

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

Present

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

Staff: Robyn Davis, Brian Yeager, Chris Simms, Jessica Parker

Absent: Lisa Horowitz

5:29:36 PM Chair Fugate called to order.

5:29:46 PM Public Comment for items not on the agenda. No Comment.

Consent Agenda

5:30:10 PM CA 1 Adoption of the Meeting Minutes of June 17, 2019. **ACTION ITEM**

5:30:29 PM Smith motioned to approve CA 1. Linnet seconded. All in Favor.

Public Hearing

PH 1 **5:30:47 PM** Consideration of a Design Review Application by West Croy, LLC, represented by Daniel Moran, for two (2) new single-family residences. Unit A is 1,151 square feet and Unit B is 1,821 square feet. The project is located at 217 West Croy (Lots 17 and 18, Block 3, S. 10' of Alley adjacent to Lot 17 and 18, Croy Addition), in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

5:31:22 PM Davis introduced project, discussing historic demolition permit issued in July of this year. Davis noted a correction to Staff Report, discussing error in square footage confirming Unit A is 1151 sq. ft. and Unit B is 1851 sq. ft. Chair Fugate noted confusion on elevation drawings, Davis confirmed will get that cleared up. Davis turned floor to applicant, Daniel Moran. Moran introduced himself, discussed history of the home prior to demolition. Moran explained due to need of rentals in the area, came up with idea of two smaller units. Moran explained front Unit A is a small single story with single car garage. Moran discussed easements between Unit A and Unit B, explaining location of snow storage. Moran explained Unit B is a two-story unit. **5:36:57 PM** Chair Fugate asked if the easements are in place. Moran stated that will take place in the plat. Davis confirmed the process and easements will be referenced in Findings of Fact. **5:37:47 PM** Moran provided sample board for both units, both proposed to have red doors, Unit A will have white wall and gray trim and Unit B will be reversed with gray walls and white trim. **5:38:45 PM** Scanlon asked what color the windows are. Moran confirmed they are white. Scanlon asked if would consider making windows red to the match door. Moran

explained reasoning behind red windows, discussing issue with fading. Moran confirmed will take Scanlon's suggestion into consideration as it would go well with the color scheme. [5:40:15 PM](#) Scanlon asked how deep the garage is in Unit A. Moran stated depth and width, confirming definitely single car garage with some storage for other items. Moran discussed reasoning why kept the house next to road single story, to limit the impact on the street. [5:42:18 PM](#) Moran discussed elevations on Unit B. [5:42:56 PM](#) Chair Fugate asked about energy savings that has been done. Moran confirmed meeting all city requirements with insulation and windows, does not have any solar panels. [5:43:42 PM](#) Smith asked if using Low E glass. Moran confirmed it will be Low E glass. [5:44:23 PM](#) Scanlon questioned the chimney cricket on the west elevation. Moran confirmed will have. Scanlon expressed concern of chimney being too short and to be safe has enough clearance. Moran explained plans are not ready for building review. [5:45:46 PM](#) Moran stated believes smaller units are important in Hailey.

[5:46:11 PM](#) Chair Fugate opened to public comment.

[5:46:31 PM](#) Chair Fugate closed public comment.

[5:46:39 PM](#) Chair Fugate asked about the side walk in lieu fee. Davis confirmed. Chair Fugate asked about landscaping. Moran discussed landscaping, explaining types of trees and bushes bringing in and the existing tree they are saving. Moran explained will be using a drought tolerant type of grass and most will be drip water. Moran explained his hope to trim driveway with river rock to minimize asphalt. [5:49:45 PM](#) Scanlon stated turning radius appears tight. Moran confirmed they are aware and are looking at it. Scanlon stated project looks great and does not have further question. [5:50:52 PM](#) Linnet confirmed lighting to be used faces down. Moran confirmed and in agreement with Dark Sky requirements. Linnet stated he appreciates a modest project that this looks like a nice project. [5:51:35 PM](#) Smith stated as a resident of West Croy appreciate what he is doing. Smith suggested south facing windows to assist with the energy savings. Smith stated agrees with Scanlon and need to address turning radius, as it could affect the snow storage. Smith complimented applicant, summarizing will be a nice addition to the neighborhood. [5:54:01 PM](#) Pogue furthered what Smith said. Pogue asked if would be going by Unit A and B. Moran stated had not discussed addressing yet. Davis explained it will be two parcels, so it will have two addresses but that will work out details with assessor's office. Pogue recommended addresses be clear in case of emergency with Unit B. [5:55:18 PM](#) Chair Fugate echoed what others stated, the design is really thoughtful, it's attractive and practical. Chair Fugate complimented the applicant. Davis added Unit B will need to have separate water wastewater services. Davis asked if wanted to make it a condition. Chair Fugate and Commissioners agreed should be a condition. Davis confirmed that would make it condition J.

[5:56:58 PM](#) Smith motioned to approve the Design Review application by West Croy, LLC, represented by Daniel Moran, for two (2) new single-family residences. The project is located at 217 West Croy (Lots 17 and 18, Block 3, S. 10' of Alley adjacent to Lot 17 and 18, Croy Addition), 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 Title, and City Standards, provided conditions (a) through (j) are met. Pogue seconded. All in Favor

PH 2 [5:57:58 PM](#) *Consideration of a Design Review Application by Hailey FF, LLC, represented by Errin Bliss of Bliss Architecture, for five (5), three (3) story condominium units. Each unit will consist of three (3) bedrooms, two and half (2.5) baths for a total of 2,186 square feet. The project is located at 711 N Main Street (Lot 1A, Block 1, Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM***

[5:58:27 PM](#) Davis introduced project, noting this is Phase 2 of the Marriott project. Davis turned floor over to Errin Bliss of Bliss Architecture. [5:58:52 PM](#) Bliss introduced himself, noting error that applicant is not Silver Creek Holdings, LLC. Davis confirmed error and that it will be corrected. Bliss discussed location of the proposed Inn and parking spaces, Bliss explained condos are proposed on SW corner of River St. Bliss explained each unit will have their own front entrance, porch facing River Street and a two-car garage accessed from parking lot. Bliss confirmed 5 units proposed. Bliss explained each unit is the same, with exception of north and south units having different facing windows. Bliss discussed layout of the proposed units. [6:03:35 PM](#) Bliss discussed the elevation of the buildings, facing the East and West. Bliss explained idea was to tie into the design of the hotel but still keep residential feel. Bliss explained materials to be used. [6:05:15 PM](#) Chair Fugate asked if there was space between the buildings. Bliss confirmed there was not. [6:05:37 PM](#) Scanlon asked about the top windows going all the way to the roof. Bliss confirmed glass is clear and design allows for the clear glass. Scanlon asked about downspouts. Bliss pointed out location of downspouts, explaining idea is to have shared downspouts. Scanlon asked what color the downspouts will be. Bliss confirmed they will be white. Bliss went on to explain the pop outs. [6:08:19 PM](#) Scanlon asked about garage doors. Bliss confirmed the garage doors will be white with windows. Bliss discussed the reasoning for the color choices. [6:10:34 PM](#) Bliss discussed the landscape design, confirming each unit will have a street tree. Bliss stated type of tree chosen is because they grow more vertical than horizontal, but due to being so close to the building will need to be cut back. Bliss discussed the 4 trees to the north are the typical street tree. [6:12:40 PM](#) Chair Fugate asked about the linden trees referenced in City Arborist report. Bliss clarified corfinian linden. [6:14:13 PM](#) Davis confirmed will verify with Stephanie Cook regarding species of tree. Bliss summarized landscaping design. [6:15:23 PM](#) Bliss addressed Chair Fugate's question regarding sidewalks. Bliss explained his preference is

to stay at the 39 ft and that otherwise the sidewalk is touching the building at the one corner. Bliss expressed his other concern if went to 40ft. [6:18:00 PM](#) Smith asked when the parking lot would be done. Bliss stated most likely these would be constructed at the same time. Bliss stated intent is to have the condos permitted or submitted for permits by end of this month. Smith confirmed everything would be completed prior to looking for occupancy. Bliss confirmed. [6:19:07 PM](#) Linnet asked how project connects with the River Street Project. Bliss explained this part of River Street is a 40 ft ROW that does not allow for angled parking. Linnet asked if will still have a bike path. Bliss confirmed and discussed layout of front of condos. Bliss discussed redesign to include bulb out on corner of private street and River Street. [6:21:27 PM](#) Chair Fugate asked if there was some type of separation. Bliss confirmed the patio is the separation. [6:22:17 PM](#) Yeager provided drawing of final adopted River Street plan. Yeager explained from back of curb, there is a 12' travel lane, 18.5' angled parking, 2ft overhang, 5 ft bike path, 4ft planting and an 8.5' sidewalk. Yeager confirmed key part is that this is based off 100' easement. Yeager explained how Bliss request affects River Street Project. Yeager summarized their request would be to match with remaining parts of River Street Project with the sidewalk. [6:26:01 PM](#) Linnet asked if the 1' section is only in front of one part of the project or the whole. Bliss explained where the property line is in comparison to the condos, explaining property line does an angle and is right at corner of the north condo. [6:27:29 PM](#) Linnet asked if there was a way on the two northern lots to comply with all of the requirements and maybe decrease parking and/or planting section. Yeager confirmed can reduce sidewalk and still comply with ADA. Linnet asked about possibly removing parking in just that section and create a pedestrian area. Yeager said think what he thinks Linnet is proposing is a mid curb bulb out but explained why would prefer not to consider mid curb bulb out. [6:30:36 PM](#) Chair Fugate asked what other suggestions Yeager had to manage the one foot and achieve everyone's goal. Yeager said not sure, city could decide the sidewalk is wide enough it would just not be uniform. Yeager explained there may be areas along River Street that may not be uniform, but that has not gotten to those points. This would be the first waiver to the design. Scanlon clarified that Bliss is saying the corner of his deck touches the property line and Yeager is saying the back of the sidewalk is the property line. Scanlon asked how it is not in compliance. Yeager pointed out the property line. Scanlon asked about the stairwells. Bliss clarified looking at overhangs. [6:33:16 PM](#) Scanlon asked how much would need to shorten deck to make it work. Bliss stated the deck is tight at 3'. Bliss stated willing to concede on the 1' space. Bliss expressed concern on what he was given a year ago is drastically different than what he is seeing now. Bliss requested some type of assurance that this will not change again between now and start of construction. Chair Fugate stated she understands what he is saying. Chair Fugate went back to Scanlon's question of how it is not compliant due to the 0' setback. Bliss confirmed he will concede the 1'. Chair Fugate clarified what Yeager was asking for. Yeager stated wanting to take the sidewalk all the way to the property line. Bliss clarified he is requesting a 1' buffer between property line and sidewalk. [6:36:33 PM](#) Smith clarified Yeager is wanting the sidewalk to go to the property line.

[6:36:58 PM](#) Bliss explained currently looking at 8' sidewalk on the drawing. Yeager explained what asking is for the sidewalk to go all the way to the right of way. Bliss confirmed he is fine with that. Bliss discussed the changes that have taken place to River Street project over the last year and affects it has had on his plan. Bliss stated would like some assurances going forward. [6:39:02 PM](#) Yeager stated between the right of way and back of curb is basically same width, explaining what he is trying to do is reconfigure the pathway within that set width. Smith asked if had a conception drawing of the 80' right of way. Yeager stated he does not, that the main difference would be 6.5' sidewalk and parallel parking vs. angle parking. [6:42:47 PM](#) Board discussed differences of 80' and 100' right of way sections, discussing expectations could be met with the bulb out on the south. Bliss pointed out that the applicant is putting a lot of money into this project. Yeager stated his intentions is to communicate what the cross section they are asking for, is one they want to build. Yeager confirmed provided text not drawings. Bliss confirmed can meet the expectations. [6:43:52 PM](#) Yeager confirmed conversation of bulb out took place last week not today. [6:44:55 PM](#) Chair Fugate clarified Bliss can make sidewalk work. Bliss confirmed can but not sure how cost will work. Chair Fugate asked what the City's alternative is if the commission decides to not make them change it. [6:45:54 PM](#) Simms stated not sure what Chair Fugate is asking but not able to give assurances regarding further changes. Simms summarized this is design review and part of that is the city working with the applicant and that is what is happening. Simms stated not sure what assurances Bliss is looking for tonight. Bliss clarified that wants to make sure River Street Design will not change again. Smith asked if the communication between Bliss and Yeager would continue. Simms confirmed that it will continue. Simms stated he believes River Street Design may change again. Simms stated City is not going to force anyone to destroy what's been built in right of way. Simms stated money for those improvements coming from Urban Renewal. [6:47:16 PM](#) Bliss stated not privy to what took place in the URA meeting, what he is saying that it could be a change order, and if changing design per Yeager's request if it ends up being more money that the additional cost would come out of the URA. [6:48:03 PM](#) Simms explained not able to agree the funds would be covered by the URA. Chair Fugate summarized it would be appropriate Bliss is made aware of any changes. Board discussed if approved design as amended tonight. [6:49:49 PM](#) Simms requested to be excused. Chair Fugate excused Simms. [6:50:18 PM](#) Chair Fugate summarized changes. [6:50:35 PM](#) Smith clarified drawings being requested. [6:51:29 PM](#) Yeager confirmed that is correct, explaining have preliminary drawings. Yeager explained requesting to be able to approve for construction. Smith asked about pavers at the door. Chair Fugate requested condition D be clarified to read car door swing. [6:54:31 PM](#) Chair Fugate asked about landscaping, Davis confirmed will verify with Cook.

[6:55:32 PM](#) Chair Fugate opened public comment.

[6:55:48 PM](#) Chair Fugate closed public comment.

[6:55:56 PM](#) Pogue asked if owners will form a homeowner's association. Bliss confirmed. Pogue clarified property owner and developer are separate entities. Pogue stated it appeared the condominiums will depend on the parking lot for snow removal. Bliss confirmed. Pogue asked what enforcement options they have if not part of the HOA. Bliss stated not aware of the plan. [6:58:23 PM](#) Pogue asked change from 11 to 5 units. Bliss explained changed to 5 dues to the parking restrictions. Pogue asked the size of units, Bliss confirmed 2,186 sq. ft. [7:01:40 PM](#) Smith confirmed discussed everything he needed. [7:01:53 PM](#) Linnet stated looks like a really good project, good design and colors. Linnet stated he understands Bliss position regarding changes and it is definitely not their intention to make the applicant's life more complicated. [7:02:59 PM](#) Scanlon stated it will go along way with addressing issue of housing and know staff will appreciate the colors. Scanlon suggested ideas to assist in less waste during projects. Scanlon summarized think it is a nice project. Smith agreed and thanked applicant that it will help break up the parking lot. [7:04:44 PM](#) Chair Fugate apologized for the frustration. Chair Fugate stated Bliss's designs are thoughtful; he is responsive to what's going on with the city. Appreciates how it goes with the hotel but is still residential.

[7:06:16 PM](#) Pogue motioned to approve the Design Review Application submitted by Hailey FF, LLC, represented by Bliss Architecture, for Phase 2 of the Marriott Hotel Project: River Street Townhomes, the construction of five (5) townhomes located along River Street of 2,186 square feet each in the Business (B) 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 (k) are met. Scanlon seconded. All in Favor.

[7:07:49 PM](#) Chair Fugate called from break until 715pm.

[7:14:48 PM](#) Chair Fugate called meeting back to order.

PH 3 [7:15:03 PM](#) *Consideration of a Design Review Application by Stonefly, LLC, represented by Jay Cone of Jay Cone Architecture, for a 4,896 square foot storage facility with six (6) parking spots. The project is located at Lot 3E, Block 2, Airport West Subdivision 2, in the SCI Industrial (SCI-I) Zoning District. **ACTION ITEM***

[7:15:25 PM](#) Davis introduced project and turned floor over to Jay Cone of Jay Cone Architecture. Cone introduced himself, explaining coming right through with Design Review application. Cone clarified actual size is 4896 sq. ft. Cone explained the location of the lot, and how building will be really visible. Cone stated building is owned by part time residents who are based out of Seattle. Cone explained building will be used for car parking storage. Cone explained one restroom. Cone explained shape of building is driven to give as much space as possible. Cone explained easement line is what governs buildable area instead of setback in this area. Cone explained landscaping is going to be

straight forward. Cone discussed parking and walkway. [7:20:11 PM](#) Cone explained may see extension in place of 5' sq. landing, has to double check few things. [7:20:38 PM](#) Chair Fugate asked if added seasonal planting. Cone stated in response to staff comments, he has added planter pots and extended sidewalk to go all the way around. Cone discussed snow storage areas that are available. Cone discussed slight changes made after adding pots. Cone discussed drains and that will have oil receptors. [7:23:24 PM](#) Cone stated the transformer is a big deal and how that factored into their decision to change the square feet. [7:24:40 PM](#) Cone pointed out extension of sidewalk on Civil Drawing, discussing trees and wells in area that may lead to them meandering the sidewalk. Cone confirmed interior drain will be interior drywell. Smith confirmed heating building. Cone confirmed. [7:27:03 PM](#) Cone went through exterior design, discussing energy savings steps used. Scanlon asked if trusses are exposed on the inside. Cone stated they will be. Cone explained color planning to use. [7:29:36 PM](#) Smith stated think needs to have loading space defined. Davis confirmed. Smith complimented Cone on moving ADA space closer to building and completing the sidewalk. [7:31:02 PM](#) Linnet stated with the meandering sidewalk, recommends too err on conservative side. [7:32:14 PM](#) No questions from Scanlon.

[7:32:24 PM](#) Chair Fugate opened to public comment.

[7:32:52 PM](#) Chair Fugate closed public comment.

[7:33:01 PM](#) Chair Fugate confirmed agree need to have loading space. Staff and Board discussed requirements for loading space. Smith recommends too round up in parking spaces. Cone stated would probably be space next to ADA parking space. Board all in agreement needs to be a condition. Chair Fugate complimented Cone on application, stating it is very attractive. [7:36:53 PM](#) No comments from Linnet. [7:36:59 PM](#) Scanlon applauded Cone on aesthetics. [7:37:14 PM](#) Smith stated liked the idea of leaving options open in future.

[7:37:52 PM](#) Scanlon motioned to approve the Design Review Application by Stonefly, LLC, represented by Jay Cone of Jay Cone Architecture, for a 4,896 square foot storage facility with an accessible restroom and six (6) onsite parking spaces. The project is located at Lot 3E, Block 2, Airport West Subdivision #2, 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 (l) are met. Amended that it has 6 parking spaces and one designated as a loading zone. Smith seconded as amended. All in Favor

PH 4 Consideration of Consideration of a Text Amendment by Michelle Harris to Hailey Municipal Code Title 17, Section 17.01, Article L. Service Commercial Industrial District, to add "personal services" to the permitted Conditional Uses in SCI Sales and Office (SCI-SO)

Zoning District. **PUBLIC COMMENT AND CONTINUED TO NEXT HEARING IN ORDER TO RENOTICE.**

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, August 19, 2019:

- **Text Amendment: Final Plat**
- **DR: Kerr, Katherine**
- **Text Amendment: SCI-SO**

7:39:51 PM Linnet motioned to adjourn. Scanlon seconded. All in favor.