

**MINUTES OF THE MEETING OF THE
HAILEY PLANNING AND ZONING COMMISSION
Monday, October 24, 2016
Hailey City Hall
5:30pm**

Present: Dan Smith, Owen Scanlon, Richard Pogue, Jane Fugate

Absent: Jeff Engelhardt

Staff: Lisa Horowitz, Robyn Davis

Call to Order

[5:28:52 PM](#) Chair Fugate called the meeting to order.

Public Comment

No public comments

Consent Agenda

[CA 1](#) Motion to approve minutes of October 11, 2016

[5:29:30 PM](#) Richard Pogue motioned to approve the Meeting Minutes of October 11, 2016. Owen Scanlon seconded and all were in favor.

New Business and Public Hearings

NB 1 *Consideration of a request by the City of Hailey for a Conditional Use Permit for a Public Use/Public Service Facility for an existing building, known as the Armory Building, located at 311 East Cedar Street (Lots 8-12 and 20-24, Block 125). The purpose of the request is for the relocation of the Hailey Police Department.*

[5:30:13 PM](#) Lisa Horowitz presented the Conditional Use Permit Application and provided background information on the Hailey Armory Building. Horowitz noted that the site is a readiness facility and was rezoned to Limited Business in 2009 to allow for a wireless communication facility, which may or may not be in use at this time. Horowitz noted that it was rezoned with the condition that if the site were not to remain as a readiness facility, the zoning shall revert back to General Residential (GR). Horowitz informed the Commission that the Conditional Use Permit will be categorized in General Residential, as the Hailey Police Department is a Public Use Facility and not a readiness facility.

[5:32:31 PM](#) Horowitz corrected Staff Report, Item G, noting that the access to property is both from Third and Fourth Avenues, and readiness access in/out from highway/Main Street.

[5:32:54 PM](#) Dave Stellers, Hailey Police Department, presented project and noted that facility would better meet the needs of the Hailey Police Department. Stellers noted that only minor changes would be made to either the building or property, like a security gate being added to the entrance on Fourth Street. Stellers noted that all vehicles will be parked and stored at the rear of the facility, dumpsters will be stored inside, and lighting will remain as is.

[5:35:21 PM](#) Owen Scanlon questioned what the processing of prisoners would look like. Stellers noted that an interview room would be housed on site; however, no booking or holding facility would be located within building. Stellers also noted that all prisoners would enter through security gate at rear of building.

[5:36:02 PM](#) Dan Smith questioned whether or not radio antennas or telecommunication equipment would be needed on site. Stellers confirmed that no radio or telecommunication equipment would be added to the site.

[5:36:41 PM](#) Chair Fugate questioned what other organizations or groups would do if space is occupied year round (i.e., Antique Market, etc.). Gunter noted that no communication has been made with said organizations; however, the Hailey Police Department would be willing to work with organizations and accommodate as need be without disturbing the neighborhood.

[5:39:33 PM](#) Chair Fugate inquired about the term of the lease. Jeff Gunter noted that the City and Armory have agreed to a five year lease, and a 90 day notice should the Armory need to return to the area.

[5:40:20 PM](#) Chair Fugate opened the item for public hearing. Peter Lobb believes the location and facility is perfect for the Hailey Police Department. Lobb inquired about the length of the lease and whether or not it could be extended after five years or if the building could be purchased by the City to continue to house the Hailey Police Department. Horowitz noted that the site is currently co-owned by the City and the Armory.

[5:41:39 PM](#) Chair Fugate closed the item for public hearing. Owen Scanlon noted his concerns with prisoners escaping facility and the impact that it may have on the neighborhood. Gunter noted that the security gate would be closed behind prisoners entering facility and reiterated that prisoners would not be held on site.

[5:42:52 PM](#) Richard Pogue believes this is a more practical approach as well as a great opportunity for the City of Hailey and the Hailey Police Department. Chair Fugate agreed.

[5:43:20 PM](#) **Owen Scanlon motioned to approve the request by the City of Hailey for a Conditional Use Permit for a Public Use/Public Service Facility for an existing building, known as the Armory Building, located at 311 East Cedar Street (Lots 8-12 and 20-24, Block 125). The purpose of the request is for the relocation of the Hailey Police Department, 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 condition (a) noted in the Staff Report. Dan Smith seconded and all were in favor.**

NB 2 *Consideration of a request by the City of Hailey for a Conditional Use Permit for a Public Use for season snow storage, to be located at 1448 Aviation Drive (Lot 1, Block 1, Airport West Subdivision #2), in the SCI-Sales and Office Zoning District.*

[5:44:50 PM](#) Lisa Horowitz presented the project and noted that previously, snow has been stored in close proximity to the Big Wood River, near Lions City Park, and in the floodplain. Due to a heavy snow year last year, the site was difficult to drain and as a result, Mariel Miller, Public Works Director, has been researching alternatives for the upcoming season. Horowitz noted that because there is no category in the District Use Matrix specific to Snow Storage, Horowitz believes the most appropriate category for Snow Storage would be: Service to

Buildings, Janitorial Maintenance, and Property Maintenance. For said category, a Conditional Use Permit is required for proposed zone.

[5:47:07 PM](#) Mariel Miller informed the Commissioners that last year's snow site was difficult and expensive to manage. Crews were out at Lions Park daily; attempting to pump water and manage the load to ensure that snow melt would not runoff in to the Big Wood River. Vehicular access to the park was closed and water was being pumped away from river to adjacent property to the west. Per Miller, a temporary solution needs to be found to minimize impacts to area and Big Wood River. Miller noted that the best temporary and immediate solution for the winter season is to lease a 2.5 acre vacant lot (1448 Aviation Drive) for City to store snow. Miller noted that not all snow will be stored on lot; however, goal is lessen impact on Lions Park. Miller went on to explain that at least 400 truckloads of snow would be stored on vacant lot; however, City would like 600 loads. City and Owner are still negotiating terms of lease and amount.

[5:51:49 PM](#) Miller noted that Earthworks stored snow on vacant lot last year and currently, Owner is negotiating a contract with both the City of Hailey as well as Earthworks for this season. The City of Hailey would utilize the eastern side of the lot. Clean up and maintenance of the lot would be managed by both the City and Earthworks.

[5:54:31 PM](#) Chair Fugate questioned whether or not the vacant lot would be used as primary snow storage; Lions Park as secondary snow storage. Miller confirmed that the vacant lot would be the primary lot for snow storage. Scanlon questioned whether or not pooling would take place in the event that we have a similar snow year as last year. Miller noted that some pooling will likely occur.

[5:55:51 PM](#) Chair Fugate opened the item for public hearing. Peter Lobb questioned the rental amount of the property and which budget it would be coming from. Chair Fugate closed the item for public hearing.

[5:57:42 PM](#) Miller noted that the lease terms and price are still being negotiated; however, the City is looking to rent the parcel for four months, and then month-to-month after, if need be. Miller also noted that the Snow Removal Budget is part of the General Fund and monies would be withdrawn from this budget.

[5:59:58 PM](#) Chair Fugate believes this is a good and important alternative to prevent future damage to the river and fragile vegetation near Lions Park. Commissioners agreed.

[6:01:18 PM](#) Dan Smith motioned to approve the request by the City of Hailey for a Conditional Use Permit for a Public Use for season snow storage, to be located at 1448 Aviation Drive (Lot 1, Block 1, Airport West Subdivision #2), in the SCI-Sales and Office Zoning District, finding that the project 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 condition (a) through (b) noted in the Staff Report. Richard Pogue seconded and all were in favor.

NB 3 *Consideration of a City-initiated Text Amendment to Title 17, Section 17.04M.060. F., Accessory Dwelling Units to consider size, and to Title 17, Section 17.02.020 Definitions, Gross Floor Area.*

[6:03:08 PM](#) Horowitz presented statistics and other background information regarding Accessory Dwelling Units, in the City of Hailey as well as other nearby cities. Horowitz noted that ADUs were first permitted in the City in 2002. In 2006, ADU's were permitted on lot sizes of 7,000 square feet or greater, and only in certain zoning districts (Townsite Overlay and General Residential). Horowitz presented four categories that could be looked at in greater detail, discussed and/or revised if Commissioners choose:

1. Expand zoning where ADUs are allowed
2. Allowing ADUs on lots of 6,577 square feet or great
3. Size of ADUs – maximum of 900 square feet
4. Calculating ADUs by Gross Floor Area (allowing attached and detached ADU's)

[6:11:23 PM](#) Chair Fugate inquired about allowing ADUs in additional zoning districts and how it would impact the City. Dan Smith noted that he would like to see ADUs subordinate to the primary dwelling. Smith is also curious about the history of ADUs and how Blaine County currently regulates ADUs. Chair Fugate agreed.

[6:14:58 PM](#) Horowitz demonstrated on the zoning map where ADUs are currently allowed. Owen Scanlon noted that where ADUs are currently allowed seems counterproductive, as lot sizes are smaller. Scanlon believes it may be the precedence that there will be increased traffic, more homes in one area, etc. Scanlon believes the best approach will need to happen systematically. Chair Fugate agreed.

[6:19:17 PM](#) Chair Fugate opened the item for a public hearing. Tony Evans believes allowing ADUs would be an easy way for the City to increase density, especially in the downtown area. Evans is also curious if CC & Rs restrict ADUs in certain areas. Evans believes that one of the main reasons larger companies will not develop here is due to limited housing, in cost and availability. Peter Lobb noted that ADUs haven't always been popular due to an increase in traffic, infrastructure problems, roads, stress on the system, etc. Lobb noted that the size was a compromise at 7,000 square feet, rather than 6,000 square feet (there are more lots of 6,000 square feet. It was agreed that ADUs could be developed on lots of 7,000 square feet or greater). Lobb noted that a size limit was established to keep the ADUs from dwarfing the primary residence, especially in downtown Hailey, where homes are traditionally smaller. Lobb recommended that the Commissioners drop the subject matter and continue following the current ordinance.

[6:26:23 PM](#) Scanlon asked Peter Lobb if annexation was ever a topic of conversation, as opposed to increased density. Lobb stated that most were unfavorable to annexation, and therefore, it was not discussed in detail.

[6:29:01 PM](#) Chair Fugate noted that she would be interested to know how many lots in Townsite Overlay were of 6,000 square feet and the number of lots that were of 7,000 square feet.

[6:31:04 PM](#) Richard Pogue questioned other areas that allow ADUs, like Old Cutters. Pogue questioned whether or not CC & Rs would need to be amended to allow ADUs in areas with CC & Rs.

[6:31:47 PM](#) Tony Evans believes there may be an underlying demand; residents in the community are searching for housing opportunities like this. Evans also believes the possibility of annexation is not off the table and in fact, will become a greater conversation in years to come.

[6:36:38 PM](#) Chair Fugate agreed and added that ADUs are becoming more and more desirable, and are also a great economic boost to the property owner. Chair Fugate believes there is economic viability with development like ADUs: residents are able to live and work in the same town, buy grocers, go out for dinner, etc. here in Hailey.

[6:37:50 PM](#) Scanlon noted that as a Commissioner, it is his responsibility to shape the growth of the City, and he would like to discuss opportunities to promote infill and increased density, while focusing on preserving the character and charm of Hailey. Chair Fugate agreed and would like to see more information on the subject matter: what the rules are right now as well as gross versus net floor area.

[6:40:26 PM](#) Dan Smith inquired about the other restrictions on ADUs in the County. Tom Burgin stated that Blaine County regulates ADUs to be a maximum of 1200 square feet, limit of two bedrooms, and 1,000 feet limit on the garage.

[6:49:15 PM](#) Tony Evans believes ADUs are good for some people and would be a great way to keep city from sprawling.

[6:52:56 PM](#) Owen Scanlon motioned to continue the consideration of a City-initiated Text Amendment to Title 17, Section 17.04M.060. F., Accessory Dwelling Units to consider size, and to Title 17, Section 17.02.020 Definitions, Gross Floor Area to December 12, 2016 Planning and Zoning Meeting. Dan Smith seconded and all were in favor.

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity and upcoming projects
(no documents)

SR 2 Discussion of the next Planning and Zoning meeting: **Monday, November 14, 2016**
(no documents)

Adjourn

[7:02:53 PM](#) Richard Pogue motioned to adjourn. Owen Scanlon seconded and all were in favor.