

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
Monday, May 21, 2018
Hailey City Hall
5:30 p.m.

Call to Order by Chair Fugate. [5:29:10 PM](#)

Public Comment for items not on the agenda

Chair Fugate opened public comment not on agenda [5:29:48 PM](#) , no public comment.

Closed public comment closed [5:30:03 PM](#)

Consent Agenda

CA 1 Adoption of the Findings of Fact, Conclusions of Law and Decision For Title 17, Section 17.05.040 District Use Matrix, to create a new Overlay Zone, "Downtown Housing Overlay District", previously called "Mid-Residential Overlay Zone District". This District will be a new Chapter 17.04R, which includes general application, bulk requirements, density and parking space requirements.

5:30:44 PM Pogue moved to approve, Scanlon seconded. All in favor.

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision For Amendment to the Zoning District Map by changing the zoning for Lots 1A, 1B, 1C, 1D, 1E and 2, Block 4, Airport West Subdivision #2 (1290 -1311 Citation Way and 1351 -1451 Aviation Drive from SCI- Sales and Offices (SCI-SO) to SCI- Industrial and Offices (SCI-I).

5:30:58 PM Pogue moved to approve, Engelhardt second. All in Favor.

CA 3 Adoption of the Findings of Fact, Conclusions of Law and Decision For Design Review Application by John Reuter and Alexandra Praggastis for a new 2,783 square foot single family residence, including an attached, 667 square foot garage, to be located at 102 South 4th Avenue (Lots 13, 14 & 15, Block 97, Hailey Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. The existing home went through a 120-day Historic Demolition review period and was approved for demolition on March 17, 2018.

5:31:11 PM Pogue moved to approve, Engelhardt seconded. All in Favor.

Public Hearings

PH 1 Continuation of a Design Review Application by L.L. Green Hardware, for a new 17,549 square foot mixed use building, to be located at 21 East McKercher (Lot 1, Block 2, Northridge Subdivision X). The new commercial space will include one residential unit of approximately 600 square feet, office space, retail and warehouse space. The project is located within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts. This project was continued from the April 16, 2018 meeting.

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[5:32:03 PM](#) Scanlon excused himself.

[5:32:13 PM](#) Davis summarized previous meeting and changes requested during that meeting. Davis turned details of changes over to applicant.

[5:33:00 PM](#) Scanlon referenced all changes made since last presentation in the packet. Scanlon described changes to the housing being added to front of second story with access strictly to private residence. Scanlon discussed various changes to trees and landscape along the property line. Suggested small trees along Highway 75 and McKercher, so business will still be visible. [5:37:19 PM](#) Scanlon asked if anyone has question, Chair Fugate asked about sidewalk. Scanlon stated they will leave the existing the bike path as is and making an in lieu payment. [5:38:00 PM](#) Engelhardt stated glad to see separate entrance for apartment. No additional questions from commission. [5:38:30 PM](#) Horowitz stated Davis had created conditions of approval to review due to, listing the Staff concerns regarding landscape.

[5:39:32 PM](#) Chair Fugate opened to public.

[5:39:47 PM](#) Chair Fugate closed to public.

[5:40:00 PM](#) Chair Fugate asked Scanlon regarding what the snow storage is. Scanlon confirmed it does meet the requirements. Chair Fugate proceeded to discuss landscape buffer for future neighborhood on the east property line. [5:40:55 PM](#) Pogue stated issue from last meeting was L.L. Greens putting up fence, which he didn't think was necessary. Chair Fugate agreed and confirmed all were in agreement with no fence. Chair Fugate asked Commissions thoughts on the landscaping. [5:41:58 PM](#) Horowitz noted applicant has shown nine trees in 350 ft. Chair Fugate asked if the Scanlon had been adjusted to the recommendations of the Arborist request, Scanlon confirmed. Scanlon stated they can put in smaller trees along the highway property if the commission felt it was necessary. Chair Fugate suggested some plantings, greenery such as planters and shrubs. That this would break up it up, and still not impact visibility of the business. Horowitz asked Commission to be more specific in amount of trees to be added. [5:45:17 PM](#) Chair Fugate agreed two trees along McKercher and two along the Highway. Horowitz stated staff suggested trees be more sizable. Scanlon asked if could keep smaller. Engelhardt said would go along but does not see the need. He thinks it is a good plan. Larry Green pointed out only has 50ft frontage along Main Street, stating he thinks the two trees could be better served somewhere else along the lot. Horowitz stated she feels mature trees are the expectation that has been set along downtown Hailey. Referencing that Wiseguys has 3 trees in a similar amount of space. Horowitz suggested changing to 1 tree along Main St and 3 along McKercher. Chair Fugate agreed. Horowitz brought up concern of property buffer along the perimeter line. [5:48:44 PM](#) Pogue stated he likes the current plan submitted. That with trucks turning in at this point trucks could potentially damage trees. Commission discussed buffer possibility's agreeing no buffer needed at this time. [5:50:20 PM](#) Horowitz asked what number of trees should be of the larger size. Stating Commission needs to decide how many larger caliper trees need be installed. Chair Fugate stated 3 trees of larger caliper and leave it to Scanlon to decide best, appropriate place. Commission in agreement.

[5:51:43 PM](#) Pogue motioned to approve the Design Review Application submitted by L.L. Green Hardware for a new 17,549 square foot mixed use building, to be located at 21 East McKercher (Lot 1, Block 2, Northridge Subdivision X), within the Limited Business (LB) 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 (o) as amended are met. Engelhardt second, all in favor.

PH 2 [5:53:45 PM](#) Consideration of a Preliminary Plat Application for Carbonate View Subdivision, represented by Galena Engineering on behalf of W Squared, LLC, where Tax Lot 8364 S. 9 & 16, T2N, R18E, Hailey is resubdivided into fourteen (14) single family lots, ranging in size from 7,053 square feet to 9,270 square feet. All of the lots will front on to Chestnut Street. A 25,626 open space parcel is proposed to be dedicated to the Wood River Land Trust to meet the open space requirements. The project is located in the General Residential (GR) Zoning and Floodplain Overlay Districts.

[5:54:28 PM](#) Horowitz discussed process of the meeting. Turning the floor over to Gordan Flade and Galena Engineering to go through the plat.

[5:56:17 PM](#) Flade stated he feels this particular proposal goes well with the parcel in question. Discussed the project and potential issues ran into with the land trust. Flade stated has met with numerous groups, realtors and land developers to assist in planning this development. [5:59:07 PM](#) Flade stated proposal is to take the piece of property in question and turn into greenspace, with possibility of being part of the home owner association. Flade stated this portion would be built on due to it be located in the flood plain. [6:00:08 PM](#) Flade stated during winter of 2017 there was no water in lots set to be built. The goal is to have no houses built in area will flood. Flade listed another concern is the access easement (parcel A) for the city, proposing to maintain it. Flade stated not in favor of using parcel A as a road connection for various reasons. [6:02:42 PM](#) Flade listed access points that already exist. Flade stated another aspect he feels is essential for this property, is the idea of widening the lots by decreasing the number of lots. Flade stated it would increase the real-estate sales that could not be met, not providing a return on the investment. [6:04:56 PM](#) Flade stated each lot will be over 7000sq and each home will be different, earth tone and built with energy efficiency. He anticipates this strip to sale for approximately \$425,000.00 to \$475,000.00. Stating this portion will be a transitional piece of property to the existing subdivisions. Flade stated street asphalt has two years before needs to be replaced and they will repave it during this construction. Another aspect he feel is positive for the city, is the potential to have mother in law quarters in the new homes if future buyers choose. The homes proposing will be approximately 1400-1750 sq. feet. The in-law quarters will be approximately 400 sq. feet and offered as an option if buyers desire. Stated he does not want houses built along south set back line. All homes are under 28 building height feet. Flade discussed parking options, stating garages on north east side of the houses and will provide additional space of parking adjacent to the garage. The opposite side would be for the snow storage. Flade discussed the side yard setbacks. Flade anticipates the homeowner association would maintain the open space.

[6:14:09 PM](#) Pogue asked if Lot 1 has been planned. Flade stated they have discussed options for it and the landscaping. Pogue asked if Flade could share the 6 designs for the lots. Flade does not have those designs available at the moment but will share in the future. Pogue asked where the potential ADU's would be. Flade stated in some, would potentially be behind the garage or next to it. Flade stated he would like to provide options for the buyers. [6:15:51 PM](#) Scanlon asked if Flade will be in control of every design of for each house for each lot, Flade confirmed. Flade stated his goal is to ensure homes will not look poorly. Each home will be energy efficient. [6:17:19 PM](#) Engelhardt asked if going to presell lots. Flade stated he would build first and or second home as model homes. The remaining lots, could be built with the future buyer deciding on a design option provided. Engelhardt asked if Flade will be building a home with ADU. Flade stated one model home that will be available to purchase will include an ADU. [6:19:46 PM](#) Pogue asked for clarification with fire department

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issue. Flade summarized the concern of access to the new development and possibility of Parcel A being a potential road.

[6:22:16 PM](#) Horowitz stated would go through various issues raised by staff. Horowitz stated a big question is regarding Parcel A being turned in to the road. Parcel A was dedicated to be a road back in the seventies, connecting the neighborhoods. Horowitz confirmed the Fire Department felt it was a good idea. Some concerns with turning it into an actual road are that it is in the flood plain and additional traffic. Horowitz confirmed the lot sizes are meeting the zoning requirements for this neighborhood. Horowitz stated the Land Trust had weighed in not wanting to take over the open space that this space will be taken to the Parks and Lands meeting for review and how to be managed. Horowitz addressed the height limits, building envelope. Additional concern is the driveway design for Lot 1.

[6:26:52 PM](#) Chair Fugate stated it is important to hear everyone, and that floor time will be timed to assist with this.

[6:27:52 PM](#) Chair Fugate opened to public.

[6:27:57 PM](#) Linda Rotondella Elie questioned the traffic impacts and shared her concerns regarding the number of cars that will be in area due to development.

Shelly on Aspen and Cottonwood Street agree with the height restrictions and questioned the density of fourteen units. Shelly believes there are too many lots for location.

[6:30:34 PM](#) Judy Harrison shared her concerns and disagreed with the proposal of a street from China Gardens to Sherwood Forest.

[6:31:40 PM](#) Martin Flannes shared concerns of park shape and green space. Flannes went on to compare the newly formed subdivision and plat of Colorado Gulch Subdivision. Flannes noted similarities in the subdivisions and encouraged the City to have open space within the floodplain. Flannes discussed the road and other options. Flannes would like to hear Staff comments regarding the access point of Parcel A. Flannes discussed traffic implications and shared concerns. Flannes doesn't believe more traffic should be added to area.

[6:34:27 PM](#) Ellen Schultz, China Gardens resident, shared her concerns with others, noting that density is excessive. Schultz shared concerns of traffic and total number of new vehicles in area. Schultz also doesn't believe area needs that many lots – too dense.

[6:36:24 PM](#) Regina, Sherwood Forest resident, shared concerns of access point. Regina believes adding an access point would be too dangerous.

[6:37:43 PM](#) Another resident of China Gardens shared concern of development being in floodplain or at least dedicated park space.

[6:38:48 PM](#) Mark Gasenica, 511 Robin Hood, agreed that Robin Hood and Cedar intersection is one of the worst in Hailey. Gasenica also discussed whether or not development would be a PUD, and believes each lot needs to be drawn and thought out properly. Gasenica agreed with other comments and concerns shared.

[6:40:23 PM](#) Laura Bernard of 420 Robin Hood shared her concerns and opposition of developing a road through to both subdivisions. Bernard likes her neighborhood quiet and safe and believes traffic will be an issue. Bernard believes area should be left natural, and also believes ADUs proposed will cause more issues.

[6:43:08 PM](#) Geegee of 541 Willow, shared concerns of density. Geegee noted that several children play in area and cannot imagine more traffic in area. Geegee shared concerns of C.C. & R's.

[6:44:56 PM](#) Thatcher Marstead noted his opposition of road going through.

[6:45:34 PM](#) Andrew Conner also shared concerns of subdivision and doesn't believe development is appropriate for neighborhood.

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[6:46:28 PM](#) Bill Smith believes the character of Sherwood Forest will be impacted by development and road going from China Gardens to Sherwood Forest.

[6:47:18 PM](#) Cameron Ellis agreed with the traffic impacts and would like to see less density. Ellis shared concerns of traffic burden on China Gardens. Ellis discussed that the impact would be less to Sherwood Forest. Ellis questioned that the City be creative and do something to discourage fast moving vehicles. Ellis also would like to see a bouldering rock in park. Erin Sweeney agreed with Ellis and believes it is not fair to put burden of impacts on neighborhood with more children and families. Sweeney also believes HOA should not control park dedication. Sweeney also doesn't want to see a row of driveways and cars across the street. Agreed with bouldering rock.

[6:52:36 PM](#) Chris Gammon doesn't want to see the road and would like the park to be left natural.

[6:53:08 PM](#) Pam Gammon agreed with Martin Flannes regarding the development of a road. Gammon also likes the idea of keeping the park natural.

[6:54:11 PM](#) Ragna Caron shared concerns of height proposed for new houses, flooding and traffic concerns.

[6:56:15 PM](#) Steven Crosser shared similar concerns of density. Steve went on to discuss ADUs and concerns with traffic. Crosser would like to see Developer proposed something different that all folks can live with.

[6:59:22 PM](#) Ron Taylor agrees that the density is too much and believes it is a division between neighborhoods.

[6:59:41 PM](#) Steven Bashista agreed that road would not be beneficial and would be a dyke for floodwaters.

[7:00:36 PM](#) Marsha Roe shared her concerns and of development and believes it would impact the flavor of the neighborhood. Roe shared concerns with traffic and construction utilizing Aspen Drive.

[7:01:46 PM](#) Gaye Hurst agreed with other comments and believes density is too much. Hurst noted that that the man that used to own the lot, his intention was for it to stay open space. Hurst believes development allows no room for snow removal and believes streets in neighborhood are too narrow.

[7:03:57 PM](#) Barbara Spallino also agreed with other comments and shared density concerns. Spallino also believes privacy will be impacted.

[7:05:03 PM](#) Leah Broman agreed with other comments made; believes density is too much. Broman also disagrees with road development. Mike Broman agreed and believes snow removal would be difficult or impossible with easement.

[7:07:36 PM](#) Marsha would like to see a park, but not maintained or owned by HOA. Steve Crosser agreed and also noted that he doesn't approve road going in. Crosser also discussed total number of lots proposed versus existing lots on the China Gardens side.

[7:09:38 PM](#) Ellen Schultz shared concerns of floodplain and climate change – likely will see impact in future.

[7:10:20 PM](#) Chair Fugate called for a five-minute break.

[7:15:53 PM](#) Chair Fugate called meeting back in order. Stated she appreciated everyone being concise and to the point. Chair Fugate turned over to Horowitz. Horowitz noted that an analysis in Staff Report of lot sizes in China Gardens exists. Horowitz discussed the error in the notice and that Aspen Drive would not be utilized. Proposed subdivision would utilize and face Chestnut. Horowitz described details of road, if ever developed. Horowitz noted that a 60'-wide parcel exists; however, if road were developed, it would be approximately 26' wide. 17' wide strip would be utilized for snow.

[7:18:51 PM](#) Chair Fugate asked Horowitz to clarify additional setbacks and parking regarding ADUs. Horowitz listed base requirements in the General Residential Zone.

[7:20:05 PM](#) Gordon Flade responded to public comment. Flade noted that he is not in favor of the road. Flade stated they had reviewed all comments made. Stated they are not in favor of the road being put in either. Flade discussed snow removal on these lots. Flade stated the concern regarding increase of traffic would be gradual. As far as controlling access to that road, suggested putting in stop signs or speed bumps. Flade wants to be sure

Commission understands they have reviewed the density, the density meets the current zoning for the area and has undersized the number of lots able to go with. In favor of limiting building heights, bringing in setbacks, does not plan on making new homes cookie cutter. Design was done to be favorable to the neighborhood. Gordon stated he appreciates the Commissions time and energy and looks forward to working with them in the future.

[7:25:30 PM](#) Steve Crosser, 431 Aspen Dr, commenting that he is sure Horowitz is correct on lot sizes but he was referencing the homes right across the street. Crosser listed various lot sizes he was referencing.

[7:26:14 PM](#) Chair Fugate thanked Crosser, stating believe pertinent point Horowitz pointed out is that this piece of land meets the requirements. Chair Fugate feels it is critical to state, that park/open space cannot be decided until after parks meeting. All in agreement.

[7:27:37 PM](#) Chair Fugate brought up road connection, asking Horowitz if we are waiting for a new flood plain map. Horowitz stated new map would be available in 2019 or 2020. Chair Fugate asked about intersection on Robin Hood and Cedar, wants to make it noted that resolution for intersection could be beneficial. Horowitz stated this particular intersection will be reviewed as part of the Transportation Master Plan. [7:29:32 PM](#) Chair Fugate confirmed applicant is agreeable to building height restriction. Scanlon stated one person talked about construction traffic, stated he would like to see a plan for the construction traffic and such. Scanlon complimented public and applicant. [7:32:28 PM](#) Engelhardt is in agreement with Scanlon. [7:33:21 PM](#) Pogue feels park meeting will be very important to all. Going back to comments from Wood River Land Trust regarding the park extending behind the homes, understands it was done because it was in the floodplain. The parks did not want to manage it, Pogue stated believes Flade has resolved the issue by having the community take care of the park. Pogue recommended to bring the new development in with the existing communities there. [7:35:01 PM](#) Pogue understands that it is a development, ask that developer review the need for 14 lots. [7:35:55 PM](#) Chair Fugate complimented the public. Understands needs to here from Parks and Land board. As far as the road goes, sharing the traffic, believes the determining factor of road going in or not will be the flood issue. Has concerns about building the road with the flooding issue, asked to see more. Chair Fugate asked when Parks and Lands Board meeting will be, Horowitz stated that is still being determined and that will be available on our website. Horowitz suggested 07/16/2018 for the next meeting to discuss Carbonate Project. Horowitz stated we will re-notice for July meeting. Gordon asked if possible to do closer to Parks and Lands Board meeting. Horowitz stated possible, that we can discuss on first July meeting that will be determined later in the meeting.

[7:40:28 PM](#) Flannes requested additional notice to include South end of Parcel A. Horowitz confirmed we can do that.

[7:40:45 PM](#) Chair Fugate and Horowitz discussed future meeting dates in July. All in favor to move the July 2, 2018 meeting to July 10, 2018. Carbonate will be reviewed again at the July 10, 2018 meeting.

[7:41:47 PM](#) Scanlon motioned to continue the public hearing upon the Preliminary Plat Application for Carbonate View Subdivision, represented by Galena Engineering on behalf of W Squared, LLC to July 10, 2018. Pogue seconded. All in Favor.

[7:42:49 PM](#) Chair Fugate and Horowitz discussed public comment, Horowitz stated all new comments will be placed in new packet for 07/10 meeting.

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: **Thursday June 7, 2018**
(no documents) Horowitz and Cahir discusses items on upcoming meeting. [7:44:14 PM](#)

Adjourn

[7:44:14 PM](#) Scanlon moved to adjourn, Engelhardt seconded. All in Favor.