

MEETING MINUTES

HAILEY PLANNING & ZONING COMMISSION

Monday, July 16, 2018

Hailey City Hall

5:30 p.m.

[5:29:06 PM](#) Chair Fugate called meeting to order.

[5:29:13 PM](#) Public Comment for items not on the agenda. No Public comment.

Consent Agenda

CA 1 Adoption of the Findings of Fact, Conclusions of Law and Decision for the Design Review Application by Laura L. Arnold, represented by Afterhours Design, for a 520 square foot garage, 235 square foot carport and 295 square foot bonus room above the garage. No Accessory Dwelling Unit is proposed. The project is located at 409 South 4th Avenue (Lots 4, 5, and 6, Block 13, Hailey Townsite), in the Limited Residential (LR-1) Zoning District.

ACTION ITEM

Scanlon motioned to approve. Smith seconded. All in favor.

Public Hearings

PH 1 [5:30:05 PM](#) Consideration of Lot Line Adjustment by David and Jacqueline Hennessy, represented by Benchmark Associates, wherein Lots 1-12, the 13' portion of the vacated alley adjacent to Lots 1-12, and the 20' portion of the vacated Carbonate Street adjacent to Lot 1, are reconfigured to create Lots 1A, 2A and 3A. The reconfiguration of the lots would form three lots, Lot 1A, comprising of 19,265 square feet, Lot 2A, comprising of 13,284 square feet and Lot 3A, comprising of 9,963 square feet. The project is located at 666 East Carbonate Street, Section 9, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Residential (LR-1) Zoning District. **ACTION ITEM**

[5:30:14 PM](#) Horowitz introduced Dave Hennessy. Hennessy summarized project of reconfiguring 12 lots into 3 lots accessed by a shared driveway. Smith asked if the driveway would be paved, Hennessey confirmed paved and that they will maintain it. Discussion continued regarding driveway location and length. [5:33:24 PM](#) Horowitz discussed zoning of area and described color coordinated map of project showing history of vacations in the area.

Scanlon asked why all the vacations took place, Horowitz stated she is unaware. Horowitz stated public works does not want to vacate 7th and discussed potential reasons why. Horowitz clarified that none of these decisions are being made tonight regarding the vacation and access points but that some of the neighbors have asked. Horowitz stated Public Works has said they are comfortable with the discussed driveway as right away encroachment permits. Horowitz stated Public Works believe the shorter distance is better and went on to discuss accessing off of Carbonate versus Bullion, listing pros and cons. [5:37:11 PM](#) Chair Fugate asked if Fire Department needed a turn around, Horowitz stated Fire Department felt they could wait until the Building Permit was submitted to review at that time and if it was needed then it would be provided. Chair Fugate asked if this was part of the conditions, Horowitz confirmed it was. Horowitz noted that if a lot line were to be positioned differently there could have been 3 lots not 2, is a little lower density than what the code allows.

[5:38:36 PM](#) Chair Fugate opened to public comment.

[5:38:48 PM](#) Sam Stahlnecker, 631 E Carbonate, No issues with the application stating supports access off of Bullion St.

[5:39:18 PM](#) Chair Fugate closed to public comment.

[5:39:28 PM](#) Smith asked about a park on the East Side, Horowitz clarified the park abuts the street. Smith asked about landscaping in area, Hennessey stated it was done prior to his purchasing of property. [5:40:34 PM](#) Horowitz stated there is a fence that encroaches in that area and that public works is comfortable in allowing that fence to remain until such time as the area were redeveloped subject to an encroachment permit, saying they could remove it anytime. Chair Fugate asked if part of this project, Horowitz clarified it is the first lot, that the fence is adjacent to the house. [5:40:42 PM](#) Smith asked how wide of middle lot, Horowitz and Hennessey said approximately 100ft. [5:41:23 PM](#) Smith confirmed width of driveway. Scanlon mentioned that the traffic would always be nose out to the street, [5:43:02 PM](#) Engelhardt no questions. [5:44:15 PM](#) Horowitz confirmed have discussed all the issues that are part of conditions of approval have been addressed. [5:44:36 PM](#) Chair Fugate confirmed.

Smith motioned to approve the Preliminary Plat Application for David and Jacqueline Hennessey, represented by Benchmark Associates, for a Lot Line Adjustment located at 666 East Carbonate Street (Lots 1-4, Block 94, Original Townsite) and Lots 5-12, Block 94, Original Townsite, to consolidate twelve (12) existing lots and create three lots: Lots 1A, 2A and 3A, located in the Limited Residential (LR-1) Zoning District, finding that the application meets all City Standards and conditions (a) through (k) are met. Scanlon seconded. All in Favor.

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, August 6, 2018.**

Topics to be discussed: DR Espinoza and Side yard setback 2015.

Horowitz and commission discussed potential items to be included in 08/06/2018.

Horowitz also discussed items scheduled to be on 08/20/2018 meeting. Chair Fugate confirmed Richard Pogue will be back for 08/06 meeting.

5:57:55 PM Smith motioned to adjourn, Engelhardt seconded. All in Favor.

(no documents)