

Development Impact Fee Advisory Committee
Monday, March 04, 2019
Hailey City Hall
5:30 p.m. (before P & Z regular meeting)

Present

Committee: Owen Scanlon, Sam Linnet, Janet Fugate, Richard Pogue, Dan Smith
Staff: Lisa Horowitz, Heather Dawson, Brian Yeager

[5:28:42 PM](#) Chair Fugate called to Order.

Proposed Amendments 2019 City Capital Budget and its Development Impact Fee Component. The Advisory Committee will form recommendations regarding the proposed budget for the Hailey City Council's consideration. In addition to this, the Advisory Committee will consider the following items:

- *Review updates to the FY 2019 Capital Improvement Plan, and file written comments;*
- *Monitor and evaluate implementation of the Capital Improvements Plan;*
- *If necessary, file periodic reports with respect to the Capital Improvements Plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the developmental impact fees; and*
- *Advise the City of Hailey of the need to update or revise land use assumptions, capital improvements plan and developmental impact fees.*
- *Recommendation to the City Council regarding the Proposed Amendments to 2019 City Capital Budget and its Development Impact Fee Component.*

[5:29:04 PM](#) Heather Dawson, explained when the committee meets, when they review budget amendments and explained the amendments reviewing tonight. Dawson explained where their authority is. [5:32:06 PM](#) Brian Yeager explained the capital improved project list and how it is broken into two categories. Yeager pointed out a few of the existing projects they have been working on and changes of the summary of funds allotted for said projects. Yeager discussed what happens when funds go unspent and funds being brought from Fiscal Year 2018 to Fiscal Year 2019. [5:37:58 PM](#) Linnet asked Yeager to explain the Wertheimer project. [5:38:12 PM](#) Yeager stated it was going to be a pedestrian pathway from the elementary to the Wertheimer Park. [5:39:17 PM](#) Chair Fugate asked about clocks irrigation, if functioning better. Yeager said it is functioning the same, still has some challenges and has not received funding under this proposal at this time. [5:40:35 PM](#) Smith asked about Transportation Development Impact Fees. [5:41:01 PM](#) Yeager explained all ties back to the Pathway for People's project, offered to provide documentation detailing total levy, grant and development impact fees funds. [5:42:27 PM](#) Smith clarified talking about the revenue of \$145,000. Yeager said that is what is available now. Smith and Yeager continued to discuss development impact fees. [5:44:22 PM](#) Scanlon asked about the snow storage site development. Yeager stated the city is considering a piece of property that would require improvements, those funds are allotted to allow for improvements if proceed with it. Yeager explained why the fund amount is lower than would expect. [5:45:36 PM](#) Chair Fugate confirmed the piece of property is not currently owned by the city. [5:46:18 PM](#) Yeager explained

next section of the report contains projects that committee may or may not be familiar with. [5:46:48 PM](#) Dawson discussed the Fire Station project. [5:47:20 PM](#) Yeager discussed various projects in the new section including the Capital Improvement Plan update study, Hailey Welcome Sign, and Main Street A.D.A upgrades. [5:51:49 PM](#) Pogue asked why the seismic upgrade for the fire station is required. Dawson explained why it is required and plans of reconstruct. [5:54:09 PM](#) Scanlon clarified the Hop Porter park is for the playground equipment. Yeager confirmed and provided background of project. [5:56:29 PM](#) Yeager went on to discuss the Water and Wastewater items. [5:59:17 PM](#) Pogue confirmed the number for the for Northridge project is a holding number. Yeager confirmed, explained that he believes needs more data before proceeds. Yeager listed possible issues that could be affecting the water pressure.

[6:01:30 PM](#) Chair Fugate opened to public comment. No Comment brought back to commission.

[6:02:03 PM](#) Commission discussed recommendations. [6:02:51 PM](#) Smith suggested changing name from Overrun to Contingencies. Smith asked about Fire Department Equipment must be DIF eligible. Dawson explained equipment purchased. [6:04:22 PM](#) Smith asked if police department was eligible for DIF. Dawson explained why they were removed. [6:05:47 PM](#) Chair Fugate asked about flooding. Yeager provided update, explaining funding will be spent primarily after any 2019 flooding.

[6:09:08 PM](#) Scanlon moved to recommend the City Council, they approve the Proposed Amendments 2019 City Capital Budget and its Development Impact Fee Component. Pogue seconded. All in Favor

[6:09:53 PM](#) Smith motioned to adjourn. Scanlon seconded. All in favor.

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
Monday, March 04, 2019
Hailey City Hall
6:15 p.m.

Present

Committee: Owen Scanlon, Sam Linnet, Janet Fugate, Richard Pogue, Dan Smith
Staff: Lisa Horowitz, Heather Dawson, Brian Yeager, Mayor Haemmerle

[6:13:41 PM](#) Chair Fugate called to Order.

[6:13:52 PM](#) Public Comment for items not on the agenda. No Comment.

Consent Agenda

[CA 1](#) Adoption of the Meeting Minutes of February 19, 2019. ACTION ITEM

[CA 2](#) Adoption of the Findings of Fact, Conclusions of Law and Decision of a Design Review Application 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. ACTION ITEM

[6:14:32 PM](#) Pogue motioned to approve CA 1 and CA 2. Smith seconded. All in Favor

Public Hearings

[PH 1](#) [6:14:49 PM](#) Consideration of a Design Review Application by Elisabeth Grabher, represented by Jeff Hatch of Hatch Design Architecture, for construction of Pioneer Storage Facility, to be located at Lot 1E, Block 4, Airport West Subdivision #2 (1351 Aviation Dr) in the SCI-I Zoning District. This project consists of three (3) self-storage buildings, ranging in size from 3,000 square feet to 5,200 square feet with onsite parking.

[6:15:26 PM](#) Lisa Horowitz turned floor over to Elizabeth Grabher and Jeff Hatch. Jeff Hatch, introduced project using a presentation. Hatch stated would like the commission feedback on parking and explained why. Hatch provided photos of other storage facilities in the area for comparison on parking requirements. Hatch discussed staff comments about replacing Black Hills Spruce with Shrub Pine and that the applicant will be relocating the sewer line. Hatch thanked commission for their time and explained what they hope the commission approves. Smith asked about snow storage. Hatch explained snow storage plan. [6:21:35 PM](#) Smith asked if had a definitive number for snow storage. [6:22:20 PM](#) Grabher explained her experience with snow storage with property she already owns with similar space. [6:23:34 PM](#) Chair Fugate and Smith stated believe snow should be hauled, if needed should be a condition of approval. Horowitz addressed parking concern. [6:24:14 PM](#) Chair Fugate asked how wide the space is. Hatch explained designed. [6:25:16 PM](#) Smith asked if will be requiring people to use it for cars. Grabher explained that is their main goal and it is mostly what she has in her current facility.

[6:25:56 PM](#) Smith confirmed Grabher does not intend to limit the usage to storage of vehicles only. Grabher confirmed she does not. Applicant and commission continued to discuss parking, confirmed minimum of 25 ft. between the buildings. [6:28:00 PM](#) Chair Fugate asked for clarification on what they are requesting of the sewer line. Hatch explained idea to relocate sewer line, allowing the landscaping to stay. Horowitz confirmed it would be allowed if accepted by public works. Chair Fugate confirmed this would be done administratively. [6:30:08 PM](#) Horowitz proposed to change condition M to add “or relocate the sewer line at the applicant expense and approval of public works”. [6:30:59 PM](#) Chair Fugate asked about the boulder placement. Hatch explained idea behind the boulder placement. [6:32:48 PM](#) Chair Fugate asked about energy saving. Hatch described the energy saving plans for the proposed building. [6:34:41 PM](#) Smith confirmed no space heaters in the large units. Applicant confirmed. [6:36:41 PM](#) Hatch described the coloring of the materials to be used. Commission asked for clarification on coloring as color rendering and proposal are not the same. Grabher explained coloring plan for the building. Horowitz confirmed applicant is saying the 4th color on the board is not being used. Grabher explained the building will be the two darker colors, with the 3rd coloring being used as an accent. The light gray color is not planned to be used. Horowitz clarified the color rendering and boards need to updated and match.

[6:46:15 PM](#) Chair Fugate opened to public comment.

[6:46:24 PM](#) Carl Hjelm, 212 2nd Ave S, on the Hailey Tree Committee. Echo’s the City Arborist recommendations for the elimination of the Black Hills Spruce. Partly because it will overcrowd the sidewalk, but mostly because it will shade Airport Way. Big confers on the west side of streets do not work that well, anyone in Old Hailey can tell you that. Shrub Pines are not really specific species, he recommends either Bristlecone or Bosnian or some type of pine like that or Juniper. Either one would work and neither will overgrow that location. Given architecture of building, he compliments the architecture. He would recommend the use of a few more plants, given the size of the plants they would now be switching. Maybe upping the number to 3-5 or 3-7, something like that would be good. Autumn Blaze Maples are fine, appreciate the applicant’s effort to keep them on the west side of the building, shown on plans on the southside of the plans of building number 3. Because it will be an energy savings because it will keep those buildings a lot cooler in summer and warmer in winter. And encourage the City Arborist to follow up with the applicant at that time.

[6:48:33 PM](#) Chair Fugate closed public comment.

[6:49:04 PM](#) Staff and Commission discussed City Arborist recommendations as part of conditions of approval. Commission went on to discuss other conditions, going into detail about parking. Commission moved on to discuss what the building will look like. Horowitz confirmed can have applicant resubmit color rendering and materials and complete the changes administratively. Staff and Commission discussed coloring. Linnet stated would like to see more color. Smith suggested changing the color on numbers for the units. Grabher stated she liked the idea. Smith confirmed changes to condition on landscaping.

[6:57:19 PM](#) Smith motioned to approve the Design Review Application by Elisabeth Grabher, represented by Jeff Hatch of Hatch Design Architecture, for construction of for construction of Pioneer Storage Facility, to be located at Lot 1E, Block 4, Airport West Subdivision #2 (1351 Aviation Drive), located in the SCI – Industrial (SCI-I) 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 (n) , as amended. Pogue seconded. All in favor.

Guest Visitor

[6:59:06 PM](#) Mayor Fritz Haemmerle to come to discuss visionary design review ideas. Mayor Fritz Haemmerle, appearing before them in two capacities - as the Mayor and as a citizen, 112 4th Ave N. As the Mayor, he thanked all the commissioners for being such a good public body. Mayor explained one of the things that does not make his heart sing is the color palate. Mayor suggested they imagine what downtown would look like without city lights, summarizing they need to make our town pop. As he sees new things come across, feels going down the wrong path. Mayor said does not want to be an H.O.A, does not want to stifle colors and excitement and beauty and all those things that are important. [7:01:53 PM](#) Mayor went through the PowerPoint, he and Horowitz developed, explaining how color makes a difference. Mayor discussed color in signs, personally he longs for the old neon style signs. Mayor discussed the new Welcome to Hailey sign. Mayor went on to discuss examples of colors around the world. [7:16:53 PM](#) Mayor discussed downtown Hailey, referencing that to change the signs and such would require revisiting ordinances and codes but may be worth it. Commission discussed applying colors to Hailey. Mayor said should encourage applicants to come up with something interesting, be creative. Chair Fugate suggested putting a color challenge in Our Town.

[7:31:02 PM](#) Carl Hjelm, 212 2nd Ave S stated agrees with Mayors comments with the use of earth tones. That it was big in the 90s and does not think it should have been. He loves idea of color details. It does provide the commission with more of a challenge to architecturally review those things and get them right. As the palette varies the opportunity for miss also increases. Thinks in allowing for and encouraging diverse architecture and diverse color palette, the opportunity for the pink pig can really come around. He encourages them to go slowy in terms of exploring it. As far as he knows neon signs have been allowed, believe he wrote it into the sign ordinance back in 1994 or something like that. Neon signs have been allowed and encouraged but most people do choose it because it is expensive to create and fragile to run. He is more hesitant about the commission varying with the sign ordinances, because can very quickly lose control and can turn it into Blue Lakes Blvd really quickly. Really encourages them to be slow about signs ordinance.

[7:33:41 PM](#) Horowitz added ideas she and Robyn had discussed for signs that would provide better quality. Mayor added he thought the back lighting of signs would work.

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: Wednesday, March 20, 2019.
(no documents)*

[7:37:52 PM](#) Chair Fugate confirmed will not be present for 3/20/19 meeting.

[7:38:11 PM](#) Linnet motioned to adjourn. Pogue seconded. All in favor.