

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, October 7, 2019
Hailey City Hall
5:30 p.m.

Present

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

Staff: Lisa Horowitz, Robyn Davis, Chris Simms, Jessica Parker

5:29:10 PM Chair Fugate called to Order.

5:29:20 PM Public Comment for items not on the agenda

Consent Agenda

CA 1 5:29:50 PM Adoption of the Findings of Fact, Conclusions of Law and Decision of an City-Initiated Text Amendment to the Hailey Municipal Code, Title 16, Chapter 16.03.030: Final Plat Approval, to clarify that required improvements shall be substantially in place prior to Council hearing on the Final Plat, and amendments to Chapter 16.04.110: Development Standards, Parks, Pathways and other Green Spaces, Subsection H: In-Lieu Contributions, to allow Council consideration of in-kind contributions in-lieu of park land dedication
ACTION ITEM

5:29:52 PM Pogue motioned to approve CA 1. Linnet Seconded. All in Favor.

Public Hearing

PH 1 Consideration of a City-initiated Text Amendment to the Hailey Municipal Code to Title 17: Zoning Regulations, Chapter 17.09, Parking and Loading Spaces, Section 17.09.020.11, Minimum distance Setbacks to modify setbacks in nonresidential zone districts which do not abut residential zone districts. *THIS ITEM WILL BE CONTINUED TO NOVEMBER 18, 2019. ACTION ITEM*****

PH 2 5:30:33 PM Consideration of a Design Review Application by FAPO Holdings Idaho, LLC c/o Engel and Associates, LLC represented by Samantha Stahlnecker, PE, of Galena Engineering, to demolish the 1936 Warehouse Building in the Sawtooth Forest Service Supervisors Complex in order to create additional parking for the mixed-use building located at 314 South River Street. The Forest Service Block served as Sawtooth Headquarters from 1933-1953, which included five (5) buildings, including the Warehouse. The 26-stall parking lot will be located at 306-308 South River Street (Lots 13 and 14A, Block 20, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts. *ACTION ITEM*****

[5:31:21 PM](#) Horowitz introduced project, explaining here tonight to hear the Design Review part of this project and that the Development Agreement will be heard by City Council on October 16, 2019. [5:32:05 PM](#) Horowitz summarized the history of this project. Horowitz discussed the history of the Forest Service Complex in Hailey. [5:33:31 PM](#) Horowitz discussed original proposal submitted and summarized history of what was proposed and approved. [5:35:06 PM](#) Horowitz summarized here to tonight to hear the Design Review of the parking lot. Horowitz turned floor over to applicant. [5:36:13 PM](#) Jeremy Lange, Engel and Associates, provided a power point explaining the over view of the project. Lange pointed out the location of office building trying to support, that currently is only 30% occupied and most common feedback received when showing the building is that there is not enough parking. Lange explained overall has 49 parking spaces, but that a fence blocks 4 parking spots and 5 spots are used by Smoking Bone. Lange discussed 3 other spaces that do not work, which leaves them 37 spaces only. Lange stated there is definitely a problem they need to address to get the building occupied. Lange discussed idea of having parking lot at 401 and 407 S River St and how that does not work. [5:40:57 PM](#) Lange went on to discuss next option was where Four-Season Spas is located at but that does not work as it is already leased. Lange discussed other reasons that option does not work. [5:42:20 PM](#) Lange discussed a third option of parking in putting parking in front of the Forest Service Building and along River St. [5:43:32 PM](#) Lange stated another option was to dedicate street side parking to the building which is already being used and explained how that option does not work. [5:44:29 PM](#) Lange summarized that is how they come to the current option, that it was part of the original agreement that this parcel could be used for a parking lot. Lange explained that everyone was aware of this possibility. [5:45:33 PM](#) Lange stated the Sustainability Center has already found a new location. [5:45:59 PM](#) Lange explained it is their goal and intent to have the buildings moved. [5:46:13 PM](#) Scanlon asked which buildings would be moved. Lange stated just the Sustainability Center. Chair Fugate asked about parking. [5:46:50 PM](#) Lange explained the current parking lot agreement. [5:47:26 PM](#) Lange stated they have proposed a new Development Agreement that would provide protection of the buildings and resolve parking issue for 314 S River St. [5:48:36 PM](#) Samantha Stahlnecker, Galena Engineering, discussed the proposed parking lot layout with 26-stalls. Stahlnecker stated there will be a total of 15 trees onsite, all drainage would be captured in a drywell, and will have a buffer for the property to the North. [5:50:24 PM](#) Stahlnecker discussed how this project meets the Design Review Standards, discussing sidewalks, site circulation, and trash enclosures. [5:53:00 PM](#) Chair Fugate asked the location of dumpster and what the circulation for the parking would be if the alley is blocked. Stahlnecker explained dumpster does not block alley and discussed the curb cuts of the parking lot. [5:54:26 PM](#) Scanlon asked if the drive through will be same grade as parking lot. Stahlnecker explained grade. [5:55:00 PM](#) Horowitz asked if accurate that the landscape buffer is about 50% of the street frontage. Stahlnecker stated it appears to be about 50 %.

[5:55:30 PM](#) Stahlnecker continued to discuss access points from River St and the alley. [5:56:08 PM](#) Stahlnecker discussed the Design Review guidelines for residential buildings

in Townsite Overlay District, summarizing that they do not feel this is applicable as it is a commercial building in question. [5:57:04 PM](#) Linnet asked what the lighting will be like. Stahlnecker stated there is no overhead light proposed, proposing primarily bollards. Stahlnecker pointed out where lighting will be located. [5:58:29 PM](#) Linnet asked how they got around the grading issues that were previously mentioned. [5:58:46 PM](#) Stahlnecker explained current design and what would be required in order to maintain that. [5:59:33 PM](#) Linnet asked if could regrade the existing lot, Stahlnecker explained limited if building remains. Horowitz confirmed there is one through accesses and they are proposing a second. Stahlnecker confirmed. [6:00:01 PM](#) Chair Fugate asked where space 20 is located, that was referenced as not useable. [6:00:34 PM](#) Linnet asked if there is anything they can share about the potential client. Lange explained there is not, but that the issue is the parking. Matt Engel, explained has already lost 2 tenants due to parking issues. [6:01:33 PM](#) Linnet asked if there are any provisions in the leases that the parking spaces being made available to patrons and not be used by employees or owners. Linnet explained issues has seen in other contracts. Lange explained this potential client has specific requirements for client and employee parking. [6:02:40 PM](#) Pogue asked what the square footage of the building is and how many spaces are required. Lange confirmed the building is 26,880 square feet. Horowitz explained required parking. Chair Fugate confirmed they more than meet the requirements then. [6:03:29 PM](#) Pogue asked about the gym in the building. Lange explained the gym in the building is not operational at this time, they only allow the tenants to use it. [6:03:38 PM](#) Lange explained current tenants of the building. Pogue confirmed those 4 make up only 30% of their building. [6:05:05 PM](#) Chair Fugate asked Horowitz to discuss the second curb cut. Horowitz stated she believed the curb cut in front of the Sustainability Center has been there the building was constructed in 1936. Horowitz explained she does not know how often it is used now, that currently it is unlikely to be used for deliveries as there are refrigerators lined about that wall by the current tenant.

Chair Fugate opened Public Comment.

[6:07:15 PM](#) Frank Rowland, 415 S 5th Ave, member of Hailey Historic Preservation and Arts Commission, stated they all received a letter from Hailey Historic Preservation and Arts Commission sent to them and City Council. Rowland explained they were originally involved in the Historic Demo for the two small cottages on River Street that was originally proposed. Rowland stated there as a representative for Hailey Historic Preservation and Arts Commission. Rowland thanked Engel and Associates, stating they have done a good job, explaining that their commission is in charge of bringing this to the community's attention. Rowland explained they have no authority, but that encourage that the historic buildings be maintained over long term. Rowland explained he actually had an office in this building back in the 70's when worked for the Forest service. Rowland explained how this complex is unique nationwide because over time they have been disposed of, new owners have demolished the buildings across the country. His

pleading is to maintain the integrity of the compound. It's important from the historic perspective of the Forest Service here as well as within the national forest system. They strongly advocate to maintain the buildings as a compound in place. Rowland explained moving the building away would be like taking out one of his eyes. Rowland explained Hailey Historic Preservation and Arts Commission feels it is important to maintain the compound and keep it intact.

[6:12:34 PM](#) Bob McCloud, 417 E Myrtle, President of Blaine County Historical Museum. As president of Blaine County Historical Museum, his board and himself believe the museums, libraries and historic structures make up the lifeblood of a city. They are opposed to the demolish of any historic structure and urge all to do whatever they can to save them.

[6:13:16 PM](#) Heather Clendenin, 161 Little Indio, landscape architect. It is very curious that they are here discussing replacing something that adds to the sense and feel of Hailey with nothing, a parking lot. Heather discussed the parking scheme, stated it is functional at best and would be great to see alternatives including using the barn as a parking structure. As it is right now, it appears very tight. A further explanation would be welcome as to why the drop off is needed. Most importantly, why is removing the building not considered alternating an historic structure. These buildings factor greatly in terms of sense of place and space.

[6:15:18 PM](#) Cameron Ellis, 1041 Triumph Dr, he loves Al's business, the Sustainability Center and is one of his favorite places to take people when they come in from out of town. It would be sad not to have it here. Feels like there is a pleather a of parking in Hailey, has never been able to go anywhere without just pulling up to the front doors. Not sure what kind of tenant would need more parking than what is available on the streets. Feels this will absolutely have a degrading impact on the character of Hailey. Does not see why there are not other options of parking for your tenants in the building.

[6:16:37 PM](#) Jennifer Schwarz, 17 W Bullion, attended multiple town square meetings and wander if interested in making the building part of the town square. Schwarz asked if have enough spaces per ordinance why is this coming up.

[6:17:30 PM](#) Kathy Royston, 1231 Woodside Blvd, wander what happens to the houses being demolished and parking lot going there? Obviously to her, the tenant is at blame and a physical disability may be involved. Although would not like to see the building moved, but if knew the tenant and it was a better proposal maybe we could think about putting the forest service building in the Town Site. Why not use non deciduous trees so have green all year long.

[6:19:02 PM](#) Patty Tyrrell, 441 Eureka Dr, all the pictures most have been taken on a Sunday morning, curious when pictures were taken.

[6:19:28 PM](#) Jim Rineholt, 121 S Hiawatha Dr, forest service employee retired, worked with Frank. Feels for the tenants, referenced Forest Service park in Ketchum and what it does there. Feels if take a piece away from that, feels it would be detrimental and encourages alternative parking places. So can maintain the integrity of the entire complex. It is a part of our history and would hate to see it lost.

[6:20:17 PM](#) Linda Reis, 351 Eastridge Dr, unfortunate when this was built there was not already a plan in place for parking for this building. That the math indicates the parking would still not be enough even if this parking lot is built. Ries explained if this parking lot is built it will be a slippery slope. Ries expressed her concerned for the need of additional parking requirements.

[6:21:28 PM](#) Rebecca Cox, 121 N 3rd Ave, in support of the preservation of historic buildings. She agrees with comments about Ketchum. Think it would be a good thing if Hailey could recognize the significance of what we have there. Wonder if this would have arisen if not for this particular tenant, that it seems like a permanent solution for a temporary situation.

[6:22:19 PM](#) Cynthia Carr, Little Indio, Agrees with Cox's comment. Curious about the grades. Confused about the grouping of the buildings, wasn't sure if the one piece could go separate from the others. The barn that is currently the sustainability center doesn't seem very moveable. Wonder if it has been looked into if the barn can be moved.

[6:23:49 PM](#) Jesse Vandergriff, 517 River St, seems like there were plans in 2010 and does not know why that has not gone that way. Seems like there are things that can create more space. Has lived across the west and that some have charm some don't. Cities that have charm have history in them.

[6:25:09 PM](#) Jay Door, 441 Eureka Dr, echo all the comments and would be really sad to lose this piece of history. That used to work there with Frank, too. Need to do everything can to keep it.

[6:26:15 PM](#) Cynthia Carr, Little Indio, Smokey Bone Building and house to the east are not historic buildings. Have those been considered to get rid of and maintain the integrity of the Forest Service building?

[6:26:41 PM](#) Kathy Royston, 1231 Woodside Blvd, is there some petition to be signed to not tear down the building.

[6:27:30 PM](#) **Chair Fugate closed Public Comment.**

[6:27:39 PM](#) Frank Rowland, clarified potential demolition or not of that building. Matt Engel, with Engel and Associate explained only building protected is the barn, others are not. Engel explained has been approached by others to save the building. Engel discussed what the original development agreement allowed. Rowland asked what the options are for the warehouse

building in the current development agreement. Engel stated right now it would just stay. [6:29:45 PM](#) Engel confirmed has checked and it can moved. [6:30:12 PM](#) Lange responded to public comment, confirming Sustainability will not be closing down. Lange explained just because code requires a certain amount does not mean that is the actual parking stalls needed. Lange explained the difference the parking lot would make even though would still be in a situation that will still be crowded. Lange stated the picture was taken off of google. In terms of parking need, it would be great if this works out so can bring the tenant in but would still be having this conservation without this tenant. Lange explained looking at coming up with a plan that protects these buildings right now, would like to preserve these buildings as well. [6:33:36 PM](#) Lange stated hoping the city sees this as an opportunity to solve. [6:33:50 PM](#) Stahlnecker responded to Reis comment, stating city ordinance only allows 54 spaces and that looked at some options that did get rid of some of the buildings there were not historical. Stahlnecker explained how they came to their decision for the proposed parking lot. [6:35:06 PM](#) Stahlnecker stated the city Hailey ordinance provides a min. parking number count. [6:35:49 PM](#) Chair Fugate asked about a portion of the alley being out of play. Horowitz clarified in the first agreement it was to be vacated. Simms stated it is silent on that topic. [6:36:54 PM](#) Chair Fugate asked if moving does not equate to altering a building. Horowitz stated those standards are written for residential buildings. [6:37:38 PM](#) Pogue confirmed Sustainability Center has signed a lease somewhere else. Applicant confirmed. [6:38:03 PM](#) Smith noted that the parking was supposed to be paved in 5 years in the previous development agreement and that it has not been done. Smith stated that makes him curious on how committed the owners are. Lange and Smith discussed previous owners plan. Smith asked about why a fence was allowed to block 4 parking spaces. Lange explained fence was already in place and that is trying to avoid impacting the surrounding businesses. Horowitz added the dumpsters are not supposed to be in the current location. [6:41:35 PM](#) Chair Fugate asked if there are issues that are not being complied with. Horowitz stated from what they saw the paving, storage of dumpsters and the required parking being obscured by a neighboring tenant. [6:42:30 PM](#) Horowitz discussed parking around the adjacent building. [6:42:45 PM](#) Chair Fugate asked if the parking spaces in front of the warehouse could be used for 314. Horowitz confirmed. [6:43:15 PM](#) Chair Fugate asked about parking across Pine. Horowitz discussed potential that the URA may help with parking in area. Chair Fugate asked if they were to pay for delineated parking how that would fit in the plans for the River Street Project. Horowitz discussed parking plan along River Street. [6:45:39 PM](#) Horowitz stated staff had also made the suggestion the building could be used for parking. [6:46:09 PM](#) Smith does not have an issue with the sidewalk but thinks should look at possible other parking options. [6:46:43 PM](#) Smith suggested that more than 120 days be required as it may take longer to relocate the building. Smith expressed concern for cost to relocate, that the prices from 2010 estimate have gone up. [6:48:46 PM](#) Smith stated it seems to him could up the occupancy rate by completely the residential unit above the existing building.

[6:49:37 PM](#) Scanlon commented on the difference between this complex and the Ketchum complex. Scanlon stated curious about possibilities of moving this complex and making it look like a complex. Scanlon discussed need parking spaces for businesses want to operate. Scanlon summarized sticky situation, but ultimately could be a better answer for these buildings. [6:52:05 PM](#) Linnet explained has not heard of any problems at 314 prior to this hearing, that all comments received are not in support of the parking lot, understands parking is an issue. Linnet stated it seems like if parking is the sole issue there could be other ways such as stricter enforcement. Linnet stated thinks that the location is crucial to the historic significance and disagrees moving it solves all of the issues. Linnet explained concern of making a permanent decision for something that is not guaranteed in the future and would like to see applicant use

existing space already there. [6:55:46 PM](#) Simms stated would prefer to see commissioners deliberate together. [6:56:16 PM](#) Smith full disclosure, when lived in Pocatello was on their Historic Preservation Commission. He has that perspective and fully supports their preservation, one of the reasons is that he believes that cities are made up of several things - 1) their people 2) their location and 3) the history of the city. Smith stated with that being said maybe relocating all of these where their significance can be preserved. Smith agrees with not using deciduous trees. Smith encourages history buffs to look at Title 67 Chapter 66 which deals with historic establishments. [6:58:24 PM](#) Smith summarized that he is torn, think needs to see what it will take to relocate all the buildings, possible for warehouse to be repurposed. Smith stated still bit torn between with going with a parking lot that's admittedly only a partial solution. Smith stated from his perspective would need additional information and then some time to process it, that at this time is a bit reluctant to cast a vote either way. [7:00:25 PM](#) Pogue stated thinks this is only a temporary solution, that there is plenty of parking in this community, that land in this area is expensive and that it would take time to relocate the warehouse. Pogue stated of the personal opinion that the heritage of this community is more important than a parking lot. Pogue stated believes there are other options. [7:04:05 PM](#) Chair Fugate agrees that they do not want to impede business or progress but prefer not to sacrifice heritage of the community. Her concern is the expense and potential timing needed to relocate the buildings, that there are other options to help the parking for 314 S River St. Chair Fugate stated also understand this could all be mute as the City Council could amend the agreement. Simms confirmed, stating it is on the City Council Agenda for later this week. [7:07:06 PM](#) Horowitz stated commissioners can consider continuing this to a date certain to allow applicant to flush out ideas for the relocation. [7:07:37 PM](#) Chair Fugate stated she would encourage applicant to take back the parking they are supposed to have. [7:08:42 PM](#) Scanlon clarified what they are asking applicant to do. [7:09:37 PM](#) Staff and Commissioners discussed potential hearing dates for special meeting. [7:10:19 PM](#) Engel stated what would be helpful is to know if it's appropriate to hear the design review comments and that at this point doesn't even matter about the tenant. At this point, they believe the tenant may already be gone. [7:11:07 PM](#) Chair Fugate explained that they do not know what City Council will do, the warehouse is protected with the current agreement. [7:14:09 PM](#) Board, Staff and applicant continued to discuss if should proceed with tonight. [7:16:18 PM](#) Chair Fugate asked about section where it says Alleys are removed in the Staff Report. Horowitz clarified section regarding alley. [7:17:23 PM](#) Chair Fugate stated would like to see how much of the parking lot is screened. Commissioners discussed access point requirements from alley vs. streets. [7:19:04 PM](#) Applicant confirmed main entrance is off River Street, entrance points off Pine are for store fronts. Commissioners agreed there should not be an additional curb cut. Horowitz asked if Commissioners would be amendable if applicant redesigned to have access off alley only. Chair Fugate stated would be amendable but believe have discussed other options that would be more amendable to success. Chair Fugate would like to see more specific information of the relocation of the warehouse – where is it going to go, who is going to pay for, timeline, how soon before the building is gone for good. Engel stated he appreciates the feedback and that they need to go back to the drawing board. Board agrees to have special meeting on 10/28/2019.

[7:26:17 PM](#) Smith motioned to continue the public hearing to October 28, 2019. Scanlon seconded. All in Favor.

[7:26:38 PM](#) Chair Fugate called break until 7:30 pm.

[7:32:39 PM](#) Chair Fugate called meeting back to order.

PH 3 [7:32:49 PM](#) *Consideration of a City-initiated Text Amendment to the Hailey Comprehensive Plan to add a new section, Section 14, Public Airport Facilities, pursuant to Idaho Code 21-504 through 21-507 Airport Zoning Regulations and Section 67, Chapter 65, Local Land Use Planning Act. **ACTION ITEM***

[7:33:14 PM](#) Horowitz introduced project, explaining that the Hailey Comp Plan currently does not have a Chapter for the Airport Facilities. Horowitz turned to floor over to Chris Pomeroy. [7:34:15 PM](#) Pomeroy explained history and requirements for this chapter. [7:36:18 PM](#) Pomeroy explained end result was that SB 1265 was adopted with amendments. Pomeroy went on to discuss the amendments. [7:40:22 PM](#) Pomeroy summarized the main components – Purpose, Background, Tourism and Economic Impact, Land Use Issues and Regulatory Issues. Pomeroy discussed required Grant Assurances from the Federal Government. [7:47:03 PM](#) Pomeroy stated if review goals 14.6 and 14.7 it discusses potential of Airport Overlay Zone. [7:47:53 PM](#) Pomeroy explained the primary goal for the Airport Zoning Ordinance would be the prevention of hazard and ensuring helping to protect the quality of life. [7:48:14 PM](#) Pomeroy explained the typical three components in an Airport overlay zoning ordinance or district: 1) Airspace 2) Identification of Airport Zones and introducing land use that is compatible with those operations 3) Noise. Pomeroy provided zoning ordinance draft from Jerome County. Pomeroy recommended ITD Land Use Guidelines as a resource and that he is happy to be a resource. [7:59:03 PM](#) Scanlon asked if the zoning map is updated routinely. Pomeroy stated in his experience they are not updated routinely. Scanlon asked what determines the 5% of traffic that goes North. Pomeroy explained it is Wind. Chair Fugate stated she thinks this is great. Horowitz stated a follow-up to this would be an overlay and explained map they will be working on. [8:02:04 PM](#) Linnet asked if there is any room to be more specific as to what would be appropriate land uses in that area.

[8:03:19 PM](#) Chair Fugate opened Public Comment.

[8:03:32 PM](#) Heather Clendenin, 161 Little Indio, thanked applicant and said it was really informative. Clendenin stated in terms of the FFA Hailey does not have a sound issue but that the Carbonate Range acts as a sound reverberator with the idling jets as well as take off and landings. Clendenin discussed how the noise impacts her area and that the quality of life is a real issue. Wanders if there is any room to discuss things such as sound walls, minimizing idling planes, considering relocation of idling planes, in this process. Issue of replacement airport and curious as to what that is.

[8:07:30 PM](#) Amy Trujillo, Wood River Land Trust, want to say they would support the maintenance in the open space in the critical zones.

[8:07:52 PM](#) Tony Evans, IME, curious to hear more about the coordination of this process and the ACI and the effect they would have on one another.

[8:08:25 PM](#) Chair Fugate closed Public Comment.

[8:09:16 PM](#) Horowitz explained the unique position that the City is in as they are part owner.

Pomeroy offered to host Heather at Airport to discuss her concerns. [8:10:23 PM](#)
Horowitz responded to Tony Evans question, clarify the Comp Plan would be colored showing the land uses and that it would reflect the Airport Chapter. [8:11:56 PM](#) Simms explained the map would not be a zoning but explained potential new zones could happen based off the conversations talking place with the county on a separate application. Pomeroy summarized this is doing what they can to meet the standards until they can't. [8:13:32 PM](#) Pomeroy explained why the relocation of airport was previously suspended. Simms explained what the commissioner's charge is tonight. [8:14:37 PM](#) Horowitz referenced 14.5 as being the closest to the policy to directing land uses and suggested change to include open spaces. Commissioners agree with change.

[8:16:18 PM](#) Smith motioned to recommend approval to the Hailey City Council the proposed addition of Section 14: Airport Facilities, and attached hereto, of the Hailey Comprehensive Plan as modified. Pogue 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: October 22, 2019

- DR: Pierceall
- Text and Map Amendment to Hailey Comprehensive Plan and Comprehensive Plan Land Use map in Hailey ACI.
- Ordinance amending Blaine County/Hailey ACI
- West Crescent Development Agreement Rezone

Chair Fugate confirmed October 22, 2019 will be followed up by October 28, 2019.

Horowitz summarized upcoming projects for next hearing and confirmed October 28th Hearing has been cancelled.

[8:19:18 PM](#) Smith motioned to adjourn. Pogue seconded. All in Favor.