

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
SPECIAL MEETING
Tuesday, May 16, 2017
Hailey City Hall
5:30 p.m.

Present:

Staff:

Absent: Richard Pogue

Call to Order

5:29:18 PM Chair Fugate called the meeting to order.

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of the Findings of Fact, Conclusions of Law and Decision for a Design Review Application by Myrtle Mixed Use, represented by Hollis Rumpeltes Architects, for a new 8,153 square foot, two story mixed-used structure, to be located at 516 North Main Street (Lots 11, 12 and North 25' of 13, Block 64, Hailey Townsite) in the Business (B) Zoning District. Lost River Sports was formerly located on this lot. The proposal will include ground level retail, lobby space, outdoor seating for dining, restaurant and two short-term occupancy units and one residential unit. The proposed second level will include two residential units at 1,200 square feet each, balconies and terraces for each residential space and a mechanical space.

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision for a Design Review Application by Lightworks, represented by Chase Gouley of BYLA, for a new 3,280 square foot development, comprised of six (6) studio spaces, ranging in size from 464 square feet to 712 square feet, to be located at 1820 and 1830 Lear Lane (Lots 2A and 2B, Block 3, Airport West Subdivision #2) in the SCI-Industrial (SCI-I) Zoning District. The proposal will include small studio spaces for such uses as artist studios, jewelry making, pottery, ceramics, print editing and printing, and small woodcraft and contractor offices.

CA 3 Adoption of the Findings of Fact, Conclusions of Law and Decision for a Design Review Application by Friedman Memorial Airport, represented by Nicholas Latham, AIA of Ruscitto/Latham/Blanton Architectura P.A., for an expansion of the Terminal Apron, new concrete retaining wall, new airport entry road and new parking area ticket gates, to be located at 1616 Airport Circle (FR SEC 10, 15 & 22 TL 8151) in the Airport (A) Zoning District.

5:30:08 PM Smith motioned to adopt the Consent Agenda items from the meeting held on May 8, 2017. Scanlon seconded and all were in favor.

Public Hearings

PH 1 *Consideration of a Design Review Application for a Marriott Hotels Fairfield Inn and Suites, represented by Errin Bliss of Bliss Architecture, for a new 3-story 41,836 square foot hotel consisting of 75 rooms, indoor pool, fitness room and breakfast dining room located at 711 North Main Street (Lots 1, Sutton Subdivision and Lot 1A and 2A, Bow & Arrow Subdivision) in the Business (B) Zoning District.*

5:31:28 PM Errin Bliss presented background information on the proposed project, noting that a Pre-Application Design Review was held on April 10, 2017. Bliss noted that the Main entrance would be off of Main Street, with the majority of parking and the porte-cochere located behind the building. Bliss also noted other additions,

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including a six foot fence and alterations to the proposed porte-cochere. Bliss noted that the proposed porte-cochere would be a flat roof to accommodate for snow load and complement the design of the rest of the building. Bliss commented on other changes: design on River Street, the addition of an eight foot wide bike lane, new sidewalk and tree grates (entry grates). Bliss went on to discuss the existing landscape, including existing and proposed street trees. Bliss went on to discuss the interior details, outdoor patio space, breakfast and dining area, indoor pool and outdoor deck. Bliss discussed exterior materials and his reasoning for utilizing baton board versus corrugated metal. Bliss also discussed other exterior design elements of the porte-cochere.

[5:47:06 PM](#) Scanlon questioned the layout of the shower and whether or not it would affect the placement of the bed and other furniture. Bliss noted that the door should be located on the other side (mistake in drawings). Scanlon also questioned whether or not a trellis or lattice system was considered to provide more shade in patio areas. Bliss noted that there are intervening ones; however, none run across the other direction. Bliss is open to considering some type of lattice system.

[5:48:57 PM](#) Engelhardt questioned the final plan of the River Street Design. Horowitz summarized the Urban Renewal Meeting and presented the River Street Design proposal. Horowitz also presented the City Arborist's Conditions of Approval regarding proposed project. Horowitz discussed planter beds, mulch and planting specifications, thornless variety of Hawthorns, if utilized, and Irrigation Application. Discussion ensued.

[5:54:21 PM](#) Sam Stahlnecker discussed the City' Engineer's memorandum regarding the proposed project. Stahlnecker noted that questioned consisted of ADA ramp regulations and drainage; however, noted that nothing critical needed to be addressed at this time. Horowitz also noted that the Hailey Fire Department felt the same and had no conflicts with proposal at this time.

[5:55:22 PM](#) Horowitz questioned how the loading and unloading of the hotel functions. Bliss noted that everything is done on site, including laundry and food preparation. Bliss also noted that food deliveries may happen in the morning and Bliss suggested delivering to the front of the building. Chair Fugate questioned the trash enclosure. Horowitz noted that a letter would come from Clear Creek Disposal addressing the location and size of the dumpster location.

[5:57:04 PM](#) Smith questioned the total number of ADA parking stalls required. Bliss believes it is three. Stahlnecker concurred that four stalls exist, three stalls are required.

[5:58:02 PM](#) Chair Fugate opened the item for public comment. Carl Hjelm complimented the building design and site plan. Hjelm suggested that the Applicant and Team shift the hotel closer to Main Street and shorten the length of the porte-cochere. Hjelm believes it is a lot of asphalt otherwise. Hjelm also suggested utilizing another street tree than that of Autumn Blaze Maples.

[6:00:17 PM](#) Jenna Lager questioned the viability of other hotels on Main Street if Marriott is approved. Lager also questioned the other options available, instead of another hotel. Lager believes hotel rooms in Hailey are never full and questions how such a project can be entertained.

[6:03:50 PM](#) Chair Fugate closed the item for public hearing. Horowitz commented on the hotel reservations in 2016, and how robust it was. Horowitz noted that per data collected last year, hotels in Hailey were at 70% occupancy, whereas the hotels in Ketchum were at 30%. Horowitz also noted that the City of Hailey has no jurisdiction to regulate which type of businesses are to open within the City.

[6:05:21 PM](#) Errin Bliss also noted that a feasibility study was completed and per the study, there is a demand in Hailey for another hotel.

[6:06:06 PM](#) Smith appreciates Errin Bliss's efforts to incorporate more of the Hailey feel to the design. Smith noted that he has no major issues regarding the project or design. Smith agreed that he would like to see the sidewalk width of ten feet, which he feels, would provide more continuity to surrounding area. Chair Fugate agreed.

[6:08:26 PM](#) Engelhardt likes the project as is and also agreed with Hjelm regarding the street trees.

[6:09:00 PM](#) Scanlon also complimented the design of the hotel. Scanlon questioned the green color of the exterior lighting poles. Bliss noted that the color would correspond to the other street light poles of the Street Department's choosing.

[6:12:00 PM](#) Chair Fugate appreciates the thought of the layout and applauded the architect for materials and design proposed.

[6:13:35 PM](#) Smith also questioned the bike rack location. Bliss agreed that he would add bike racks to plans. Stahlnecker summarized thoughts on sidewalks widths to north of proposed project. Chair Fugate suggested incorporating width in to a Condition of Approval that reads, sidewalk shall be consistent with sidewalk to the north. Horowitz also noted that a new Condition (m) would be incorporated to include the City Arborist's points, a Condition (n) which would read, bike racks shall be added to the site plan, a new Condition (o), which would read, sidewalk shall be consistent with the sidewalk to the north, and a new Condition (p), which would read, all requirements of the City Engineer shall be met.

[6:16:37 PM](#) Engelhardt motioned to approve the Design Review Application submitted by SVHG, LLC, represented by Bliss Architecture, for a new 3-story, 41,836 square foot hotel located at 711 North Main Street (Lots 1, Sutton Subdivision and Lot 1A and 2A, Bow & Arrow Subdivision) in the Business (B) Zoning District, finding that the project does not jeopardize the health, safety or general welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (p) are met. Smith seconded and all were in favor.

PH 2 *Consideration of a Design Review Application by Greg Bloomfield of Capstone Development, LLC, for a new single-family residence, to be located at 210 West Croy (Lot 3A, Block 4, Hailey Townsite), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. This project was previously approved by the Commission on June 11, 2014.*

[6:18:09 PM](#) Horowitz presented site plan information on the proposed project. With the exception of exterior colors, Greg Bloomfield and Brian Bothwell noted that house and plans have not changed since previous Design Review approval in 2014.

[6:20:55 PM](#) Smith questioned whether or not Scanlon requested that the black top extend past the turn in to the driveway, similar to that of a hammerhead. Scanlon agreed and believes it is a small addition of asphalt that would help the comings and goings of the resident.

[6:22:02 PM](#) Chair Fugate opened and closed the item for public hearing.

[6:22:28 PM](#) Scanlon suggested developing a hammerhead driveway to alleviate the residence from backing up to the street. Scanlon believes it would be more neighborly too. Bloomfield noted that a recorded easement exists, which hasn't been an issue in the past. Horowitz suggested that a Condition read, a neighborhood turnaround shall be provided with a new recorded easement. Horowitz also suggested backing in to the snow storage area.

[6:27:08 PM](#) Scanlon motioned to approve the Design Review Application by Capstone Development, LLC, for a new 1,684 square foot residence with a 528 square foot garage located at 210 West Croy (Lot 3A, Block 4, Hailey Townsite), within the General Residential (GR) and Townsite Overlay (TO) Zoning District, 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 Ordinance, Title 18, and City Standards, provided conditions (a) through (j) are met. Engelhardt seconded and all were in favor.

[6:27:12 PM](#) Chair Fugate called for a five minute break.

[6:32:56 PM](#) Chair Fugate called the meeting back to order.

PH 3 *Consideration of a Preliminary Plat Subdivision Application by Sprenger Grubb & Associates, for a new subdivision of Lots 1-7, Block 86, Woodside Subdivision #25, by creating 21 units, to be known as Wood Cross Townhomes. The total development comprises of 2.408 acre. Current zoning is General Residential (GR).*

[6:33:41 PM](#) James Roberts presented proposed project, noting the details of the details of the townhomes, number of units and access.

[6:35:07 PM](#) Sam Stahlnecker went through the Staff Report. Stahlnecker pointed out major concerns of development, as well as the missing application materials. Stahlnecker also noted that the City Street Department is opposed to managing snow load in a cul-de-sac. Stahlnecker also noted other concerns: signage, drainage, grading, and utilities. Stahlnecker also noted that a survey of parcel was not included. Discussion ensued. Chair Fugate expressed confusion, noting that no materials are present for a Preliminary Plat Application.

[6:40:36 PM](#) Chair Fugate questioned the status of the Preliminary Plat Application, noting that it doesn't meet the requirements of the Preliminary Plat Application process. James Roberts noted that a survey wasn't completed until recently due to snow on the lot. Roberts also noted that he was under the impression the Applicant Team could submit documents up to the hearing. Roberts went on to present other alternatives in design. Discussion ensued.

[6:49:13 PM](#) Engelhardt questioned the proposed snow storage area and noted that many questions remain unanswered. Scanlon questioned where in the area other multifamily housing units exist. Bear went on to demonstrate where on the map other multifamily units are located.

[6:55:04 PM](#) Chair Fugate questioned the park space provided and the subdivision ordinance associated with it. Horowitz noted that something of record showing the dedication of park space is required from the Applicant and Team. Bear noted that a park is included. Horowitz questioned the acreage of proposed park and reiterated that park would need to be dedicated prior to the Parks and Lands Board reviewing it. Horowitz also reiterated that acreage and zoning will need to be shown on the plat.

[6:57:08 PM](#) Chair Fugate questioned the distance between the intersection and proposed driveway of development. Stahlnecker went on to discuss the separation distances required between intersections, both three way and four way, and proposed driveway. Stahlnecker noted that distances were not noted on plans; therefore, are not meeting requirements. Discussion ensued.

[6:59:48 PM](#) Chair Fugate opened the item for public hearing. Susan Byng expressed her concerns and questioned the total number of townhouses that currently exist in area. Byng also noted her concerns with an increase in traffic. Brian Bothwell believes project would be a great asset to area and also suggested moving application to a PUD Application to resolve snow storage issues. Bothwell noted that project it is a great opportunity to create more housing in Hailey.

[7:02:12 PM](#) Kerry Christiansen also expressed his concerns of increased traffic, reversing in to project driveway, as Christiansen lives across the street, and is also not in favor of the density. Christiansen believes project would add more people to area. Christiansen believes Woodside is already really busy and is not in favor of adding more. Christiansen also questioned sewer issues and maximum capacity.

[7:03:33 PM](#) David Boutelle reiterated and agree with other previous comments made.

[7:04:27 PM](#) Tony Nice questioned what ever happened to the park proposal. Nice also shared concerns with traffic and agreed with others in that density is too much for area.

[7:05:29 PM](#) Dan Urban would like to see conformity in area with single family residences and noted his opposition to development. Urban believes there is spot zoning going on in area to accommodate project.

[7:09:09 PM](#) Greg Abbott also agreed with previous comments made. Abbott also questioned the height of the development and believes it would impede view. Abbott also believes all privacy would be lost if development were approved. Others agreed.

[7:11:02 PM](#) Jeffrey Roth noted his support for the density; however, shared concerns of increased traffic. Roth noted that current design is not conducive to allowing more traffic.

[7:12:25 PM](#) Chair Fugate closed the item for public comment. Horowitz commented on traffic concerns, noting that Woodside Boulevard is the busiest street within the City of Hailey. Horowitz also noted that per review completed by City Engineer, current sewer system can accommodate another 1600 units within City limits.

[7:14:27 PM](#) James Roberts addressed traffic concerns, noting that in order to maintain smart and economic growth in area, density is required. Roberts also commented on property values and how it correlates with the proposed development. Roberts believes surrounding property values would

increase. Roberts went on to briefly explain other design options, screening to abutting neighbors and other alternatives. Discussion ensued.

[7:21:17 PM](#) Scanlon questioned the second option that Roberts discussed earlier and the total number of units proposed. Roberts noted that there was one more unit proposed in second option. Discussion ensued.

[7:24:38 PM](#) Engelhardt reiterated that the application was incomplete and doesn't believe any further discussion can take place. Smith agreed.

[7:37:00 PM](#) Scanlon motioned to continue the public hearing on the Preliminary Plat Application for Sprenger Grubb & Associates, located at Lots 1-7, Block 86, Woodside Subdivision #25 to June 6, 2017. Engelhardt 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, June 6, 2017** and **Monday, June 12, 2017** *(no documents)*

Adjourn

[7:42:54 PM](#) Smith motioned to adjourn. Scanlon seconded and all were in favor.