

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Tuesday, January 19, 2021
Virtual Meeting
5:30 p.m.

From your computer, tablet or smartphone: <https://www.gotomeet.me/CityofHaileyPZ>

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Present

Commission: Dan Smith, Richard Pogue, Janet Fugate, Owen Scanlon, Dustin Stone

Staff: Lisa Horowitz, Robyn Davis, Jessica Parker

[5:29:59 PM](#) Chair Fugate called to order.

[5:30:08 PM](#) Public Comment for items not on the agenda. No Comment.

[5:30:55 PM](#) **Consent Agenda**

CA 1 Adoption of the Meeting Minutes from the January 4, 2021 PZ Hearing. **ACTION ITEM.**

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Butterfly, LLC, represented by B.Y.L.A. Landscape Architects, for a new mixed-use development consisting of two (2) live-work units, each unit is 943 square feet. A detached 1,485 square foot two bay garage is also proposed. This project is located at Lots 2D, Block 3, Airport West Subdivision #2 (1911 Lear Lane) within the SCI Industrial (SCI-I) Zoning District. **ACTION ITEM.**

CA 3 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Concrete Construction Supply (C.C.S.), represented by Insight Architects, for a 3,705 square foot single-story commercial building. This proposal includes a display area, office and warehouse. This project is located at Lot 18 and 19, Block 43, Woodside Subdivision #10 (4060 Black Oak Dr and 4130 Black Oak Dr) within the Light Industrial (LI) Zoning District. **ACTION ITEM.**

[5:31:14 PM](#) Scanlon motioned to approve CA 1, CA 2 and CA 3. Smith seconded. All in Favor.

Public Hearing

PH 1 [5:32:20 PM](#) Consideration of a Design Review Pre-Application by Hailey Airport Inn, LLC, represented by Owen Scanlon, for the addition of two (2) new three-story apartment buildings. Building One will consist of three (3) one-bedroom units and nine (9) two-bedroom units, ranging in size from 484 square feet to 745 square feet. Building Two will include four (4) one-bedroom units, two (2) two-bedroom units and three (3) three-bedroom units, ranging in size from 598 square feet to 1,020 square feet. This project is located at Lot 1A, Block 137, Hailey Townsite (804 South 4th Avenue) within the Limited Business (LB) Zoning District. **ACTION ITEM.**

[5:33:35 PM](#) Scanlon recused himself from PH 1.

[5:33:50 PM](#) Davis introduced project, and summarized remodel approved in 2017. Davis explained applicant is here to complete the proposed remodel from 2017. Davis turned floor over to applicant.

Owen Scanlon, Architect, summarized the proposed buildings to be built. Scanlon explained location of each building with a total of 20 units, that parking meets requirements and noted location of snow storage. Scanlon stated some snow may be hauled offsite. Scanlon went on to explain the layout of the buildings, the unit floor plans of each building, elevations and colors to be used.

[5:40:42 PM](#) Stone asked if the back of the stairwell will be the same siding. Scanlon confirmed.

[5:42:07 PM](#) Horowitz asked what the total square footage is. Scanlon stated 7,651 square feet for building one and 6,682 square feet on building 2.

[5:43:00 PM](#) Smith asked the total height of the building. Scanlon stated it was 34'7".

[5:43:51 PM](#) Pogue asked if construction would be done in one phase. Scanlon stated that is to be determined, may do building 1 then building 2. Pogue asked where the bicycle rack is located. Scanlon described areas for bicycle and motorcycle parking. Pogue asked if there is storage provided in the stairwells. Scanlon confirmed and each unit has a storage closet that is approximately 4'x8'.

[5:45:32 PM](#) Smith asked if the ground floor storage units are for the tenants or maintenance crew. Scanlon believes it will be used for maintenance crew at this time.

[5:46:20 PM](#) Stone asked what the site is being used for now. Scanlon stated it is being used for snow storage and extra parking. Stone asked for total parking spots adding. Davis pointed out location of new parking sites and confirmed a total of 28 new parking spaces.

[5:48:01 PM](#) **Chair Fugate opened public comment.**

[5:49:13 PM](#) Elizabeth Jeffery, 201 N 3rd, glad looking at affordable housing. She is concerned about no winter storage for bicycles and/or ski equipment. She would love to see a EV charging station installed for future clean energy plans.

[5:49:32 PM](#) **Chair Fugate closed public comment.**

[5:49:48 PM](#) Pogue likes the like color and banding. Pogue believes the brown will work on the roof and trim for windows. Pogue believes Jeffery had a good idea about putting a charging station in.

[5:51:01 PM](#) Smith believes the horizontal bands accentuate the length of the buildings, he is wondering if there is some way to add more vertical in the stairwells in the back as well as mirroring the gable on the back similar to what was done to the front. Smith stated given the number of units and size, suspects will have children present and would like to know if have space for picnic or play area. Smith agrees with idea of including EV charging. Smith believes this is a nice project.

[5:53:31 PM](#) Stone asked if possible to make the two buildings feel more like four instead of two. Stone stated something that divides these up from the front and back would be helpful. Stone likes the color palate. Stone agrees with comment for additional storage and believes EV charging may be needed to be addressed in future. Stone is interested in possibility of producing two EV charging spots. Stone asked if this project is coincidence with any changes to the Airport Inn or if that is staying the same. Scanlon confirmed Airport Inn is staying the same.

[5:56:37 PM](#) Chair Fugate agrees the breakup of the façade is important. Chair Fugate confirmed Scanlon will look into the chagrining stations and let them know if possible. Chair Fugate confirmed storage size is 4'x8'. Scanlon confirmed. Chair Fugate complimented the project. Chair Fugate confirmed no central laundry area. Scanlon explained each unit will have its own stacked washer dryers. Chair Fugate stated looks forward to seeing the landscaping as it comes available. Chair Fugate asked if there will be a maintenance manager and complex manager. Scanlon confirmed.

Staff Reports and Discussion

SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.

SR 2 Discussion of the next Planning and Zoning meeting: **February 1, 2021**

- Rezone: Silver Creek Property Holdings and LL Greens
- DR Pre-App: Silver Creek Property Holdings and LL Greens
- CUP: Silver Creek Property Holdings and LL Greens

[6:00:32 PM](#) Horowitz summarized upcoming projects for next hearing.

[6:01:05 PM](#) Horowitz explained change to previous approved project – River Street Apartments. Horowitz stated if any significance change will bring it back to the board. Chair Fugate stated to have Scanlon review the project changes.

[6:05:27 PM](#) Horowitz and Davis provided update on proposed campground.

[6:08:36 PM](#) Smith requested to have the information on the next meeting as soon as available.

[6:10:05 PM](#) **Scanlon motioned to adjourn. Pogue seconded. All in Favor.**