

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, May 6, 2019
Hailey City Hall
5:30 p.m.

Present

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

Staff: Lisa Horowitz, Robyn Davis, Jessica Parker

5:29:47 PM Chair Fugate called to Order.

5:29:57 PM Public Comment for items not on the agenda.

5:30:30 PM Brenda Stanton, would like to build a garage with an apartment above it on Fox Acres Road. Chair Fugate confirmed staff will keep her appraised when that will come before planning and zoning.

Consent Agenda

CA 1 *Adoption of the Meeting Minutes of April 4, 2019. ACTION ITEM*

CA 2 *Adoption of the Findings of Fact, Conclusions of Law and Decision of a Text Amendment by 43 North, Inc. to Hailey Municipal Code Title 17, Section 17.03, Definitions, to add "individuals with intellectual and developmental disabilities" to the definition of Residential Care Facility. ACTION ITEM*

5:32:14 PM Smith motioned to approve CA 1, with correction to spelling. Pogue seconded. All in Favor.

5:32:40 PM Pogue motioned to approve CA 2. Scanlon seconded. All in Favor.

Public Hearing

PH 1 **5:32:56 PM** *Consideration of a Conditional Use Permit Application by L.L. Green's Garden Center, for a temporary use of live plants greenhouse sales, to be located at Lots 11 and 12, Block 32 (vacant lots on corner of River Street and Bullion Street), which is located in the Business (B) and Townsite Overlay (TO) Zoning Districts. ACTION ITEM*

5:33:16 PM Linnet recused himself from PH 1. Horowitz introduced project, explaining location and parking. Larry Green, described location of the three green houses

planned to use, parking for customers, no chain link fence at this time. [5:36:08 PM](#) Green stated biggest concern he has is parking. Horowitz added to parking stating if wanted to require parking it would be 1.5 stalls based off square footage of greenhouses. Green continued to discuss parking. Smith added that part of UPS parking lot is City of Right of Way. Horowitz stated if needed can paint right of way. [5:39:08 PM](#) Chair Fugate added that if it became an issue Staff can be contacted. Scanlon asked approximate number of cars at busiest point. Green stated when at Kings had 6-7 cars. Green confirmed business will be closed on Sundays. Green discussed where customers can load items. Green discussed layout with flowers in front facing Bullion and dirt stored in back facing parking lot.

[5:41:50 PM](#) Chair Fugate opened to public comment.

[5:42:07 PM](#) Chair Fugate closed public comment.

[5:42:39 PM](#) Scanlon motioned to approve the Conditional Use Permit Application by Larry Green, owner of L.L. Green's, for a temporary use of live plants greenhouse sales, to be located at Lots 11 & 12, Block 32, Hailey Townsite), finding that the application meets each of the criteria for review cited in the Hailey Municipal Code, that the Conditional Use Permit complies with the Comprehensive Plan, and that conditions (a) through (b) noted above, are met. Smith Seconded. Linnet recused, four in Favor.

PH 2 [5:44:07 PM](#) *Consideration of a portion of a previously approved Design Review Application by Old Rialto Hotel, LLC, represented by TND Architects, PLLC and Rob King Landscape Architect, for review of sidewalk design along Croy Street, bike rack placements, street trees and landscaping, located at 201 South Main Street (Lot 1 and 2, Block 29, Hailey Townsite), in the Business (B) Zoning District. This project was first heard on August 20, 2018 and approved by the Planning and Zoning Commission on September 4, 2018. **ACTION ITEM***

[5:44:41 PM](#) Horowitz introduced applicants and project. [5:45:42 PM](#) Rob King provided summary of previous design. King discussed new design, explaining how it could work with Town Square depending on location decided. King discussed curb and gutter, sidewalk, and extension of bulb out. King confirmed tree grates were removed. Scanlon asked how the bike path relates to existing curb and cutter on opposite corner. King pointed out location. Linnet asked about style of bike rack, expressing concern of it not supporting bicycle frame. Linnet suggested looking into a wider u inverted design, possibly artistic design. King explained reason why chose this style but agreed to review it. Horowitz confirmed could review with

applicant and commission could make a condition of approval. Linnet asked if there were any design of planter boxes out front. King explained raised planters on north wall. [5:53:50 PM](#) Chair Fugate confirmed there is room for people to sit, King confirmed. Pogue asked if had met with potential planners for Town Square. King stated he had not. Pogue encouraged King to do so. Horowitz confirmed can arrange that. Dabney discussed new drawing. Smith and King discussed plantings surrounding trees. [5:57:06 PM](#) Horowitz added that the Hailey Flower Project is being launched this year and there will be some on this corner. Horowitz summarized what the Hailey Flower Project is. Scanlon asked about city power, sprinklers. King discussed locations of each. Linnet asked if Yeager's additional comments bring anything up. King confirmed that would be added to civil plan.

[6:00:14 PM](#) Chair Fugate opened public comment.

[6:00:25 PM](#) Linda Ries, 351 Eastridge Dr, Hailey Tree Committee Chair, really excited about the fact of this project will be using the suspended pavement method. It is going to be great. IT will make a big difference for the health of the trees, longevity and growth. They are moving away from grates because that too is healthier for the trees, grates are expensive and trees grow into them.

[6:01:27 PM](#) Chair Fugate closed public comment.

Horowitz discussed new condition E and F. Chair Fugate stated need to add condition G. Horowitz read new condition G. [6:03:19 PM](#) Commission discussed project. Johann Dixon, Executive Director of Mountain humane, stated shooting for occupancy June 1st and ceremonial opening on June 20th.

[6:05:37 PM](#) Pogue motioned to approve the Design Review Application by Old Rialto Hotel, LLC, represented by TND Architects, PLLC, for landscaping related to a previous design review approval, the project located 201 South Main Street (Lots 1 and 2, Block 29, Hailey Townsite) within the Business (B) and Townsite Overlay (TO) Zoning Districts, 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 (g) are met. Linnet seconded. All in Favor.

PH 3 [6:05:59 PM](#) Consideration of a Design Review Application by McDonald's Corporation, Kyle Inc./#13380 DBA Valley Food Service, Inc., represented by Steve Trout of Trout Architects, for interior and exterior renovations to McDonalds, located at 720 North Main Street (Lot 2A, North Hailey Business Center AM). The interior remodel consists of a redesign of the restrooms and dining area; the

exterior remodel consists of improvements to sidewalk, outside seating area, parking, signage, and new color scheme with new exterior siding on the building.

ACTION ITEM

[6:06:44 PM](#) Davis introduced project and turned floor over to applicant. Steve Trout introduced himself and Bill and Ryan Kyle. Trout discussed two different color schemes proposed. Trout discussed materials to be used for each choice. [6:11:04 PM](#) Scanlon asked about texture on the earl walnut material. Steve explained it will be smooth. [6:12:46 PM](#) Davis asked Trout to further describe how the designs vary from the corporate design. Trout explained similar design but no other building exactly like it. Scanlon asked what the actual material for the walnut will be. Trout explained it is aluminum material. Smith asked if black in background is a matt finish. Trout confirmed. [6:15:56 PM](#) Chair Fugate asked if there were any questions at this point. Chair Fugate stated would like to hear about energy savings and charging station. Trout discussed lighting upgraded to LED. Chair Fugate asked about the glazing on the windows. Trout confirmed any window with view of the sun is Low E. Trout explained how they try to reuse as much of the store as they can. [6:18:23 PM](#) Trout stated they did discuss a charging station but to do a charging station would have to re-power the entire building. Linnet asked if any of those providers work with property owners. Bill Kyle stated they had looked into the charging and providers and explained the reasons why they decided not to go further. Bill Kyle discussed previous remodel and how glazing issue was addressed then.

[6:22:46 PM](#) **Chair Fugate opened to public comment.**

[6:23:00 PM](#) **Chair Fugate closed public comment.**

[6:23:05 PM](#) Horowitz stated they had spent a lot of time with Trout and Corporate. [6:24:02 PM](#) Board discussed color designs, stating would prefer to use the non green with the chardonnay. Applicant agrees. [6:25:57 PM](#) Scanlon expressed concerns of new coloring and materials compared to existing building. Scanlon explained why he does not see this as an improvement to what is already there. Scanlon stated what really concerns him, a major component will not be seen until it is put on the building. Scanlon summarized with that missing component he is not comfortable with moving forward. [6:27:19 PM](#) Chair Fugate agreed there is more interest with the building as it is existing but also agrees with Horowitz comment that it is great to see owners taking care of their buildings. Smith asked applicant how hard it would be to bring back larger sample. [6:29:03 PM](#) Smith discussed issue with roof pitch on canopy and asked staff if this was an

exemption allowed previously. Horowitz confirmed it was in the previous approval. Chair Fugate asked how that effects this situation. Board and Staff continued to discuss pitch of canopies. [6:31:31 PM](#) Scanlon stated in general, not in favor of new look and that it is not an improvement of to the current look. [6:33:05 PM](#) Linnet stated he likes this design better than the current design; he is ok with the design. He does share Scanlon's concerns about the siding materials, would like to have as condition to at least see the material before it moves forward. [6:34:30 PM](#) Pogue discussed various McDonalds he has seen elsewhere, stating that they have added choice of rock and color for our community that don't exist from what he has seen. Pogue stated as far as materials, if were to approve the brown, would want to make sure materials worked for this climate. Pogue stated he agrees with Linnet, going well beyond the corporate to seek their approval. [6:36:43 PM](#) Smith explained he searched various exterior designs of McDonalds stores and described some he saw. Smith explained he wants to see the product in reality, see some specification before they approve this. Smith requested to see the photometric of the lighting. [6:38:19 PM](#) Smith confirmed parking was grandfathered in. Smith questioned the arm gate, applicant clarified that it is the height bar. [6:39:12 PM](#) Smith asked if the seasonal planting was discussed. The Kyle's discussed existing trees, but are open to putting hanging baskets around the front. [6:41:13 PM](#) Smith confirmed have low e windows and windows are double and have east/west orientation for solar. [6:41:35 PM](#) Smith stated needs to see more information than what was brought tonight. [6:41:59 PM](#) Chair Fugate confirmed color scheme agreed upon, missing photometric, larger material sample of siding and canopy concern. Smith summarized that canopy pitch would be considered as non-confirming since approved prior to current code adoption. [6:45:50 PM](#) Board and Staff discussed potential conditions and dates of next meeting it could be continued too. All agreed to continue to May 20th meeting as the first item of the public hearing. Horowitz asked if applicant could supply a new color material sample reflecting new colors.

[6:51:40 PM](#) Smith motioned to continue the public hearing to May 20, 2019. Pogue seconded. All in Favor.

[6:52:11 PM](#) Chair Fugate asked for five-minute break.

[6:57:39 PM](#) Chair Fugate called meeting back to order.

PH 4 [6:57:51 PM](#) *Consideration of a Design Review Application by Hailey Leased Housing Associates III, LLLP, represented by Ryan Williams of Dominion, Inc., for a 494 square foot addition to the clubhouse, a new pavilion, improved play area and*

various exterior improvements to the Balmoral Apartments, to be located at 851 Shenandoah Drive (Lots 1A, 3B and 4B, Balmoral Subdivision). **ACTION ITEM**

[6:58:15 PM](#) Horowitz introduced project and turned floor over to applicant. Russ Condas, explained Ryan Williams was not able to make it. Condas provided background of Balmoral Apartments, Dominion and summarized work to be done during this remodel. Condas turned floor over to Justin, the architect. Justin Robben introduced himself, discussing the addition and reconfiguration of club house, upgraded civil work and landscaping. Robben pointed out changes to playground, two new bus stops, new landscaping throughout the site and addition to club house. Robben went into detail of the design for the pavilion. [7:04:22 PM](#) Robben explained how design will tie in back into club house. [7:04:44 PM](#) Robben explained existing layout of club house and new changes to take place including a new veranda, fitness room, etc. [7:06:15 PM](#) Chair Fugate asked if there was a fire place in there. Robben confirmed there are currently two but will be going with just one with the new design. Robben explained the type of materials to be used and where they will be placed. Smith confirmed will finish cedar with a clear coat. Robben confirmed. Scanlon clarified on location of materials. Scanlon confirmed would also be re-roofing all buildings as well. [7:09:57 PM](#) Chair Fugate encouraged color accents to be used. Applicant explained accent color to be used on residential units. Robben discussed the different designs for the residential units. Condas explained process of remodel of going into personal units and the affects for residents. [7:13:56 PM](#) Robben confirmed any complaints are addressed weekly. Condas discussed security measures for residents during remodel process. Chair Fugate asked about the sidewalk. Horowitz explained revised condition of approval to address the drainage issue and sidewalks in the critical areas. Board and Applicant discussed coloring. [7:19:37 PM](#) Smith confirmed coloring on veranda. Smith asked staff how much sidewalk would be required to provide safe sidewalk and eliminate drainage issues. Horowitz summarized working with Public Works and applicant to finalize the details. Condas confirmed want to work with staff to make this work, that think it is a good idea. [7:22:05 PM](#) Horowitz reviewed modifications to conditions of approval with board. [7:22:55 PM](#) Smith confirmed will be putting LEDs everywhere. Condas confirmed all lighting will be upgraded to LED's. Condas summarized all the upgrades taking place, including lighting, HVAC, etc. [7:24:21 PM](#) Linnet stated he thinks the project is great.

[7:27:13 PM](#) Chair Fugate opened public comment.

[7:27:36 PM](#) Tony Evans, Idaho Mountain Express, would like to know if the applicant will be back to P&Z for further design review. If possible, otherwise if could exchange number would like to inquire on this project as it moves forward.

[7:28:03 PM](#) Chair Fugate closed public comment.

[7:28:17 PM](#) Horowitz stated no further design review planned. Robben addressed concerns with mail boxes. [7:29:21 PM](#) Pogue encouraged applicant to help with the postal concerns and stated adding more color makes sense. [7:30:53 PM](#) Smith echo's Pogue's comment, stating sounds like has a good plan. Smith thanked the applicant for their plan and added suggestion regarding color to help differentiate things. [7:32:49 PM](#) Linnet echoed everyone's comments, including in support of more color such as an accent color. [7:33:59 PM](#) Scanlon complimented Dominion's plan. [7:35:22 PM](#) Chair Fugate added that the pop of color would be appreciated. No further comments from staff.

[7:37:20 PM](#) Linnet motioned to approve the Design Review Application by Hailey Leased Housing Associates III, LLLP, represented by Ryan Williams of Dominion, Inc., for a four hundred ninety-four (494) square foot addition to the clubhouse, a new pavilion, improved play area and various exterior improvements to the Balmoral Apartments, to be located at 851 Shenandoah Drive (Lots 1A, 3B and 4B, Balmoral Subdivision) 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 (i) are met. Pogue seconded. All in Favor.

PH 5 *Consideration of modification to Chapter 17, Section 17.08A.020 of the Hailey Zoning Ordinance addressing Signs. The proposed modification would address the materials used, the compatibility of the sign and the maximum overall size.*

ACTION ITEM. THIS ITEM WILL NOT BE HEARD TONIGHT, TO BE CONTINUED TO JUNE 3, 2019.

[7:38:58 PM](#) Scanlon motioned to continue to June 3, 2019. Linnet 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, May 20, 2019.**
(no documents)

Horowitz summarized upcoming meeting items to be discussed.

7:40:53 PM Smith motioned to adjourn. Pogue seconded. All in Favor.