is not requesting to increase the number of lots in subdivision. Maricich noted that the Applicant would like to build an Accessory Dwelling Unit, to accommodate those individuals whom are aging and/or are in need of

housing. Hillary Anderson noted her passion for this project and would like this space to act more as a unit where a caregiver can live, and have own space, to provide daily care to elderly.

[6:02:47 PM](#) Jeff Engelhardt questioned snow storage easement. Maricich noted that snow would be stored where summer parking exists, as it is not a through street and would meet snow storage requirement.

[6:04:10 PM](#) Chair Fugate inquired about parking and private streets. Horowitz noted that Zoning Code currently states that with all Accessory Dwelling Units, off-street parking is required. Horowitz discussed Comprehensive Plan designation in Staff Report.

[6:05:53 PM](#) Chair Fugate opened the item for public hearing. Tony Evans questioned connectivity of the Comprehensive Plan when it pertains to easements. Evans noted that a small trail has been utilized for many years in area and he would like to see this trail preserved; trail keeps various neighborhoods connected and are helpful to pedestrians.

[6:08:34 PM](#) Steven Linden has concerns with rezoning the two lots in the Bluebird Subdivision. Linden noted that a petition was signed opposing project. Debra Vignes commented on the access to Bluebird Subdivision, which is through the Northstar Subdivision. Vignes believes Northstar Subdivision would be greatly impact by traffic going to and from the Bluebird Subdivision. Vignes also noted that parking and the roads are concerns of hers. Vignes doesn't believe the subdivision is equipped to handle the impact of traffic, which would inhibit emergency vehicles gaining access to residents in area. Vignes also believes that allowing the zoning change would allow a higher intensity of conditional uses, such as a Bed and Breakfast or Day Care Center, which in turn, create more traffic and people in subdivision. Vignes believes the two lots should remain in the Limited Residential 1 (LR-1) zone for reasons stated above.

[6:15:04 PM](#) Arthur Fisher agreed with previous comments made regarding opposition of the rezone.

[6:17:00 PM](#) Peter Lobb believes it is the owner's responsibility to know the zoning in his/her area. That said, Lobb believes changing the zoning code for one family sets a bad precedence and is in opposition of the zone change.

[6:18:27 PM](#) Steve Thies stated his concerns and noted that once residential zoning changes, any number of changes could occur and impact neighborhood. Thies could support rezone if conditions could be made to limit development in neighborhood.

[6:20:57 PM](#) Greg Plowman believes Accessory Dwelling Units are a great idea to increase density; however, Plowman noted his concerns with the project and believes the Northstar Subdivision was not setup to support Accessory Dwelling Units and increased traffic. Plowman believes there will be substantial impact to Northstar Subdivision with proposed development. Others agreed with Plowman's sentiments.

[6:36:49 PM](#) Chair Fugate closed the item for public hearing. Chair Fugate summarized the main issues from residents: parking, traffic, conditional uses and building height. Scanlon questioned the trail to nowhere and if an easement existed, where it would connect. Thies noted that it would connect to a public street near Summit Apartments; however, a second easement would need to be created and permission would need to be given by neighbors aside from applicant, to access trail. Chair Fugate noted that issue would not be addressed here.

[6:39:26 PM](#) Engelhardt questioned whether or not streets and sidewalks in Northstar Subdivision are City owned. Horowitz confirmed that streets are public; Steven Linden noted that sidewalks are private; however, are accessible to public. Engelhardt doesn't believe traffic and safety would be impacted too greatly. Engelhardt also believes parking can be addressed.

[6:40:49 PM](#) Smith noted that a Daycare (with up to 12 children) is permitted as a conditional use in Limited Residential 1 (LR-1), and a Daycare Home (6 or less children) is permitted in General Residential (GR).

[6:43:31 PM](#) Chair Fugate inquired about adjusting or restricting uses in zone. Horowitz noted that the Commissioners could state that Conditional Uses shall be limited to those permitted in the Limited Residential (LR-1) Zone.

[6:49:54 PM](#) Pogue would approve an Accessory Dwelling Unit and doesn't believe two more ADUs would create a fire hazard like other uses, such as a Daycare. Pogue would like to limit the project to two ADUs and restrict other conditional uses.

[6:58:44 PM](#) Pogue motioned to recommend approval of the application submitted by Dirt Simple, LLC, to the City Council, for an amendment to the City of Hailey Zoning District Map. Proposed changes would rezone 404 and 410 Bluebird Court, (Lots 1 and 2, Block 1, Bluebird Subdivision) from Limited Residential 1 (LR-1) to General Residential (GR), finding that 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, subject to the following conditions:

- 1) All uses shall be limited to those permitted in LR-1 Zone District, with the exception of Accessory Dwelling Units as a Conditional Use,
- 2) All required parking shall be on private property,
- 3) Accessory Dwelling Units shall be subject to Design Review,
- 4) The height limit on all structures shall be limited to thirty (30') feet.

Engelhardt seconded and all were in favor.

PH 4 *Consideration of a Text Amendment Application by Economical Housing Solutions, LLOC, to Title 17, Section 17.04G.050, Bulk Requirements, to Title 17, Section 17.05.040 District Use Matrix, Multi-Family Residential Density, and to Title 17, Section 17.09.040 On-Site Parking Space Requirements.*

[7:08:48 PM](#) Jim Laski presented the project and informed the Commissioners that the goal of the project is to allow smaller housing opportunities in the Business Zoning District in Hailey. Laski noted the proposed amendments to the text and where in the Comprehensive Plan this project would fit.

[7:15:10 PM](#) Jim Warjone expressed his interest in changing the zoning code to reflect a higher density; removing the density requirement to create more housing opportunities for current and potential residents of Hailey. Warjone also proposed compact parking spaces to accompany housing development.

[7:23:13 PM](#) Chair Fugate opened the item for public hearing. Tony Evans would like to review the development currently on River Street to get a sense of is already there and how the project proposed would fit in to current structure. Bob Crosby spoke in favor of the Text Amendment Application, noting specifically, that an extreme shortage of affordable housing exists in Hailey. Crosby noted that project would increase housing supply and would be beneficial to community. Crosby presented the Commissioners with housing statistics currently in City of Hailey.

[7:32:47 PM](#) Doug Brown also spoke in favor of the Text Amendment Application, echoing Crosby's sentiments regarding a housing shortage in Hailey. Brown discussed employers' struggle hiring local residents, as most employers find that their employees can't afford to live in valley. Discussion ensued.

[7:41:35 PM](#) Peter Lobb spoke against the Text Amendment Application and noted that consequences should be considered prior to approving application. Lobb discussed parking issues, potential congestion and questioned whether or not development would be worth considering.

[7:49:04 PM](#) Kathy Grotto encouraged the Commissioners to explore the opportunity, as there is a need for housing in the valley.

[7:49:46 PM](#) Jeff Anderton spoke in favor of the Text Amendment Application and would encourage Commissioners to give residents a more affordable opportunity to live in Hailey.

[7:51:24 PM](#) John Gilmore also spoke in favor of Text Amendment Application, noting that the project is a positive one and should be strongly encouraged.

[7:57:55 PM](#) Tony Evans would like to see photos of project, options and more information regarding project.

[7:59:05 PM](#) Chair Fugate closed the item for public hearing.

[7:59:20 PM](#) Owen Scanlon likes the idea and agreed that there is a need for more affordable housing in Hailey; however, has concerns with parking. Chair Fugate and Dan Smith agreed.

[8:00:57 PM](#) Horowitz noted that Hailey City Code currently states that a unit of 1,000 square feet or less requires one parking space. Horowitz also noted that the change proposed is for the number of compact parking spaces allowed. Smith noted varying language. Horowitz will review the language, as well as pull similar applications and report back. Chair Fugate would like to have visuals of what project and parking could look like, with a defined overlay district. Commissioners agreed. Pogue believes parking will be the driving issue. Pogue believes parking around a building is the worst thing that can be done and would like to see an alternative.

[8:15:24 PM](#) Jeff Engelhardt questioned ground floor development. Warjone noted that ground floor is needed to keep development at an affordable price and to comply with ADA Standards. Warjone believes vision is economical and maintainable long-term.

[8:27:51 PM](#) Commissioners would like conceptual layout of where Applicant is headed. Warjone agreed and will put together a diagram to provide Commissioners with vision.

[8:32:01 PM](#) **Dan Smith motioned to continue the discussions of changes to Title 17, Chapter 17.05, District Use Matrix to Tuesday, January 10, 2017. 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: Tuesday, January 10, 2017.
(no documents)

Adjourn

[8:34:47 PM](#) **Owen Scanlon motioned to adjourn. Dan Smith seconded and all were in favor.**