

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
Monday, June 12, 2017
Hailey City Hall
5:30 p.m.

Call to Order

5:29:55 PM Chair Fugate called the meeting to order.

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of the Meeting Minutes of May 8, 2017

CA 2 Adoption of the Meeting Minutes of May 16, 2017

CA 3 Adoption of the Findings of Fact, Conclusions of Law and Decision for an Review Application for 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.

CA 4 Adoption of the Findings of Fact, Conclusions of Law and Decision for an Review Application for a Design Review 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.

5:30:42 PM Richard Pogue pulled Consent Agenda Items 2, 3 and 4. Pogue motioned to adopt the Meeting Minutes of May 8, 2017. Engelhardt seconded and all were in favor. Engelhardt motioned to adopt the Consent Agenda items 2, 3 and 4. Chair Fugate seconded and all were in favor.

Public Hearings

PH 1 *Consideration of a Zone Change Application by L.L. Greens for an amendment to the City of Hailey Zoning District Map. Proposed changes would rezone the Northridge X Subdivision, Lot 1, Block 2, from Limited Residential 1 (LR -1) to Limited Business (LB).*

5:32:23 PM Lisa Horowitz provided background information on the rezone requested by Larry Green of L.L. Greens. Horowitz noted the dimensions of the property, location and current zoning of parcel. Horowitz also noted that the Applicant Team developed a letter discussion Vacancy Rates within the City of Hailey.

5:34:27 PM Larry Green introduced the goals and intentions of the project: build a new store to accommodate a growing business. Green also discussed the letter outlining Vacancy Rates within the City of Hailey and why current vacant buildings within the City would not be feasible for business.

5:42:26 PM Chair Fugate questioned why the rezone would move to Limited Business, instead of Business. Horowitz went on to explain that in permitting a Limited Business Zone District, more parameters exist than that of the Business Zone. Horowitz noted that the Applicant Team would need to apply for a Conditional Use Permit and comply with regulations that are not otherwise present within the Business Zone (i.e., noise limitations, hours of operations, parking limitations, etc.).

5:46:34 PM Pogue questioned the zoning of AmericInn. Horowitz confirmed that the zoning of AmericInn is Limited Business. Horowitz also noted that the Care Facility (SV Cottages) is zoned Residential.

5:47:27 PM Chair Fugate opened the item for public hearing. Tony Evans questioned whether or not the City has

done a Zoning Analysis of Vacancy Rates for commercial applications.

[5:48:16 PM](#) Dirk Zondag expressed his opposition to the rezone and went on to explain that it sets a slippery-slope precedent. Zondag worried that it would allow other business in an area that is mostly residential. Melissa Roemer agreed with Zondag's comments and is also in opposition of the rezone. Roemer shared her concerns with increased traffic and noise.

[5:51:12 PM](#) Marc Grain, Manager of L.L. Greens, clarified truck routes and delivery schedules of new merchandise. Grain reiterated that L.L. Greens is not open on weekends and hours are limited.

[5:52:04 PM](#) Jolyon Sawrey noted that the location relative to the intersection and parking is a good location. Sawrey also noted that he likes a neighborhood hardware store and is in favor of the rezone. Sawrey noted that he is also in favor of the rezone being of Limited Business, rather than Business.

[5:54:28 PM](#) Dave Cropper explained his connection with project and also expressed his support for the rezone. Horowitz also noted that lot area is a key buffer piece and noted that she does not foresee staff supporting any other kind of rezone. Horowitz reiterated benefits to rezoning parcel as Limited Business, which would benefit neighbors with the restrictions of a Conditional Use Permit.

[5:59:03 PM](#) Zondag likes the idea of the L.L. Greens expansion; however, recommends that an exhaustive Vacancy Assessment be completed to study traffic and determine if there is a better location for the new hardware store.

[6:02:21 PM](#) Chair Fugate closed the item for public hearing. Horowitz went through the Vacancy Standard, noting that the Commission or Council shall consider the following: vacancy rates of existing buildings and land in the Limited Business or Transitional Zoning Districts, lower vacancy rate will favor a rezone while a higher vacancy rate will not favor of a rezone. Horowitz noted that vacancy studies shall be completed by the Applicant, if requested by the Commission.

[6:03:59 PM](#) Pogue questioned whether or not the City of Hailey has other vacant buildings that could be considered as a new location for L.L. Greens. Horowitz noted that King's Variety Store could; however, the loading dock would not meet the needs of L.L. Greens, and possibly Blaine Manor, which would require more renovations to meet the needs of L.L. Greens. Chair Fugate noted other restrictions: buildings are for lease, not for sale.

[6:05:34 PM](#) Pogue is not in favor of keeping the lot residential and would like to see it rezone as Limited Business. Pogue believes L.L. Greens would make a great anchor to north end of Main Street. Pogue also agreed to rezone lot as Limited Business to better regulate daily operations of business, if issues arise.

[6:06:56 PM](#) Engelhardt is in favor of the rezone and believes it would be a good use in the area. Chair Fugate agreed and added that it is a great opportunity to help a successful local business be even more successful and grow within the City of Hailey.

[6:13:34 PM](#) Engelhardt motioned to recommend approval of the application to the City Council to amend the Zoning District Map for the City of Hailey to change the zoning for 21 East McKercher (Lot 1, Block 2, Northridge Subdivision) from Limited Residential (LR) to Limited Business (LB), finding the amendments are in accordance with the Comprehensive Plan, that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare. Pogue seconded and all were in favor.

PH 2 *Consideration of a Conditional Use Permit Application by L.L. Greens, for a temporary chainlink fence, to be located around and secure the outdoor Garden Center, located in the parking lot of King's Variety Store at 615 North Main Street (Lots 1-5 and 11-15, Block 68, Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Zoning Districts.*

[6:15:19 PM](#) Horowitz explained background information regarding the reasoning behind the Conditional Use Permit Application, noting that Larry Green, was unfamiliar with the process and the Municipal Code restricting the use of chain link fence. Horowitz also noted that she believes the chain link fence constitutes a temporary use/structure and would be appropriate under the Conditional Use Permit. Larry Green agreed and noted that

the fence has also been a great way to keep things onsite, as well as separate the King's Variety Store from the L.L. Greens Garden Center. Chair Fugate also questioned the banner located on site. Horowitz noted that the banner is larger than four square feet and L.L. Greens will need to apply for a Sign Permit to be compliant with the code.

[6:18:01 PM](#) Chair Fugate opened the item for public hearing. Dave Cropper is in favor of the temporary use of the chain link fence. Tony Evans believes supports L.L. Greens as a business; however, believes a chain link fence on Main Street is unsightly. Larry Green agreed and noted that the fence would be removed at the end of June/first of July.

[6:19:31 PM](#) Chair Fugate closed the item for public hearing. Chair Fugate believes greenhouse is a benefit to the community and is fine allowing the chain link fence as a temporary structure. Engelhardt and Pogue agreed.

[6:20:47 PM](#) Horowitz noted that if Applicant were onsite next summer, City would strongly encourage Applicant to use something other than chain link fence. Chair Fugate and Pogue agreed.

[6:21:59 PM](#) **Pogue motioned to approve a Conditional Use Permit by Larry Green, for a temporary structure, including a chain link fence, to provide security for operation of live plant sales, located at 615 North Main Street (Lot 1-5, 11-15, Block 68, Hailey Townsite), finding that the application meets each of the criteria for review (a) through (h) cited in the Zoning Ordinance Article 11.4, Section 11.4.1, that the Conditional Use Permit compiles with the Comprehensive Plan, and that the Conditional Use Permit is subject to condition (a) through (b). Engelhardt seconded and all were in favor.**

PH 3 *Consideration of a Design Review Application by Brad Guss and Naomi Goldberg, addition and the demolition of a 470 square foot garage space and connector. The existing shop and residence will remain. A new 839 square foot main level, 354 square foot upper level and 763 square foot garage will be built in place of the existing garage space and connector. The main level will be a garage and service space. The upper level will include bedrooms, bath and bonus space. The existing solarium on the south will also be demolished and a new front entry and covered porch will be constructed. This project is located at 517 East Pine Street (Lot 7A, Block 105, Hailey Townsite) in the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts.*

[6:25:39 PM](#) Jolyon Sawrey presented information on the project. Sawrey went through the proposed site plans, describing exterior renovations, materials and exterior lighting. Sawrey also discussed driveway upgrades, the Staging and Construction Plan, and the design/layout of the proposed plans. Sawrey discussed the re-roof that would incorporate two materials: shingles and metal. Drainage was also discussed. Discussion ensued.

[6:37:32 PM](#) Chair Fugate questioned the screening, parking areas on street side and parking width. Horowitz noted that code applies to traditional lots in Hailey. Chair Fugate agreed.

[6:40:02 PM](#) Pogue questioned the roof materials. Sawrey noted that all materials have been assigned and the roof will have two different materials.

[6:40:22 PM](#) Chair Fugate opened and closed the item for public hearing.

[6:40:48 PM](#) Engelhardt is good with the project. Pogue and Chair Fugate agreed.

[6:41:34 PM](#) **Pogue motioned to approved the Design Review Application by Bradley Guss and Naomi Goldberg for a new 1,956 square foot addition, included a 763 square foot unconditioned garage, located at 517 East Pine Street, Hailey (Lot 7A, Block 105, Hailey Townsite) within the Limited Residential (LR-1) 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 Title, and City Standards provided conditions (a) through (i) are met. Engelhardt seconded and all were in favor.**

[6:43:17 PM](#) Chair Fugate took a five minute break

[6:46:33 PM](#) Chair Fugate called the meeting back to order.

PH 4 *Consideration of a Design Review Application by ARCH Community Housing Trust, represented by Thomas Dabney of TND Architects PLLC, for eight new units consisting of two 7,884 square foot buildings, to be located on Lots 1 & 2, Block 21, Woodside Subdivision No. 6 in the Limited Business (LB) Zoning District. An address has not been determined at this time.*

[6:46:52 PM](#) Thomas Dabney introduced the proposed project, noting design and layout of the project, exterior materials and lighting, driveway and sidewalk improvements, and proposed landscaping. Elevations and parking were also discussed. Discussion ensued.

[6:56:10 PM](#) Horowitz questioned whether or not natural west facing light could be added to the ground floor units. Dabney noted that a noise ordinance requirement has been set up and must be followed in order to receive funding for the project. Dabney noted that due to proximity to airport, garages are used as a buffer from living space. Dabney went on to explain trash and recycling services.

[6:58:43 PM](#) Horowitz questioned whether or not canned/curb services were considered in planning phase, instead of trash/recycling enclosure. Michelle Griffith noted that a utility requirement also exists from the funder and that the most cost effective strategy would be to have one trash enclosure for trash. Chair Fugate questioned whether or not recycling would be made available. Dabney noted that the trash enclosure is large enough to accommodate recycling. Griffith noted that Clear Creek Disposal will determine what kind of recycling containers will be used on site. Dabney went on to discuss landscaping.

[7:02:19 PM](#) Chair Fugate questioned the maintenance of landscaping and the vacant lot. Griffith noted that the back portion of the lot will be left as is: undisturbed with native grasses, etc. Griffith noted that the front will be managed by a local landscaping company. Griffith also noted that the property will be managed by the Blaine County Housing Authority for maintenance and will regulate/verify incomes of residents. Pogue questioned whether or not the back portion of the lot is developable. Griffith confirmed that it is and would need to be purchased from ARCH in order to do so. Horowitz questioned whether or not funding would preclude ARCH from partnering with a team in the future to develop lot. Griffith could not say for sure.

[7:05:51 PM](#) Engelhardt likes the way it looks and believes it's functional. Engelhardt questioned whether or not enough ventilation in attic exists to keep roof from icing up. Dabney confirmed that there would be. Discussion ensued.

[7:09:31 PM](#) Chair Fugate opened the item for public hearing. Tony Evans questioned whether or not City-owned properties were available for a similar use. Evans thinks this would be a great collaboration between ARCH and the City in an effort to provide more affordable housing. Horowitz noted that a spreadsheet currently exists with all of the City-owned properties and that she would be happy to review those with Tony Evans.

[7:12:49 PM](#) Chair Fugate closed the item for public hearing. Chair Fugate believes it is important to have and strongly encourages the Applicant to connect with Clear Creek Disposal regarding recycling. Pogue agreed. Pogue believes this is a great project and encourages the City of Hailey and ARCH to work collaboratively more often to provide affordable housing for the residents of Hailey.

[7:17:09 PM](#) **Engelhardt motioned to approve the Design Review Application by Arch Community Housing Trust for two (2), four-unit, multi-residential buildings, each 4,698 square feet, for a total of eight (8) units, located on Shenandoah Drive, Hailey (Lots 1 & 2, Block 21, Woodside Subdivision #6), 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 Title, and City Standards, provided conditions (a) through (j) are met. Condition (j) to read: recycling shall be accommodated on site. Pogue seconded and all were in favor.**

New Business

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

For further information regarding this agenda, or for special accommodations to participate in the public meeting, please contact planning@haileycityhall.org or (208) 788-9815.

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, June 19, 2017**
(no documents)

Adjourn

7:20:13 PM Engelhardt motioned to adjourn. Pogue seconded and all were in favor.