

**MEETING MINUTES**  
**HAILEY PLANNING & ZONING COMMISSION**  
**SPECIAL MEETING**  
**Thursday, April 6, 2017**  
**Hailey City Hall**  
**5:30 p.m.**

**Call to Order**

**5:29:52 PM** Chair Fugate called the meeting to order.

**Public Comment** for items not on the agenda

**5:30:12 PM** Lobb commented on process of Quigley Farms Project and encouraged Commissioners to table item until decision is made from City Council.

**Consent Agenda**

**CA 1** Adoption of the Meeting Minutes of March 28, 2017

**5:32:26 PM** Pogue motioned to adopt the Meeting Minutes of March 28, 2017. Scanlon seconded. Chair Fugate and Engelhardt were in favor; Smith abstained, as he was absent.

**Public Hearings**

**PH 1** *Continuation of a review of the Quigley Farm PUD by Quigley Farm & Conservation Community, LLC, represented by Hennessy Company and SERA Architects. This project is in the Hailey Area of City impact, and may be considered by the Hailey City Council for annexation. The possible annexation area would consist of 175-200 residential units, to be built over approximately 3 phases. The project would also include a school site, nonprofit office and meeting spaces, mixed uses, agriculturally-related uses, small-scale neighborhood business and lodging associated with nonprofit use, baseball and soccer fields, parking, open space and common area, Nordic area, summer trailhead access, bike/pedestrian pathways and trails.*

*The proposed project is located at the eastern boundary of the City of Hailey, generally to the east of Deerfield Subdivision, and is accessed by Quigley Road and Fox Acres Road, and located on portions of:*

- *RP02N18010333E, which is referenced as T2N R18E Sections 3 & 10 Tax Lot 8368*
- *RP02N180022310 (LOT 1 & 2, S1/2NE, W1/2SE & NESW SEC 2 2N 18E)*
- *RP02N18011333E (FR S1/2SW SEC 2 FR W1/2NW TL 8369 & NENW, NWSW SEC 11 2N 18E)*
- *RP02N180107200 (FR NESE SEC 10 TL 8370 2N 18E)*

*The purpose of tonight's meeting is for the Planning and Zoning Commission to develop recommendations to the City Council on land use and zoning designations.*

*Additional City Council meetings have been scheduled: April 20, 2017 and May 3, 2017 to discuss whether or not the City would like to pursue an annexation.*

**5:34:19 PM** Horowitz presented changes to project since last meeting. Horowitz also highlighted previous meetings and discussion points of the last two Planning and Zoning meetings. Horowitz went on to discuss the Comprehensive Plan, which includes a Neighborhood Service Center at the mouth of

Quigley Canyon, Blaine County Uses, the Zoning Map with the new proposed zone district, the purpose of the Integrated Community Development (ICD) Zone, Non-Residential Land Uses, Commercial Uses (approved as a Conditional Use only), and Standards.

[5:44:19 PM](#) Horowitz suggested listing Professional and General Office Space as a Conditional Use. Horowitz noted that currently, Professional and General Office Space is proposed as a Permitted Use. Horowitz went on to present information regarding the Neighborhood Service Center at the mouth of Quigley Canyon. Horowitz noted that a Neighborhood Service Center is setup as a maximum of three acres and is designed to have all commercial uses in one place, within three acres. Horowitz noting the varying concepts: 1) concentrate commercial uses to one area, or 2) allow for mixed-use where commercial space would be permitted in different buildings. Discussion ensued.

[5:47:24 PM](#) Jim Laski discussed the Mixed Use Core Area, breaking down square footage for each space (i.e., Retreat Center, school, etc.). Laski explained the proposed Peri-Urban Agriculture zone, as well as changes to the draft zoning ordinance. Laski noted that changes include a new definition for Retreat Center, the removal of Accessory Dwelling Units, and amendments to the Conditional Use Standards.

[5:55:08 PM](#) Chair Fugate questioned whether or not Professional or General Offices should remain as a Permitted Use or change to a Conditional Use. Laski noted that it was suggested that Professional and General Office Spaces be a Conditional Use, rather than Permitted Use.

[5:56:37 PM](#) Pogue inquired about tenants for the non-profit space. Laski noted that there are potential tenants for proposed space. Pogue questioned what would happen to the space not utilized by non-profits. Laski noted that the intention is to have the space built out and utilized by multiple tenants at the same time. Conceptually, the Retreat Center could be used by Higher Ground or another non-profits. Pogue questioned whether or not the Developer would be willing to limit square footage of 59,000 square feet to non-profits only. Laski clarified that space is designed for non-profit office space and programming and reiterated that commercial space is limited to 25,000 square feet.

[5:59:06 PM](#) Engelhardt questioned why lot coverage is being discussed (one story and two story), instead of discussing the total allowable square footage. Laski noted that analysis was done to put it in perspective to the Neighborhood Business Zone.

[6:00:38 PM](#) Pogue questioned grades of the Sage School and what would happen if school needed to expand in order to accommodate increased numbers of children. Weeks noted that only 6 through 12 grades are available at The Sage School. Weeks noted that the proposal for The Sage School is generous for the school's intentions (20,000 square feet). Chair Fugate questioned the total number of students 20,000 square feet would support. Weeks noted that the school could support 120 students, which would include students and staff.

[6:02:27 PM](#) Smith questioned the processes between the dual path between City Council and the Planning and Zoning Commission. Williamson noted that the City Council requested the direction of Planning and Zoning regarding density, area that would be annexed and the zoning districts. Williamson explained current discussion of City Council. Williamson also noted that City Council would like Planning and Zoning's feedback regarding the new proposed ICD Zone.

[6:06:53 PM](#) Chair Fugate opened the item for public hearing. Lili Simpson made reference to an award given to the City of Hailey in July 2014, as being one of the top 50 small towns in the United States. Simpson went on to read a letter regarding the aesthetic beauty of the City Hailey, recreational opportunities, iconic landscapes, friendly and close knit community, and much more. Simpson went on to comment on the Neighborhood Service Centers in all locations, including the mouth of Quigley Canyon. Simpson would like to see the Neighborhood Service Centers protect the current residents from the impacts of sprawl, traffic, and the reduction of quality of life. Lastly, Simpson suggested working together to remodel the Community Campus, instead of building new commercial space at the mouth of Quigley Canyon.

[6:13:44 PM](#) Bill Hughes questioned the influences that motivated the City to drag annexation through the back door. Hughes referenced the Idaho Mountain Express, noting that Kathy Grotto stated that the County would likely approve the Commercial Uses within the PUD Application by the Developer. Hughes

noted that he doesn't want to see Hailey destroyed by the greed of the real estate industry. Hughes questioned numbers regarding the development of a small package plant. Hughes doesn't believe annexation would benefit the residents of Hailey and believes the proposal is a nightmare. Hughes doesn't believe the County will approve the proposed commercial uses, as the County Comprehensive Plan states that commercial development should be kept within the City of Hailey. Hughes believes proposal and actions of City Council and staff are unacceptable and strongly encourages City Council to send proposal back to the County, as an application actually exists with the County.

[6:18:13 PM](#) Tony Evans corrected the article in the newspaper and noted that what the County might do under PUD is an open question. Evans explained that he used the wrong word and would like to correct wording for the record.

[6:19:40 PM](#) Barb Acker questioned the Peri-Agriculture definition and would like clarification of small animal processing. Acker noted that animal processing is a business that she would not want to see within City limits. Acker also commented on the commercial space in downtown Hailey. Acker doesn't believe there are enough businesses in Hailey and would like to see more focus on developing downtown than the mouth of Quigley Canyon.

[6:22:04 PM](#) Chip Maguire commented on the Neighborhood Service Center and believes these centers are important to neighborhoods, regardless of location. Maguire noted that centers strengthen and build community in the neighborhood, and they bring pride to neighborhoods. Maguire noted that communities without Neighborhood Service Centers become ghost towns. Maguire believes these centers reduce traffic and allow people to connect in more meaningful ways. Maguire doesn't believe centers would take away or be a threat to businesses in downtown Hailey.

[6:25:13 PM](#) Jill Bryson agreed with Acker regarding the definition of Peri-Agriculture and small animal processing. Bryson also questioned why Professional and General Office Space need to be located at the mouth of Quigley Canyon.

[6:26:10 PM](#) Peter Lobb is not in favor of a City-initiated annexation. Lobb doesn't believe the approval of commercial areas would prevent traffic from going to and from. Lobb believes traffic would increase and impact existing neighborhoods negatively. Lobb encouraged Commissioners to look at proposal from new perspective.

[6:29:11 PM](#) Jim Phillips commented on the proposal and whether or not it's in accordance within the Comprehensive Plan. Phillips doesn't believe proposal is in accordance with the Comprehensive Plan, including the Permitted Uses of Professional and General Office Spaces. Phillips also doesn't agree with Hotels/Motels or Retreat Center, and also doesn't feel it is in accordance with the Comprehensive Plan. Phillips doesn't believe it would serve the residents of the area, and it detracts from the downtown core. Phillips agreed with other comments in that commercial space will compete with business located downtown and traffic will greatly impact existing neighborhoods.

[6:33:05 PM](#) Linda Ries questioned whether or not horses would be allowed in proposed zone. Ries discussed annual events that take place, like Ski Joring and Trailing of the Sheep Festival. Ries is concerned that the number of horses may be limited, which could impact festivals, such as Ski Joring and Trailing of the Sheep. Ries also questioned space designated for non-profits, as well as the taxes involved.

[6:35:23 PM](#) Katherine Graves shared concerns of commercial development and doesn't agree with Neighborhood Service Center at mouth of Quigley Canyon. Graves shared concerns in proposed development taking businesses away from downtown Hailey, as well as the vacant office spaces located in downtown Hailey. Graves noted that she is not opposed many of the proposed uses; however, is opposed to the commercial uses proposed.

[6:37:48 PM](#) Paul Ries shared concerns of proposed development and doesn't believe they comply with the Comprehensive Plan or with the new proposed ICD Zone. Ries questioned which non-profits would be allowed to utilize non-profit space (local vs. national vs. global). Ries also questioned the definition of General Community. Ries also shared concerns with traffic and the impact it will have on other

neighborhoods. Ries suggested that the Commissioner go back to the Comprehensive Plan and keep things simple.

[6:40:57 PM](#) Charles Johnson applauds the Developer for trying to work with the community. Johnson questioned the new proposed zone and whether or not it's needed, as General Residential (GR) covers most, if not all, of what the Developer is proposing. Johnson believes traffic needs to be addressed to move forward with proposal.

[6:43:43 PM](#) Lili Simpson questioned the relationship between non-profits and residential area, and the connection. Simpson believes this is an issue, as no connection exists.

[6:44:55 PM](#) Bill Hughes believes the bigger picture needs to be considered, as complexity does not represent intelligently conceived designs. Hughes believes the development in Hailey follows a pattern that makes sense, and noted that a City-initiated Annexation would be the worst decision made by the City of Hailey.

[6:47:07 PM](#) Marty Weinless believes City and Commissioners are working under the assumption that the project will move forward. Weinless sees no reason for this project to move forward, as there are no jobs available. Weinless believes project is doomed, regardless of whether or not it's annexed.

[6:47:53 PM](#) Denise Jackson believes there have been a lot of carts before a lot of horses. Jackson is opposed to creating a new zone. Jackson shared concerns with commercial activity and traffic that could impact existing neighborhoods of Hailey. Jackson believes City is forcing things to happen and doesn't believe we can't talk about the commercial aspects of proposal without discussing the issue of traffic, as it's a symbiotic process. Jackson also believes other side of Toe of the Hill Trail needs to be preserved from future development.

[6:52:48 PM](#) Penny Thayer shared concerns specific to rationale as to why Planning and Zoning, as well as City Council, is being asked to rezone the area to accommodate the request of the developer. Thayer also shared concerns of The Sage School being located in area, as it is a business, not a non-profit. Chip Maguire corrected Thayer, noting that The Sage School is a non-profit. Thayer believes there are reasons as to why The Sage School wants to be located in close proximity to the high school, and is opposed to the development of school in proposed location. Thayer also questioned how many current buildable lots for housing are there within the City, as well as commercial spaces.

[6:57:26 PM](#) Scott Corkery addressed the issues of traffic and doesn't believe it's an issue. Corkery is supportive of The Sage School development and believes it is a school that teaches children how to harmonize with the Community, and much more. Corkery encouraged others to look and think about the entire picture and the perfect symbiosis taking place.

[7:01:47 PM](#) Troy Thayer shared concerns regarding the lack of process involved in the Quigley Farms Project and encouraged the Commissioners not to rush the proposal.

[7:04:13 PM](#) **Chair Fugate called for a five minute break.**

[7:10:17 PM](#) **Chair Fugate called the meeting back to order.**

[7:10:45 PM](#) Paul Ries questioned the reasoning behind the increase in the number of residential homes.

[7:11:46 PM](#) Denise Jackson agreed with Rise and would also like clarification on the number of residential units, as well as commercial space. Jackson also questioned the development of Phase One.

[7:13:03 PM](#) Tony Evans commented on the previous plan and how detailed it was. Evans questioned why no application has been submitted with the City. Evans believes process is not clear.

[7:14:34 PM](#) Troy Thayer questioned date of developer's attorney's email requesting a City-initiated Annexation. Penny Thayer agreed with Evans regarding details and unclear process of the project. Thayer also questioned the subordinate use and questioned the development of The Sage School in area.

[7:16:03 PM](#) Charlie Johnson would like to see more transparency in process.

[7:16:41 PM](#) Denise Jackson questioned details regarding the commercial space and whether or not it was figured in to water and wastewater system, as well as the impacts of annexation on water and wastewater.

[7:17:24 PM](#) Harry Weeks commented on the new proposed ICD Zone. Weeks noted that finding a zone to develop a school is extremely difficult. Weeks went on to explain how The Sage School would integrate in to the Neighborhood Service Center, as well as the opportunity for the school to work collaboratively with non-profit partners as a permitted use.

[7:18:36 PM](#) Chair Fugate closed the item for public hearing.

[7:19:05 PM](#) Jim Laski explained the process of the Quigley Farms Project and how it came to the City. Laski recommended that the City look at a City-initiated Annexation, as it would impact the City greatly. The City of Hailey agreed to review project and make a determination at a later date. Laski went on to explain the process of the new proposed ICD Zone and the reasoning behind its creation. Laski clarified permitted uses and conditional uses, changes made and the subdivision process. Laski addressed the total residential units and noted that the County Application is a smaller project; therefore, housing and commercial spaces were smaller in numbers. Laski further discussed water and sewer studies and their impact if annexation occurs within the City.

[7:25:45 PM](#) Horowitz reviewed packet information. Horowitz also went through the City website and addressed how to access packet information and supporting documents. Horowitz explained the Quigley Farms Project process and addressed information in previous meetings. Horowitz also noted changes made from each meeting and any other modifications to zoning. Scanlon questioned the possibility of creating a Peri-Urban Agriculture Overlay, similar to that of Economical Housing Solutions, LLC. Horowitz confirmed that that could be a possibility. Discussion ensued.

[7:36:20 PM](#) Ned Williamson commented on the email received and when it went public. Williamson noted that the email was received on February 1, 2017 and discussed on February 6, 2017. Williamson noted that water and sewer calculations are estimates; however, Williamson noted that residential units are more accurate than commercial spaces (this also includes the school).

[7:39:19 PM](#) Williamson went on to explain the three points that the Council requested that the Commissioners consider. The three points included: 1) the area to be annexed into the City and the area to remain in the County, 2) zoning districts for the area, and 3) the density for the entire canyon.

[7:40:13 PM](#) Chair Fugate noted that all information is available to the public and if information cannot be found, the Community Development Department would be happy to provide it. Pogue believes it would be best for the City of Hailey to be a part of the decision process with development. Pogue applauds certain aspects of development, like the Peri-Urban Agriculture. Pogue noted that he is not in favor of slaughtering any animals in residential area, and also has concerns with Professional and General Office Space in area. Pogue recommended that Professional and General Office Space be a Conditional Use. Pogue also recommended that the General Residential (GR) Zoning continue with a Peri-Urban Agriculture Overlay District, instead of creating a new zone.

[7:43:41 PM](#) Smith agreed with Pogue and would also recommend that Professional and General Office Space be a Conditional Use. Smith was also in favor of utilizing the General Residential (GR) Zone, where The Sage School would also be a Conditional Use. Smith noted he would like to address issues regarding the Neighborhood Business District, like convenience stores, etc. Lastly Smith is in favor of having the City control the development of the project and reiterated the benefit of utilizing the GR zone with an overlay district.

[7:46:38 PM](#) Engelhardt agreed with Pogue and Smith's comments regarding zoning and Professional and General Office Space as a Conditional Use. Engelhardt is not in favor of animal processing. Smith agreed. Engelhardt believes project fits the Comprehensive Plan and recommended moving project forward for City Council review.

[7:47:58 PM](#) Scanlon agreed with comments made by the Commissioners and also doesn't see a need to develop a new zoning district. Scanlon recommends that if project gets annexed, the zone remain General Residential.

[7:49:30 PM](#) Chair Fugate agreed with comments made by the Commissioners. Chair Fugate agreed and would like to see the City of Hailey control the development of the project. Chair Fugate shared concerns if project were to remain with County (i.e., Light Industrial development, etc.). Chair Fugate reiterated the impact that project would have on City infrastructure if not annexed in to the City. Chair Fugate believes that the new proposed zone is more restrictive than GR and recommended that all commercial development be assigned as a Conditional Use.

[8:05:40 PM](#) Horowitz noted that City Council would be updated with recommendations and suggestions from Planning and Zoning. Horowitz noted that another hearing may be set regarding zoning and new overlay district depending on feedback from City Council.

***PH 2*** Consideration of Ordinance No.\_\_\_\_, which includes:

- 1) *Amendments to Title 17, Chapter 17.04, Establishment, Purposes and Uses within Zoning Districts creating a new section, Article P, "Integrated Community Development Zone (ICD)", including purpose, permitted and conditional uses, and bulk and size restrictions.*
- 2) *Amendments to Title 17, Chapter 17.05, Official Zoning Map and District Use Matrix to add permitted, conditional and accessory uses and bulk requirements for the ICD.*
- 3) *Amendments to Title 17, Chapter 17.02, Definitions to add the following new definitions: Peri-Urban Agriculture, Non-Profit Recreational Facility, Community/Event Center and Retreat Center.*
- 4) *Amendments to Section 17.11.040.04, to establish Conditional Use Review Standards for Convenience Stores, Food Service, Retreat Center and Community Event Center.*
- 5) *Amendments to Title 16, Subdivision Regulations, Chapter 16.04.020.L.1, Private Streets, adding Integrated Community Development Zone to the districts within which private streets may be allowed.*

## **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: **Monday, April 10, 2017**  
(no documents)

## **Adjourn**

[8:06:54 PM](#) Pogue motioned to adjourn. Scanlon seconded and all were in favor.