

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
Monday, July 17, 2017
Hailey City Hall
5:30 p.m.

Call to Order

5:29:04 PM Chair Fugate called the meeting to order. Chair Fugate requested to move SR Agenda Item 2 above the PH Agenda Items. Smith motioned to move the SR Agenda Item 2 above the PH Agenda Items. Pogue seconded. And all were in favor.

Public Comment for items not on the agenda

No public comment for items not on the agenda.

Consent Agenda

CA 1 Adoption of the Meeting Minutes of June 12, 2017

CA 2 Adoption of the Meeting Minutes of June 19, 2017

CA 3 Adoption of the Meeting Minutes of June 27, 2017

CA 4 Adoption of the Findings of Fact, Conclusions of Law and Decision for 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).

CA 5 Adoption of the Findings of Fact, Conclusions of Law and Decision for Conditional Use Permit Application by L.L. Greens, for a temporary chain link 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.

CA 6 Adoption of the Findings of Fact, Conclusions of Law and Decision for 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.

CA 7 Adoption of the Findings of Fact, Conclusions of Law and Decision for 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.

5:30:31 PM Scanlon and Smith recused themselves from the June 12, 2017 Meeting Minutes.

5:31:08 PM Engelhardt motioned to approve the Consent Agenda Items 2 through 7. Pogue seconded and all were in favor. Pogue motioned to approve Consent Agenda Item 1. Engelhardt seconded and Chair Fugate, Engelhardt and Pogue were in favor. Again, Smith and Scanlon recused themselves, as

they were absent.

Public Hearings

PH 1 *Consideration of a Conditional Use Permit Application by Keith Davis Corrals, to permit two horses at 360 West Meadow Drive (Lot 2, Block 1, Northridge Subdivision), in the Limited Residential 2 (LR 2) Zoning District. The parcel is 1.189 acres in size. A fence with wooden posts, mesh wire and green paneled gates are existing and a 12' x 12' shed will be built out of wood and metal to provide shade and shelter for the horses. **Item will be heard on Monday, August 14, 2017.***

PH 2 *Consideration of a request from Hailey Airport Inn, LLC, to the City of Hailey, to vacate certain sections of City Right-of-Way at 820 South 4th Avenue (Lots 7-12, 19-24, Block 137, Hailey Townsite), along the south side of Cedar Street, between Lots 1 & 13 of Block 137.*

6:13:16 PM Sam Stahlnecker presented background information on the Hailey Airport Inn Vacation of City Right-of-Way. Stahlnecker explained where the vacation would take place and why the Applicant has decided to vacate this portion of the City Right-of-Way. Stahlnecker noted that City Staff would like an easement to be recorded as part of the Vacation. Owen Scanlon noted that twelve lots currently exist and that the intention is to vacate all twelve lot lines, forming two parcels, and clean up the lot.

6:16:07 PM Chair Fugate would like to see easement platted at the same time as the vacation. Smith questioned the intent of forming two parcels, instead of twelve. Scanlon noted that eventually, Hailey Airport Inn will expand and removing lots lines will set the stage for future development.

6:17:40 PM Chair Fugate opened and closed the item for public hearing.

6:18:02 PM Engelhardt motioned to recommend approval of the application to the City Council for the vacation of public right of way – 20' x 26' Alley South of East Cedar Street between Lots 1 & 13 of Hailey, Block 137, finding that the vacation is no longer needed for public use, is expedient for the public good, is in accordance with the Comprehensive Plan, future development of the neighborhood will not be compromised, and the current use and general configuration of public access would not change. Engelhardt amended the motion to include the easement recordation with the plat. Smith seconded and Pogue, Engelhardt and Chair Fugate were in favor. Scanlon recused himself, as he represents the Applicant/project.

PH 3 *Consideration of an Amendment to the Planned Unit Development Application by Copper Ranch Land, LLC, for removal of an indoor pool at 1970 Woodside Boulevard (Copper Ranch Condo #5, Parcel B1) and repurposing to athletic club facility space. **Item to be continued to a Special Meeting; Date to be discussed by the Commission.***

6:19:58 PM Horowitz suggested that the Commission meet either on July 27, August 1, August 2 or August 3. The Commission tabled Tuesday, August 1, 2017.

6:21:55 PM Scanlon motioned to continue to the Amendment to the Planned Unit Development Application by Copper Ranch Land, LLC, to August 1, 2017. Pogue seconded and all were in favor.

PH 4 *Consideration of City-initiated Text Amendment to Title 17, Section 17.06, Design Review, to create a Pre-Application Design Review process. **Item will be heard on Monday, August 14, 2017***

Staff Reports and Discussion

SR 1 *Presentation by Rebecca Bundy, contract Floodplain Manager, regarding flood recovery efforts related to planning and building.*

6:23:40 PM Rebecca Bundy presented information on the Flood of 2017. Bundy summarized the details of when the flood began, flood stages over the course of several weeks, directions and diversions of the Big Wood River, and other impacts. Bundy spoke to the disaster response phase, recovery stage, inspections, permitting, future activities, Floodplain Ordinance revisions, exemptions, grant projects and more. Discussion ensued.

[6:32:38 PM](#) Chair Fugate questioned whether or not most homeowners that were impacted by the flood or are located in the floodplain have flood insurance. Bundy does not know for sure; however, Bundy's impression is that most homeowners do.

[6:42:22 PM](#) Pogue questioned whether or not the flood zone would change since the alteration and flooding of the Big Wood River. Bundy noted that FEMA would likely spearhead process and decide whether or not floodplain will change. FEMA is currently mapping Big Wood River and will likely incorporate all data from Flood of 2017. Bundy noted that once maps go out to cities and county, a six-month comment period is provided until cities and county are mandated to adopt new map. Horowitz doesn't believe huge changes will take place in the Della View Subdivision; however, flood directions of Big Wood River may be different. Discussion ensued.

SR 2 *Presentation by Kathy Grotto regarding the Buildout Study completed by Blaine County and Samantha Stahlnecker regarding the Preliminary Hailey Land Capacity Study.*

[5:32:02 PM](#) Horowitz introduced Kathy Grotto and briefly summarized Grotto's presentation. Kathy Grotto discussed the Buildout Study completed by the County's GIS Department as part of Blaine County's Comprehensive Plan in 2014. Grotto went on to explain the purpose of the Buildout Study, looking specifically at future development under the current zoning ordinance, as well as the mapping of the Buildout Study – where is it possible to grow. Horowitz added that public infrastructure becomes an issue/applicable when discussing buildout and whether or not the City would be able to accommodate for such growth. Grotto went on to summarize the results of the Buildout Study, allowable units within the County, rezones and policy decisions. Discussion ensued.

[5:47:04 PM](#) Engelhardt questioned the water rights and the supply. Grotto noted that studies have been conducted and informed the Commission that most of the water use within the County is for agricultural purposes.

[5:49:06 PM](#) Chair Fugate questioned the last time Hailey completed a Buildout Study. Grotto does not recall that one was done. Horowitz noted that the City would like to contract with the County's GIS Department. Horowitz noted that if the County is unable to work with the City on the GIS Project, Horowitz would like to obtain the program in-house and move forward from there.

[5:50:38 PM](#) Chair Fugate also questioned what would happen if the City's buildout numbers were to be reached. Horowitz noted that Planners and Directors need to keep track of numbers and decide whether to stop growing as a City or rezone areas to accommodate for more people. Horowitz noted that the intent of a Buildout Study is to track the numbers, new residences and population growth of the City.

[5:53:19 PM](#) Sam Stahlnecker presented background information on the Hailey Land Capacity Study. Stahlnecker briefly discussed the whereabouts of Basins 1, 2 and 3 within the City of Hailey. Horowitz added that all three basins connect to a gravity main line, which goes down toward the Wastewater Treatment Plant. Horowitz noted that there are two capacity systems operating within Hailey that operate differently and unique from each other. Stahlnecker went on to explain that the study specifically focused on Basins 1, 2 and 3, and the highest density possible under the current zoning was assumed. Stahlnecker went on to discuss the total number of potential units within each zone where Basins 1, 2 and 3 are utilized. Discussion ensued. Chair Fugate questioned the total number of potential added units that each basin could handle. Horowitz responded that the three basins could operate at 85% capacity with total potential units of 1600.

[6:04:31 PM](#) Owen questioned whether or not the City could quantify what the water supply capacity is. Stahlnecker noted that at this point, the City is not concerned with impact on wells. Horowitz noted that goal would be to integrate information in to a GIS System and bring back to the Commission with feedback and more detailed information. Discussion ensued.

SR 3 Discussion of current building activity, upcoming projects, and zoning code changes.
(no documents)

SR 4 Discussion of the next Planning and Zoning meeting: **Tuesday, August 1, 2017.**

(no documents)

Adjourn

6:51:08 PM Engelhardt motioned to adjourn. Smith seconded and all were in favor.