

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
Wednesday, March 20, 2019
Hailey City Hall
5:30 p.m.

Present

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

Staff: Lisa Horowitz, Robyn Davis

Panel Members: Anna Matthew, Matt Steinwurtzel, Kim Hayes, Brian Bothwell, Sarah Gress, Steve Crosser

5:32:39 PM Vice Chair Pogue called to Order.

Staff and board agreed to put Consent Agenda at end of meeting. Horowitz introduced Workshop, explaining last heard in 2017 and showing zoning districts where Accessory dwelling Units are allowed. Horowitz explained thought process of how workshop will proceed.

Workshop

Accessory Dwelling Unit Workshop “open community dialogue on the benefits and possible downsides of permitting Accessory Dwelling Units in all Zone districts”

Workshop Panel Discussion

Each member of the panel was selected to represent a different viewpoint on Accessory Dwelling Unit. Each panel member will speak for approximately 5 minutes. Then Commissioners and community members can ask questions or provide additional feedback/observations as to what they have heard. The workshop will be conducted in a semi-circle format, with Commissioners in the audience.

Panel Members

- 1. Real Estate participant: discuss what they see in the real estate marketplace in Hailey; do they have clients looking for ADU's; would ADU increase value; are costs of construction a barrier? Any other observations.*
- 2. Builder: a builder to discuss costs of construction and other issues pertaining to construction of ADU's or remodeling of existing houses.*
- 3. Community member in support of ADU: a citizen or business owner who is generally in support of the concept*
- 4. Community Member with questions about ADU's: a citizen or business owner who has questions and/or concerns about ADU's*

5. *ADU dweller: a community member who lives in an ADU.*
6. *Renter seeking housing: a person seeking housing now or in the recent past*

[5:36:00 PM](#) Mathieu believes ADU's are very valuable. [5:36:45 PM](#) Mathieu explained that from affordable housing perspective it would be a great tool. Logically in supply and demand, if there is a lot of supply prices go down. Mathieu stated the median cost of a home in Woodside is \$315,000; this is not affordable for a lot of the workforce. Mathieu said finding a lot of people buying those homes are facing choice of moving out of valley or paying more in rent than they would with a mortgage. Mathieu really believes if had more ADU's would have a lot more supply and would be a great way to address some of the issues. Zoning does not make sense to her, does not seem fair or logical. There is no reason why all zoning could not have ADU's as long as bulk requirements are satisfied. Believes parking argument is an easy one to use for almost anything you want to oppose too in Hailey.

[5:38:45 PM](#) Steinwurtzel said speaking from his personal experience, spent up to a month looking for affordable housing and was unable to locate any. Does not believe he would have been able to move here if his employer had not provided employee housing. Steinwurtzel believes for a lot of people wanting to move here, housing is a big factor in the decision on where to move. Steinwurtzel absolutely supports ADU housing.

[5:39:43 PM](#) Hayes, works in mental health, see a lot of people struggle with finding housing and believes ADU's are great way to help solve that issue. Hayes stated we live in a desert, when have big lawns it takes a lot of our resources to water and maintain them. Hayes stated she thinks having ADU's with more people on that land is valuable. Hayes stated it is being done in other counties and cities where the restrictions are less. [5:40:20 PM](#) Agrees with Mathieu on parking, that if it's not there, people will figure it out. Believes land size could be smaller to allow for ADU's. It creates more companionship and assistance and security of living.

[5:40:59 PM](#) Bothwell discussed has several clients who would like to build an ADU with their house. He is starting to see a lot more clients looking at this to help make the mortgage. Bothwell discussed the potential additional cost to ADU's regarding utilities, appliances, cost per sq. ft. Bothwell said what we are discussing is not a cheap way. Bothwell explained this is his second ADU he built, one in the city and one in county. He is currently bidding on another.

[5:43:27 PM](#) Gress believes ADU's fill a great niche we do not have here. There are larger homes for families or apartment condos that are stacked on top of each other. We do not have the 700-900 sq ft stand alone studio. Gress stated she felt quality of life is better than living town home. [5:44:40 PM](#) Gress discussed how she believes the problem is not so much affordable but lack of supply.

[5:45:10 PM](#) Crosser explained how his neighbor talks about building an ADU, and his concerns. Where would you park those cars? Parking is a problem for ADU's in his opinion. Crosser believes the city should really look into it, regarding parking and effects on the neighbors. Crosser stated if going to expand into LR should really look into it and require restrictions. Crosser believes will get push back if open it up, some people are for ADU's but others are not. Crosser stated ordinance should apply to all parts of town.

Horowitz thanked the panel and explained that wants to keep informal so if anyone in the audience would like to make a comment or has questions is welcome to speak.

[5:48:23 PM](#) Ken Lagergren, 215 E Myrtle St, Sees Hailey as a beautiful town. Most people who live here have moved here because it is so beautiful. There is a home, a yard, trees, they have an ideal situation here. See's this taking Hailey and destroying it. Taking two homes where there used to be one home. He believes deck was stacked with having three pro double density and one anti double density. The first thing going to happen, in order to put two homes on what used to be a beautiful lot is the trees will be 1st thing to go in order to put in that kind of density in Hailey. He stated he has a lot of points: 1) A lot of this was brought on by the Griffiths, who have come down to Hailey and said Hailey needs more density because need a place to put all the workers in the Ketchum. Lagergren asked if they bothered to look in their backyard? They live on a huge lot; all of their neighbors live on a huge lot. You could put 10 ADU units in their backyard or their neighbor's backyard. He thinks this would save a lot of gas and traffic on Main St. Lagergren stated if Hailey is going to be serious about creating space for works, they need to go to Elkhorn and request double density there. Other issues are during winters, you see it in driveways, people taking snow throwing it over their head and their neighbor throwing it over their head. Thinks everyone in Hailey knows each other well and all try to make it work. If had double the density with this much snow, thinks would see really bad tempers flaring because literally would have no place for it. Has townhouses down their alley, the fellow who lives there did a great job of snow blowing the alley and it blew about a foot wider than the alley. But as soon as it starts melting there is no place for it to go, at least in the streets it can at least run down to the main street and into the sewer system. But in the alley basically creating a 3rd world situation - in summers a dusty trail and in winters to narrow and no place to put the snow best could do is through in neighbor's yard but if have ADU's along the alley no place to through the snow. Lagergren mentioned one family who had to leave one of their cars in the alley and had to share a car because the alley was not drivable for about a month. [5:54:15 PM](#) Horowitz added that there are only two neighborhoods that have alleys. [5:54:28 PM](#) Howland said cannot double density because of the square footage. He plans to make an ADU above his garage for his parents to live there eventually. He knows a few people that are in that circumstance, as they look around there are not that many lots that are sized correctly. Agrees if going

to double density the town it would be functional but not going to come anywhere close to double density. [5:55:42 PM](#) Mathieu believes most people are not going to tear down their home to build two homes. [5:55:55 PM](#) Lagergren said how many homes could have ADU's needs to be established. Lagergren said people he knows who have ADU's found Air B-n-B better than renting to locals. Point is that it breaks into 2 situations – people who are going to build an ADU to rent out as an Air B-n-B and other is developer who is going to build two homes on one lot. [5:57:51 PM](#) Howland, asked if had a statistic of how many lots in town that are over 7000 sq. ft. Horowitz confirmed can gather that information. Horowitz explained ADU's are allowed in about half of town. Howland asked if there is an ordinance on off-site parking. Horowitz explained it was not specific about ADU's, if it is in Old Hailey parking is reviewed in design review. Linnet asked if could figure out the actual number of houses that would be affected. Horowitz said can figure out the number of lots over 7000 sq. ft. but could not figure out how many of those lots have no room for ADU's. Horowitz said there are 3400 dwelling units. Mathieu said does not think it should be limited to 7000 sq ft out the gate, believes that is an obituary number. [6:00:15 PM](#) Crosser asked about buildings not needing to go through design review. Horowitz explained design review is not done on single family homes unless it is in Old Hailey. Horowitz explained approximate cost of design review. [6:01:54 PM](#) Kaz Thea seems to her where it is feasible to put ADU's is places like Northridge or places that have larger land area. Generally, those areas have sizeable driveways, seems to her ADU's can be accommodated for parking in a lot of driveways that already exist. Thea thinks that is something that could be workable. Has heard people complain about Old Hailey because of the snow issue. That if have an ADU it becomes a big crisis in big snow year. Hayes, live in an ADU in Old Hailey, had to hire someone to come in and plow. Lagergren asked where they put the snow. Hayes explained it was put in right of way. Crosser said some people have blocked off their garage, so its not really a parking place. Crosser asked if doesn't go through design review who goes out to confirm parking places. Horowitz confirmed it would get checked whether it goes through planning and zoning or by staff. [6:05:44 PM](#) Horowitz discussed another tricky situation is with Air B-n-B's, explaining per City Attorney cannot say no to Air B-n-B's in ADU's. Horowitz provided update on a group the City has hired to assist them in determining how many Air B-n-B's are in Hailey. Horowitz explained the City is doing this for tax purposes. Horowitz gave a summary of the first report received, that Hailey has 72 short term rentals, 50 of which are in standalone units. Horowitz gave a comparison to McCall and Sandpoint Air B-n-B's. Mathieu said does not think should divert a lot of time and money towards researching it. Bothwell does not think ADU's are a way for supplying a need for Ketchum and Sun Valley, it would be for Hailey. Gress stated most people she knows who are looking for rentals in Hailey, work in Hailey. Scanlon said at the town hall meeting it was brought up that need to provide housing, but years ago an employer offered employees option to build multifamily housing but not one employee was interested.

Scanlon said no matter what do with housing, will always have part of population that does not want to live on top of each other. Certainly, have to address the housing need. Scanlon asked what the ratio is for people living here vs. land. Scanlon asked the Panel Members how they would feel if twice as many people lived in Hailey. Crosser said lived here since 1972 and discussed changes has seen since moving here. [6:11:58 PM](#) Linnet said on flip side, if not going to increase density, how do they want it to grow? It could expand and everyone could have a 15-minute commute. Linnet discussed growth of the treasure valley as comparison. Horowitz added there is still a lot of land available, listing some examples. Gress discussed growth she has seen in Boise area. Gress agrees, what do we want? She does not want to see subdivisions and big homes sprawling across the canyons. She lives here because it is walkable. [6:15:02 PM](#) Gress thinks density gets a bad rap because people drive to large cities, that Old Hailey is fairly dense for a smaller town. Thea thinks need to apply all tools in the toolbox, that ADU's are one beneficial way. Need to face housing dead-on and need to come up with multiple and creative ways. Gress said thinks if parameters are right, make it hard but not too hard. [6:16:07 PM](#) Horowitz said at next meeting will bring examples from other cities. [6:16:48 PM](#) Crosser if going to do ADU's, screening for neighbors, snow removal, parking and building heights. [6:17:28 PM](#) Scanlon referenced Horowitz comment, explaining a ground structure is one type but if build above the garage it may be higher than the main house. [6:18:19 PM](#) Horowitz stated that is an interesting dilemma, how would you address the height if over the garage. Mathieu suggested to be careful as many people expand their homes over the garage because it is easier additional square footage. Bothwell pointed out still subject to height requirements. Matthew summarized that they should be careful. [6:19:13 PM](#) Bothwell stated it would be discrimination if told one person could build to certain height but another person could not. Lagergren stated believes many people bought homes in Hailey, to have a beautiful space and to suddenly say the neighbor on the side of them is going to have a 35 ft home it totally changes your home. Suddenly your life is ruined because people have decided or city has decided that they can take these beautiful lots and destroy it for them by building 35 ft ADU's. Horowitz added explained the height limits of the zones looking at. Linnet asked if possible, to make it where ADU's have different height limits. Thea added thinks good point that should not keep lot size of 7000 sq. ft. Mathieu said if get it right on bulk requirements on 7000 sq. ft. can see if it is appropriate to re-evaluate in the future. Horowitz, Gress, and Thea discussed lot sizes. Gress asked how/why the lot size was determined. [6:22:11 PM](#) Horowitz said it was changed in 2006, it went to 7000 sq. ft. Scanlon added whenever you build a concept need to create a parameter. Scanlon said does not recall why hit that number was set, he thinks need to look at this in broad scope because will have to go around several times. [6:24:34 PM](#) Horowitz asked why 8000 sq. ft. in LR vs. 7000 sq ft. Hayes addressed Lagergren's comment about building height, summarizing just never know. Hayes stated she think in today's day and age need to be conservative to make the best use of land. It

happens whether ADU or not. Lagergren responded that if looked at code, saying it could be built at this size. Horowitz added zoning does change. Thea said we have to grow as times change. [6:27:50 PM](#) Hayes asked if city ever considers parking area. Horowitz stated had talked about sharing parking with the banks in town. Lagergren stated that time of year people need more parking is winter and all the banks and stores want their parking lot empty so it can be plowed. Hayes thinks snow is a problem suggested maybe hiring more snow plows. [6:30:21 PM](#) Commissioners and staff thanked panel members for coming and giving their input.

[6:36:45 PM](#) **Public Comment** for items not on the agenda. No Comment.

Consent Agenda

CA 1 Adoption of the Meeting Minutes of March 4, 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**

[6:37:04 PM](#) **Linnet motioned to approve CA 1 and CA 2. Smith 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, April 1, 2019.**

(no documents)

[6:37:26 PM](#) Horowitz provided summary on is scheduled for the next meeting.

[6:46:23 PM](#) **Scanlon motioned to adjourn. Linnet seconded. All in favor.**