

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
Tuesday, February 19, 2019
Hailey City Hall
5:30 p.m.

Present

Commission: Janet Fugate, Owen Scanlon, Sam Linnet, Dan Smith, Richard Pogue

Staff: Lisa Horowitz, Robyn Davis, Chris Simms

5:28:22 PM Call to Order

5:28:34 PM Public Comment for items not on the agenda. No Comment.

Consent Agenda

CA 1 Adoption of the Meeting Minutes of January 7, 2019.

CA 2 Adoption of the Meeting Minutes of January 22, 2019.

CA 3 Adoption of the Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Sweetwater Communities, LLC, represented by Errin Bliss of Bliss Architecture, for construction of Sweetwater Duplexes, to be located at Parcel B2, Block 4 (vacant lot on the corner of Shenandoah Drive and Maple Leaf Drive).

5:29:06 PM Pogue motioned to approve CA 1 - CA 3, with corrections. Scanlon seconded. All in favor.

5:29:27 PM Chair Fugate announced Mayor Haemmerle will not be present tonight.

Public Hearings

PH 1 **5:29:42 PM** Consideration of a request by Old Cutters, Inc. to resubdivide Lot 14, Block 5, Old Cutters Subdivision (621 Docs Hickory Drive) into two sublots, to be called the Doc's Hickory Duplex. This lot was previously approved as a duplex lot.

5:29:56 PM Davis introduced and explained request. Davis summarized intent is to sell the individual units, confirmed infrastructure in place. Davis explained all conditions in Staff Report are standard. **5:30:47 PM** John Campbell, confirmed what Davis said is accurate and expects to be back for final plat soon. **5:31:30 PM** Horowitz confirmed this is quite common. Campbell explained where the driveway will be located, connecting into the alley. **5:32:41 PM** Smith asked about side yard setbacks. Campbell confirmed 10 ft.

5:33:06 PM Chair Fugate opened to public comment. No comment. Chair Fugate closed public comment and brought back to commission.

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.

[5:33:36 PM](#) Scanlon motioned to recommend approval to the Hailey City Council, the Preliminary Plat for Doc's Hickory Duplex by Old Cutters, Inc., to be subdivided into two (2) 5,000 square foot sublots, Sublot 1 and Sublot 2, finding that the application meets all City Standards and conditions (a) through (g) are met. Smith seconded. All in Favor.

[5:34:23 PM](#) John Campbell voiced complaint of having to go through the re-plat process to subdivide the lots for the duplex lots that were approved during the original plat. [5:36:11 PM](#) Horowitz confirmed valid point and Simms confirmed good point as well. Staff and Campbell discussed possible options. [5:37:44 PM](#) Simms asked what Campbell's thoughts were on the other cottage developments. [5:37:53 PM](#) Campbell stated the cottages have been fantastic and successful as a developer and a buyer. He is tempted to develop the remaining cottage lots but has concern of too many cottages to quickly in Cutters. Campbell explained his idea of the future plan.

Staff Reports and Discussion

SR 1 Administrative Interpretation of Lot 5C, Block 1, Elmwood Subdivision No. 2 - a property with split zone, General Residential Zoning District and Limited Business Zoning District with Downtown Residential Overlay (DRO) District.

[5:40:45 PM](#) Horowitz stated Davis and herself put the memo together, explaining their process. Horowitz pointed out boundary line of zoning districts and explained how the code section 17.05.020(B) applies. Commission and Staff discussed how the zoning code applies to Lot 5C, Block 1, Elmwood Subdivision No. 2. [5:44:51 PM](#) Jones confirmed withdrawing his application and complimented staff on their assistance in resolving and explaining his situation.

SR 2 Discussion of current building activity, upcoming projects, and zoning code changes.
(no documents)

SR 3 Discussion of the next Planning and Zoning meeting: Monday, March 4, 2019.
(no documents)

Chair Fugate confirmed next meeting will be on March 4, 2019 starting at 5:30 pm and PZ at 6:15 pm.

Chair Fugate will not be present at 3/18/19 meeting.

[5:46:56 PM](#) Tony Evans, IME, asked what the Mayor was going to bring to the meeting. Chair Fugate said she does not know, Horowitz said he had mentioned colors and Simms said to invite everyone to a visionary workshop.

[5:48:46 PM](#) Simms introduced Tom Bergin, from Blaine County. Bergin said was here as citizen regarding ADU. Horowitz responded that staff was not ready so item was not put on agenda and expect to see in next eight weeks.

[5:50:06 PM](#) Scanlon motioned to adjourn. Smith seconded. All in favor.