

**MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
Monday, December 3, 2018
Hailey City Hall
5:30 p.m.**

Commissioners Present: Janet Fugate, Sam Linnet, Richard Pogue, Dan Smith, Owen Scanlon
Staff: Lisa Horowitz, Robyn Davis, Chris Simms, Brian Yeager

5:29:41 PM Chair Fugate Called to Order

5:29:57 PM Public Comment for items not on the agenda. No comment. Chair Fugate closed.

Consent Agenda

CA 1 *Adoption of the Meeting Minutes of November 8th, 2018. ACTION ITEM*

CA 2 *Adoption of the Meeting Minutes of November 19th, 2018. ACTION ITEM*

CA 3 *Adoption of the Findings of Fact, Conclusions of Law and Decision of a Hillside Site Alteration Permit Application by the Blaine County Recreation District, for a Trail Development Plan consisting of two phases. Phase One of the Trail Plan includes completion of the Quigley Perimeter Trail, located within Block 16 of Quigley Farm Large Block Plat, and bike/Nordic Trail construction, located within Block 10 of the Quigley Farm Large Block Plat. Phase Two includes a future Quigley-to-Keefer Park BLM Connector Trail and three downhill Flow Trails located within Block 10 of the Quigley Farm Large Block Plat. ACTION ITEM*

5:30:49 PM Scanlon, Smith and Linnet recused themselves from consent agenda.

5:31:17 PM Pogue motioned to approve CA1, CA2 and CA3. Chair Fugate seconded. Scanlon, Smith and Linnet abstained.

Public Hearings

PH 1 **5:31:47 PM** *Consideration of a text amendment to Title 17, Section 17.04J.20, Flood Hazard Overlay District (FH) and to Title 17, Section 17.05.040, District Use Matrix, to amend the building height to be measured from the Base Flood Elevation (BFE). Item to be continued to the December 17th meeting. ACTION ITEM*

5:31:54 PM Scanlon motioned to continue to December 17th, 2018. Smith seconded. All in favor.

PH 2 **5:32:22 PM** Consideration of approval by the Hailey Planning and Zoning Commission of an Annexation Application from 2-IT Ranch, LLC, to annex 11785 State Highway 75 (SWNW TL 7137, Sec. 4, T2N, R18E), comprising a total of 12.91 acres, into Hailey City Limits. Recommended zoning of the property is Limited Residential 2 (LR-2) and Recreational Green Belt (RGB). Included in the annexation request is a Planned Unit Development request and Preliminary Plat:

Planned Unit Development (PUD) Application: the PUD application consists of ten (10) residential lots, a nine-hole par 3 golf course and an approximate 3,500 square foot clubhouse. Project elements include:

- Eight (8) cottage townhouse sub-lots
- Two (2) single family lots
- 54 parking spaces
- A Club House
- One (1) Nine-hole Par 3 Golf Course

The applicant is requesting the following modifications and waivers as part of this application, under Chapter 17.10.040: Developers Benefits:

- 1) **LR-2 Minimum Lot Size:** The minimum lot size allowed in LR-2 zoning per Chapter 17.05.040 is 12,000 square feet. The applicant is requesting the allowance for single family lots of a minimum of 5,000 square feet and cottage townhouse sub-lots ranging from 1,000 square feet to approximately 2,400 square feet.
- 2) **Cottage Townhouse Units:** Cottage Townhouse units are not permitted under LR-2 zoning. The applicant is requesting the allowance for eight townhouse units.
- 3) **Building Setbacks:** Building setbacks in LR-2 zoning per Chapter 17.05.040 include a 25' front-yard setback and 10' side and rear-yard setbacks. The following setbacks are requested for the proposed residential units:

	Front Setback	Side Setback	Rear
Single Family	25' (No modification)	5'	5'
Cottage Townhouse	5'	5'	0'
Cottage Townhouse (Above Garage Unit)	0'	0'	0'

- 4) **Private Street Number of Units Served:** Chapter 16.04.020 allows private streets to serve a maximum of five (5) residential dwelling units or private streets may be allowed within planned unit developments. A private street serving ten (10) residential units is requested with this PUD.

Subdivision Preliminary Plat Application: The project includes eight (8) cottage townhouse sub-lots and two (2) single family lots ranging in size from 1046 square feet to 5292 square feet to be zoned Limited Residential 2(LR-2) and 1 Recreational Green Belt (RGB) lot containing a club house, parking and a nine-hole par 3 golf totaling to 12.91 acres. **ACTION ITEM**

[5:33:41 PM](#) Horowitz provided background on project. Brian Yeager went into more detail with regard to water issues. Yeager noted his findings from the Water Study.

[5:34:19 PM](#) Yeager pulled up page 9 of the water study. [5:34:50 PM](#) Within the report, the primary point of focus is the peak hour demand which is intended to represent the peak irrigation season. Yeager stated study took place after the irrigation season. Yeager has asked the consultant to approximate what the water pressure would be during this time. Yeager said will be out there next summer during this time to try to confirm and validate the information containing the water model prepared by the consultant.

[5:36:03 PM](#) If focus on peak hour demand, the report shows low water pressures in the North Ridge neighborhood but this application shows it will result in only a 1 PSI reduction. [5:36:30 PM](#) Yeager said has summarized this in the Staff report on page 9 and read this section out loud.

[5:37:31 PM](#) Yeager summarized the history of the low water pressure in North Ridge since 2010. As seen from the study, still at the bottom of the DEQ recommended pressure. Yeager stated DEQ recommends a minimum of 40, the water model came back showing 39 and this application will drop it down to 38. [5:38:29 PM](#) Yeager stated Horowitz has prepared a couple of alternatives, commission could consider either recommending the ten residential be served by a community well not impacting North Ridge at all or recommending the improvements identified in the Staff Report be in place prior to the final plat. Yeager likes the last component. Ultimately, he would like to get his hands on the system during irrigation peak hour demand and conclusively see what the pressure is. It is possible the pressure is high enough or lower, we don't know. Yeager likes the open-ended component, saying that we can recommend advancement subject to the water pressure being resolved to the North Ridge area satisfactory to the City Council. [5:40:17 PM](#) If

does want to improve the infrastructure will be looking at approximate \$1.5 to \$1.7 million for cost. Yeager explained how this would allow the area to be pressurized. [5:40:59 PM](#) Chair Fugate asked if cost would be borne by applicant. Yeager stated it would be based off a prorated cost of sharing. [5:41:36 PM](#) Horowitz asked if wanted to move to applicant presentation. Chair Fugate confirmed unless commissioners had additional questions for City Engineer. [5:41:52 PM](#) Smith

asked if a choke station or block is put in the downstream of the North Ridge side, what downstream effects would that have in the rest of the city. Yeager explained would have to do two things in downstream side under the current concept. [5:42:34 PM](#) Smith stated so essentially a choke station and a pressure reducer is going to be required but would still have adequate supply in the north end of town. Yeager stated right now because of North Ridge wells directly above McKercher, it would be going directly into that zone rather than the Townsite zone. Yeager stated there are other infrastructures that could be reviewed. Smith confirmed Yeager is not talking about line sizing issues. Yeager confirmed he is not. [5:43:41 PM](#) Chair Fugate

asked if commissioners have any other questions for Yeager. [5:43:54 PM](#) Linnet asked if had any examples of other community wells. Yeager explained typically within the city do not encourage anyone to have an onsite water or sewer system and why. [5:44:19 PM](#) In this case, it is a consideration worth discussing or considering because of the constraints already in the neighborhood. Yeager provided a hypothetical solution of instead of putting a booster pump in the zone identified and put a well in all together to try to pressurize that way. [5:44:50 PM](#) A

community well, would allow this development to be separate from the challenges in the existing

neighborhood. [5:45:27 PM](#) Chair Fugate confirmed what Yeager is saying is there are different solutions, if keep these doors open with the caveat that it needs to be addressed. [5:46:00 PM](#) Yeager confirmed, summarizing that as this moves forward will need to find a way to solve this deficiency.

[5:46:30 PM](#) Horowitz turned floor over to applicant. [5:46:41 PM](#) Jeff Loomis, provided an overview of the project. Loomis stated it is an annexation, planned unit development, and subdivision all in one. Loomis pointed out the location of the project, currently address as 11785 State Highway 75. Loomis explained proposed zoning is RGB, Recreational Greenbelt Zoning and LR 2, Limited Residential 2, to match the surrounding zoning of LR 2 zoning. Loomis stated it is a 9-hole par 3 golf course and is a length design meaning certain parts are developed with the typical golf course turf and the rest is left natural. With the golf course comes a club house with a restaurant, kitchen and conference rooms. The residential development is in the north east corner, the public access is the parameter of the project, with sidewalks and trails. Loomis provided examples of ideas of what landscape will look like. Loomis explained how this reduces irrigation demands. [5:51:31 PM](#) Loomis discussed club house, 1st floor includes operations of club house, restaurant, bar seating and 2nd floor is for events. [5:52:26 PM](#) Loomis went into more detail of the residential area, 2 single family residences, and 8 cottages. [5:52:41 PM](#) Loomis stated 32 parking spots in residential area, 8 shared in other area, for a total of 40 parking spots. [5:53:38 PM](#) Loomis provided examples of cottage type buildings in Old Cutters. [5:54:21 PM](#) Loomis discussed the impact of annexation starting with wild life, summarizing per Idaho Department of Fish and Game this is not classified as a winter habitat or migration corridor. Loomis discussed the plat notes suggested by Idaho Department of Fish and Game. [5:55:56 PM](#) Loomis discussed the water impact, summarizing essentially no impact. Loomis explained the two options the applicant had looked into. [5:57:36 PM](#) Loomis discussed traffic, average of daily trips for golf course is 270, residential 100 for a total of 370. Loomis explained how laid out street to avoid cut through traffic with left turning into property, the highway has a center lane already. Regarding the right turn in, wanted to stay within ITD, did a study regarding events, can have up to 50 people anything over that will go through the city for special events. Loomis summarized more parking provided than required. [6:03:03 PM](#) Loomis discussed private road proposed, public access road to club house, site development, and everything is contained onsite regarding stormwater. [6:04:10 PM](#) Loomis discussed proposed sidewalks, trails and access to golf course by pedestrians. [6:05:19 PM](#) Loomis discussed the proposed water system and that applicant does not want to go with well system. [6:06:44 PM](#) Loomis discussed the proposed sewer services, pointing out connecting points to main line. [6:07:51 PM](#) Loomis discussed irrigation being proposed off of existing water right. [6:09:26 PM](#) Smith asked how many acres will be on irrigation, Applicant estimated 6 acres.

[6:10:07 PM](#) Sarah Hjort, introduced herself and her team. Hjort explained she was born and raised in the valley and part of what it made it special was all the recreation available. Hjort stated this is their effort to provide more recreation to all the citizens who work hard. [6:11:24 PM](#) Chair Fugate asked if commissioners had questions. [6:11:35 PM](#) Scanlon asked if club house would be open year around, Acre said there is a very good chance. Scanlon asked if traffic study considered this, as concern for the roads. Hjort believes winter month's traffic will be more local traffic for winter activities. Scanlon asked about equipment storage, Acres confirmed will all be part of club house. [6:12:41 PM](#) Chair Fugate asked about conditions regarding pets being loose. Horowitz responded yes, went through Idaho Department of Fish and Game letter. [6:13:48 PM](#) Horowitz confirmed. [6:13:54 PM](#) Chair Fugate asked about the parameter trail, if there would be signage directing the public. Hjort confirmed there would be. Chair Fugate stated she understands does not want to trigger right turn lane and thinks it's a great solution to go with a

special event, but asked how it would work. Horowitz stated there is a condition regarding this but does want to discuss further with applicant regarding details and it would be checked during every special event. [6:15:52 PM](#) Horowitz explained way she understood it. [6:16:17 PM](#) Scanlon asked if without the right turn how would it be regulated. Horowitz stated parking is regulated during special events. Chair Fugate clarified that not asking about parking but everyone turning at same time. Horowitz stated idea is with the special event that would not happen. [6:17:47 PM](#) Chair Fugate asked what additional open space would be maintained. Hjort said she thinks that is the trails.

[6:19:10 PM](#) Chair Fugate opened public comment.

[6:19:15 PM](#) Roland Dickerson, 1880 2nd Ave N, no issue with golf course but does have problem with the housing. Their area is all 1 acre or ½ acre property, single family homes. There are no cottages, no 5000 sq. ft. lots in North Ridge. This housing portion is so out of character with the existing neighborhood. It is going to have adverse effect on their property values and on the neighborhood.

[6:20:13 PM](#) Cash Landon, thinks it will be beneficial for people that can't afford the golf courses up north, especially like Sun Valley or Big Wood. Thinks it will be beneficial as far as affordable housing goes and the youth too. There will be activities for kids after school during winter and summer.

[6:20:58 PM](#) Cheryl Allaire, 1860 N 2nd Ave, no problem with golf course agrees with the young man it could be beneficial. Has a problem with the housing, thinks a lot of assumptions are being made. There has been no evidence that this is going to be affordable housing and nothing submitted on what they are going to charge for the golf course, that is going to be reasonable priced. There are a lot of assumptions being made on this development where we just don't have that information. Confused why they are saying this is zoned LR 2 because there is nothing consistent with what they are proposing with LR 2. Not the lot size and not multifamily housing. It is strictly prohibited in LR 2 and LR 1. What they are asking to do is put a high-density development right in the middle of North Ridge and LR 2. The purpose of the Limited Residential zoning from the hand out from last meeting says the LR district is to provide a stable, low density single family residential development. That is not what the development proposed is. It is completely out of character for the neighborhood. On the application they are supposed to say how it is compatible with adjacent neighborhoods. They gave a very glib answer saying it was residential and the surrounding areas are residential. That doesn't address that it is not in character at all with North Ridge and the surrounding area. Again, no problem with the golf course but they housing development that has nothing to do with the golf course. There's been nothing presented that it is going to be affordable, that she has a problem with. Wouldn't have an objection if they wanted to move it to maybe the southwest corner instead of adjacent to North Ridge. There are other options they could place it so that it wouldn't affect property values of North Ridge, wouldn't affect the community of North Ridge. There are people who walk on that street. Whoever was talking about the traffic, there's people walking on that street with their dogs, their strollers, riding bikes, so any increase of traffic is going to be problematic. Those are her concerns.

[6:23:44 PM](#) Keith Davis, 360 W Meadow Dr, corner of W Meadow and 2nd. On his property, he is permitted to have horses, and has had horses there. Moved them out for the winter, praying for

heavy winter. Curious about the liabilities with the sidewalk running alongside his property where he does have horses and that they are an allure. Know that from Sun Valley and Sun Valley Road. People cannot resist a horse. Just wants to know what the impact will be for his safety and their safety. The neighboring property to him on Second Ave is also a horse property which aligns this proposal, thinks it dually impacts them as well. Also, a little curious about, know golf courses have environmental impacts, Indian Creek runs right along his property, wants to know how that's going to be redirected throughout the property and through this pesticide, herbicide and fertilizers. How that will affect Indian Creek, as well as down the stream to Big Wood.

[6:25:21 PM](#) Gordan Flade, 1820 2nd Ave N, feels like stuck between a rock and a hard spot. Feels like there is an issue regarding water that hasn't been discussed and knows Brian's doing a really good job. Trying to be certain get those answers taken care of and actually have better information. One problem that hasn't been discussed in detail is beyond pressure it is called flow. He can take a 1-inch pipe and put 150 PSI in it and it is not enough water to irrigate a single yard. His concern is that they don't just address pressure but look at making sure that the flow rates are adequate as well. Has been on that street for 26 years, house number 7 built in the North Ridge Subdivision, built it himself. Has seen his water pressure as well as his ability to have his irrigation system handle his yard go down as the subdivision grew. Obviously, there were no homes up on the hill or south of them. That is a concern. Fact that there is a golf course there, does not have a problem with that. Just want to be certain the water issue is addressed. One of the questions he has is has anyone looked at the possibility of flipping the housing. Doing a mirror image flip, putting the club house closer to 2nd Ave and the housing area closer to the west side of the property. Where it would have less impact on 2nd Ave and North Ridge Subdivision. Finally, one of the concerns he thinks needs to be looked at, think traffic models and all the other things that are put together because he is involved with one in another subdivision in the city, think they are all great but also thinks that no matter what we look at if look at Webster definition of a model it is a cheap imitation of the real thing. Thinks really need to be certain what they are getting needs to be realistic. Both from the water, from the traffic, from the ability to have people say only going to have 50 people at this wedding. He finds it hard to believe, doesn't think it will happen. Even occupancy in buildings is very seldom followed. So, thinks need to be really careful and make sure address all those issues before move on.

[6:28:18 PM](#) Josh Solly, what he is hearing is that people are concerned about property values and the use of too much water things like that. The alternative here is eventually someone is going to put 14 homes on that property, going to have 14 people irrigating over ½ acres which doesn't think is even allowed. And that's what the future holds if we don't start looking at things like this. Looking at small density homes and bringing more people. Which just by their design are going to be more affordable, than the homes that exist around them already. Think this is really short sighted. Of course, everyone is worried about what their neighborhood is going to become or who is going to move in next to them. But in this case, he knows a lot of the background of this project. It is going to be very green, use very little water, this type of golf course has very low impact, the houses are going to be solar powered. There is going to be geothermal power probably going to the club house. Very forward thinking. Just want to address it. This seems like the way the need to go.

[6:29:37 PM](#) Michelle Schwartz, 1661 2nd Ave, house is adjacent to where the golf course is. Suppose some of her concern is with the larger density. When she purchased her home, knew there was 13 acres there, knew it would be developed one day. It being developed in accordance

with the rest of the neighborhood is what she was agreeing with. She has been reading a lot about golf courses, they are failing by up to twenty percent a year. And the many golf courses and many excerpts designing golf courses are going now years later after the golf course fails as a business and you have rezoned the area to be high density and going in and selling off those lots. So now, once the project has been rezoned, the entire property years later when something might change or better offers come in, they can come back in and make all homes at that density and then there's going to be 200 homes. Would like to see the opportunity if they decide to change zoning in parts of the property it is very specific. It's very specific to its only here, and never any place else. Does not believe everyone keeps agreeing to everything but not 100% convinced that is the altruistic view of what's going on with the property right now. Secondly, with noise and energy like that if you live near a golf course or even in the winter since we haven't quite heard of what the winter recreation will consist of, like in the summer time when other golf courses maintain, when are they mowing at 4 in the morning when the neighbors are sleeping and going to work. And the Fish and Game says that is not readily a migration area, lives right next to the place and had 48 head of elk in her yard last night. And there were 3 mule deers two days before. All those things are impacted in that area, and would like to see more of that. As far as liability with the horses, would like to understand the liability since she is right there if golf balls come flying off the course into her house and yard. What does that mean as far as insurance, getting injured, etc. And the traffic on 2nd Ave, currently says they will have a sidewalk going up on 2nd Ave. We all know that 2nd Ave is not maintained that way, there isn't a sidewalk on 2nd Ave, so that when people do walk up and down it is at their own risk. So, will they intend to create another bike path going up 2nd so people will not have to worry about cars?

[6:32:36 PM](#) Daniel Hollis, avid golfer, thinks this is a great movement because as lady before him said golf is becoming boring because it takes 4 hours but this will only take 1 – 1 ½ hours, going to go out with your clubs, with your family members, young old whatever its going to be used by a lot of people. It's a very social aspect, it's promoting play 9 and get it over and done with. Not 4 hours of golf that is a hindrance on your time. Really applaud 9-hole idea going back to the Warm Springs golf course and what that did for Ketchum Just said to see it go.

[6:33:43 PM](#) Abby Ribbon, wanted to voice her support for the project and say how exciting she thinks it is to have a development proposal for recreational use that will serve the community and provide something that will become more affordable for many families in the community.

[6:34:05 PM](#) Tim Eagan agreed with Daniel Hollis. Eagan believes golf takes 1 ½ hours, not 4 hours. Eagan questioned how the parcel will be watered. How minimal the water use is, would ask that Lisa and staff say what the watering looks like versus what it was when it was agriculture, he has a feeling it will be less. Eagan also believes that with a 3 Par course, more people will visit, which makes it more affordable. Going to be \$30-40.00 bucks for a round of golf, going to be easy, anyone can do that. It's the kind of thing that makes it affordable to the community, it's a great resource for the City of Hailey. Good resource for all of us. If something happens in the winter, and they add cross country skiing, great. Another thing is property values, if we have any need in this valley, it's for stuff that is not North Ridge model, something that is affordable. Does not think it there is any problem living in a community where we share space with people who live in affordable housing. That's his personal opinion. As far as golf balls being errant, lived on the Elkhorn Golf Course, great industry for his kids to sell golf balls. There is always an opportunity. Thinks it will be a fantastic asset for our community and totally supports it and urges commission to do the same thing.

[6:36:07 PM](#) Sarah Bennett, reiterate what Eagan said her support of this project, has 3 boys always looking for a quick activity to do as a family because time, money, travel and transportation is a resource. Thinks this project is addressing that for this community in a multitude of ways. It is making something that would not be accessible to a lot of people, accessible. It is a really awesome thing for this community.

[6:36:53 PM](#) Bryce Sullivan, like he said, it's going to be great for the students and everything like that. If something doesn't go there now, something is going to eventually happen to that lot in the future.

[6:37:25 PM](#) Jane Reynolds, 1331 North Ridge Dr, born and raised in Hailey and Ketchum, moved to Northridge 15 years ago. Northridge is one of the best communities in the world, has bible study, does Halloween parties, Fourth of July square dancing and Christmas. And the impact of traffic in early morning, families are taking kids to school, have a lot of kids moving into that neighborhood, also retired grandparents that have moved up here to be close to their kids. The impact of traffic or whatever down by the golf course is not going to incumber anyone at all. There is a time and a place to play 9 holes, which her husband and herself have gotten back into playing golf and can't even play more than 9 holes because it's frustrating. The beauty of that property where Sarah and her team are suggesting and the hard work to put into this would preserve our community in Hailey. Let me tell you something about people who need a club house, may have pickle bar, cross country, we need another place to gather use your imagination, your creativity, and how people are moving from Ketchum to Hailey as they did. It is a great assist for all of Blaine County. The water system is minimal. We do not have enough resources for kids here and that is the first priority. To take care of kids. After school programs, not every kid is like a ski team racer that cost \$15-\$20,000 a year. Sarah and her team are giving like a gift to our community and she believes in it. Born and raised here.

[6:40:18 PM](#) Megan Gunn, teacher in this community, echoes what heard Jane said about this being something for the kids. Worked with Sara and her team, brainstorming different ways, has imagined this program growing, and how it can affect people like her who on a teacher salary can't afford to golf but also her colleges and students. She is strongly in support of this.

[6:41:08 PM](#) **Chair Fugate closed public comment.**

[6:41:24 PM](#) Hjort pointed out it is not affordable housing but attainable housing not 5-6-7 \$800,000 but is not within description of affordable housing. Hjort said intention is to not use chemicals and be very green, is available for any one on one discussions. Hjort stated have to leave the houses where they are because of the infrastructure, that had looked at many options. Par 3 is the way of golf in the future. Hjort stated it will be less than \$30 for golf. [6:43:37 PM](#) Sean Acre said they will follow city statute for work times. Golf Course safety, in areas where it can be more dangerous will see more trees, pesticide and fertilizer is partially necessary but if done correctly no effect or very very minimal. Irrigation wise, everything planted will be extremely draught tolerant. [6:46:03 PM](#) Loomis addressed the layout, that it is driven by city access to sewer and the club house is closer to highway for less traffic impact on 2nd Ave. Loomis said ITD will review the right turning but does not want to make the jump to a right turn lane right now because basic operation for business is not needed. Idea of events being regular may not necessary be correct. Laski touched on the zoning issue, if golf course failed it is slated to be

green space, cannot develop in RGB, it would be very difficult to get it out of that. The density makes sense, the different zones are there to protect the golf course area. Zoning is R2 because that is the zoning that connects to it but then the PUD with the golf course amenity is how to get around the lot size. [6:48:42 PM](#) Chair Fugate asked staff if they had any questions. Horowitz asked how big of a landscape setback from the property with horses. Loomis stated it is at least 10ft. Horowitz asked if there would be a fence, Loomis stated not sure if fencing proposed now but it can be considered. Laski said they can talk to the horse owner to figure out ways to buffer people from feeding the horses. [6:50:01 PM](#) Horowitz stated does not have anything else at this time. [6:50:14 PM](#) Chair Fugate asked how many units could be developed here if it was under the county. Horowitz stated at the county they could do 13. Yeager stated there is a 12ft snow storage between the walking way and the fence. [6:51:28 PM](#) Pogue stated he applauds the golf course, 9-hole concept and applauds the development idea but what cannot do in his opinion is ignore the water problem in Northridge, even if says will not add to problem there was one house called out that would be impacted. Pogue's hope is that Yeager's solution to go through the testing and figure out what we need. Smith asked what the occupancy level for the club house is. [6:53:07 PM](#) Horowitz stated the fire marshal was guessing around 50 but needed more details. Hjort said she thought he said 150 with outside seating separate. Smith asked normal seating for restaurant bar area, Hjort said she thought it was 56. [6:54:25 PM](#) Smith stated he believes need to have a looped main, as a dead-end main is asking for bacteria build up. Smith confirmed in agreement with Yeager about the water model, hopefully can improve the service to that area. [6:55:36 PM](#) Smith is curious about equipment storage, mentioned that will be done at the club house. Acre confirmed will be at club house. Smith stated thinks it will be a great amenity to not just Hailey but the entire valley, believes need to be considerate to the surrounding neighbors. Smith thinks ITD will have to weigh in on traffic and will have the last say on it. Smith stated does think location is good, highest traffic will be at the club house. Thinks team has done a very good job but there are details that will need to be worked out. He believes that staff and applicant will be able to resolve those. [6:58:24 PM](#) Linnet stated he is not a home owner but hopes to be soon, more projects that build attainable housing is a benefit to the community. Linnet thinks the water pressure is an issue that has been around for a long time and this project seems like an opportunity to fix it. The modeling may not be precise but the safe choice would be to acquire some type of engineering fix. Linnet asked if don't do anything on the right turn line and later it becomes an issue can ITD require a right turn lane. Yeager stated would envision that ultimately if special events incur traffic that requires a turn lane the special events end. [7:01:09 PM](#) Linnet questioned standard requiring opening green space to be maintained in perpetuity, and it says it is not currently being met. Laski stated they had discussed it and there is greenspace within the development that meets the requirements. Laski said had asked for the word perpetuity to be removed in case of a rezone needed in the future. Basically, what the note says is the golf course is green space, but doesn't say in perpetuity. [7:02:44 PM](#) Linnet asked Laski to elaborate consequences of having word perpetuity in there. Laski said if plat note reads perpetuity makes it that more difficult. [7:03:38 PM](#) Staff and Commission discussed definitions and requirements of open green space and how the applicant is currently meeting. [7:04:53 PM](#) Scanlon stated since still discussing RGB, interested if knows if golf course fails what would happen to the grasses used. Acre stated a lot of the natural grasses will remain, with the fescues being planned will grow in and be similar/identical to what is there. Acres discussed the footprint plan of the golf course. Scanlon confirmed what he is saying is will be playing in tall grass. Scanlon confirmed single family homes in cluster development that will be submitted for design review. Laski explained what they envision will have similar CCRs to the cottages in Cutters. [7:07:53 PM](#) Scanlon asked if there will be trees in the snow storage. Scanlon hears the concern of increased

traffic, thinks they have an opportunity to control the traffic. [7:09:07 PM](#) Scanlon asked what the time frame would be for construction of the pressure zone. Yeager stated the commitment to construct a new pressure zone needs to be done by the city, once the commitment is made can go through the design process and get it done within the year. Scanlon asked if this project does not go forward if water pressure concern will continue. Yeager said if the project does not go forward, he will personally continue. [7:10:50 PM](#) Chair Fugate added that this is going to be more accessible and available for the community and will have other things going on there that are community based. Chair Fugate thinks the looped main is good and the critical thing is the water issue. She would like to see them encourage this to be prioritized in the recommendation, that doesn't seem to be fair to penalize applicant and current residents. Believes project has been well thought out and appreciates applicant working with the neighbors. Chair Fugate stated it is her feeling Yeager needs the open-door option but it needs to be addressed in a timely manner. Chair Fugate said attainable housing is something they hear from all types of people and the cottages in Cutters have been very successful and welcome. [7:14:19 PM](#) Simms stated they have 3 applications before them tonight, starting with the annexation. Horowitz stated she pulled it up on the screen, page 38 of the packet. [7:16:12 PM](#) Horowitz stated staff felt they met the standards but have listed the standards for their review. [7:16:34 PM](#) Chair Fugate stated she believes they all have made comments on this, summarizing it is appropriate with the surrounding area, not isolated. Chair Fugate confirmed amenities being provided are within policy. [7:18:12 PM](#) Scanlon and Linnet confirm they believe it meets the standards. Horowitz read page 14 of the staff report aloud listing the best interests. Scanlon asked how owner felt about Lot 1 Block 2 being brought in to square the municipal boundaries. Horowitz said the owner has been in verbal agreement. [7:19:56 PM](#) Horowitz went on to page 46 of packet, reading condition A aloud and explained what it meant. Condition B is regarding the special events application. Chair Fugate reiterated this is going to be RGB. Simms made note of the liquor license. [7:22:09 PM](#) Horowitz stated had talked through the zoning recommendations.

Annexation Motion Language:

Zoning Recommendation:

[7:23:24 PM](#) Smith motioned to recommend zoning for the annexed 2-IT Ranch, LLC, (SWNW TL 7137, Sec. 4, T2N, R18E), comprising a total of 12.91 acres, into Hailey City Limits, zoning Lots 1 and 2 and Sublots 1-7 as Limited Residential 2 (LR-2) and Parcel B as Recreational Green Belt (RGB) as shown on Exhibit A. Lot 1, Block 2 of West Meadows Subdivision shall be zoned LR-2, finding that if the recommended conditions of approval are met, the proposed zoning is in accordance with the Comprehensive Plan; 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; the proposed uses are compatible with the surrounding area; and the proposed amendment will promote the public health, safety and general welfare. Pogue Seconded. All in Favor.

[7:24:58 PM](#) Smith advises we should document land owner's agreement of annexation of Lot 1 Block 2. [7:25:33 PM](#) Scanlon questioned the public facilities and services are available to support the full range of proposed use, stating we do not know this yet. Horowitz clarified what they are saying is if condition A is met than essential public facilities and services are available. Smith confirmed motion is condition on these conditions. No further discussion. All in Favor.

[7:26:00 PM](#) Horowitz went into the PUD Staff Report, page 52 of packet, read aloud what applicant is providing. Horowitz confirmed this PUD is providing the Recreation Facility. Horowitz went through the conditions of approval, on page 58. Scanlon asked Horowitz to go back up to where it discusses transportation, page 56. [7:28:00 PM](#) Scanlon asked if proposing any bus stops, parking stations. Horowitz offered to circle back to Mountain Rides. Hjort said had intended to go to Mountain Rides, discussing proposal intends to discuss with them. [7:28:59 PM](#) Chair Fugate asked if there was a way to include it, Horowitz said can build it into the findings. Chair Fugate moved on to condition C, confirming city attorney will prepare the agreement. Simms confirmed. Commission discussed if needed to make bus stop access as a condition. Horowitz suggested Staff shall discuss feasibility of a bus stop with Mountain Rides and shall be encouraged to provide. Chair Fugate confirmed will be conditions A-D.

PUD Motion Language:

[7:31:31 PM](#) Scanlon motioned to approve the Planned Unit Development (PUD) Application for 2-IT Ranch, LLC, located at 11785 State Highway 75 (SWNW TL 7137, Sec. 4, T2N, R18E), comprising a total of 12.91 acres, finding that the project meets the standards under Section 17.10 of the Hailey Municipal Code, subject to the following conditions, A, B, C and now D as listed. Smith seconded, all in favor.

[7:32:23 PM](#) Chair Fugate stated moving on to Preliminary Plat. Horowitz stated the Preliminary Plat Staff Report begins on page 96 with the staff recommendations. Horowitz went through conditions recommended by staff, clarifying on H-P, confirming condition H was just done and condition M needs to read irrigation for residential lots. [7:34:18 PM](#) Laski questioned irrigation comment on residential, stating the way it is proposed the irrigation for residential would not be separate irrigation system it would be through city water. Smith stated that brings up a question for Acre, there is 45.5 acre feet for watering golf course, does he anticipate having to utilize municipal water to any extent in addition too. Acre does not. Chair Fugate agrees M is confusing. Staff, Applicant and Commissioners discussed wording of condition M agreeing on Irrigation for Parcel B shall be served by private irrigation water only. New condition Q will read as residential lots shall be served by a looped water main.

Preliminary Plat Motion Language:

[7:39:18 PM](#) Pogue motioned to approve the Preliminary Plat Application for 2-IT Ranch, LLC, represented by Galena Engineering, located at 11785 State Highway 75 (SWNE TL 7137, Section 4, T.2N., R.18, Blaine County, Idaho), finding that the application meets all City Standards and conditions (a) through (q) are met. Linnet seconded, all 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, December 17, 2018.**
(no documents)

7:41:08 PM Scanlon motioned to adjourn, Linnet seconded. All in favor.