

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, October 28, 2019
Hailey City Hall
5:30 p.m.

Present

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

Staff: Lisa Horowitz, Robyn Davis, Jessica Parker

5:29:24 PM Chair Fugate Called to Order.

5:29:35 PM Public Comment for items not on the agenda

5:30:00 PM Consent Agenda

CA 1 Adoption of the Findings of Fact, Conclusions of Law and Decision of Andrea Pierceall represented by Chad Blincoe, of Blincoe Architecture, for a 308 square foot garage and a 320 square foot guest room, which will be attached to the garage, to be located at 417 North 2nd Avenue (Lots 4 and 5, Block 58, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **THIS ITEM WILL BE HEARD ON NOVEMBER 4, 2019 HEARING.**

CA 2 Adoption of the Meeting Minutes of September 16, 2019. **ACTION ITEM**

5:30:54 PM Linnet motioned to approve CA 1. Pogue seconded. All in Favor.

5:30:59 PM Linnet motioned to approve CA 2. Pogue seconded. Smith abstained. All in Favor.

Public Hearing

PH 1 **5:31:17 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***

5:32:01 PM Horowitz stated since last heard project, City Council has had two hearings. Horowitz clarified the amendment to the development agreement is being done by City Council, Planning and Zoning will be hearing the design review for a parking lot. Horowitz turned

floor to applicant team. [5:33:19 PM](#) Sam Stahlnecker, Galena Engineering, explained the changes to the parking lot since last hearing. Stahlnecker confirmed will be extending the access aisle to be more visible to the parking. [5:35:43 PM](#) Chair Fugate asked if there was a walkway from the parking lot to the entrance to the building. Stahlnecker explained the entrance from the parking lot. [5:36:14 PM](#) Stahlnecker explained the changes to the landscape plan, including additional buffer along River Street. Stahlnecker confirmed fencing and lighting are the same. Stahlnecker provided sketch L-20 showing the buffer. Stahlnecker confirmed size of trees. [5:38:24 PM](#) Horowitz discussed the standards of review that will be part of the review tonight. Horowitz explained staff thoughts on landscaping, that a hedge is not needed. Horowitz confirmed staff is amenable to landscape plan designed. Horowitz explained not possible to get 9 parking spaces behind Smokey Bones which was what was originally delineated but if paved and dumpsters were cleaned up and screened from view would certainly have more usable parking in that area. [5:41:04 PM](#) Chair Fugate asked about retaining walls. Stahlnecker pointed out locations of the retaining walls. [5:42:00 PM](#) Linnet asked if keeping sidewalk width, the same and extending it. Stahlnecker said keeping the width is an option but had determined more landscaping in its place was more beneficial. [5:42:44 PM](#) Smith asked how they will be treating the grade change. Stahlnecker explained it will all be sloped. Stahlnecker stated there is an approximate 6 in curb at corner to make sure the slope is not too steep and the remainder will be sloped to replace the existing retaining wall. [5:43:57 PM](#) Horowitz stated if allowed to keep existing curb cut staff would recommend to keep as an entrance only. Horowitz stated the team did disclosure who the tenant is at the council meeting. [5:44:33 PM](#) Jeremy Lange, Engel and Associates, explained tenant working with is a surgical center and discussed what they would be providing. Lange stated as a medical facility one of the requirements is to have a drop off area. [5:45:11 PM](#) Smith asked if any surgeons are local. Lange confirmed all are local, that they are St. Luke's surgeons. [5:45:32 PM](#) Pogue asked if the leased has been signed. Lange stated it is dependent on the design review. [5:45:53 PM](#) Chair Fugate asked for clarification regarding the alley being lost. Horowitz discussed the original plans and stated she interpreted from the original drawings that the alley area was a plaza. Lange stated it was hard to tell, that they were not involved in those planning states. Lange stated what they can say is with 4 large buildings, the parking underground imagine they would have to take out the alley way. [5:47:13 PM](#) Chair Fugate asked if the potential removal of the alley way is moot. Horowitz explained the development agreement was amended to include this drawing, and that the council is working on a way to address the conflicting drawings. Horowitz explained potential businesses interested in relocating the historic buildings. Horowitz stated she believes it is safe to assume the alley will be there for the foreseeable future. [5:49:24 PM](#) Smith confirmed latest version of the drawings. Horowitz confirmed looking at 2009 parking notes. [5:51:09 PM](#) Chair Fugate asked about street parking. Horowitz confirmed street parking still stands.

[5:52:01 PM](#) Chair Fugate opened public comment.

[5:52:46 PM](#) Steve Crosser, 431 Aspen Drive, thinks plan looks good for a parking area. Thinks Hailey should take into consideration about parking, it's really going to help that building. Think good idea to move forward with this. Parking is a big thing, especially along River Street. Hopes Planning and Zoning move forward with this.

[5:53:55 PM](#) Chair Fugate closed public comment.

[5:54:14 PM](#) Linnet asked if the parking will be open to the public or just for the tenant. Lange stated it is dedicated to the building. Linnet asked if there is any ability or willingness to dedicate or provide some parking to adjacent residential uses. Chair Fugate asked if it is restricted or if it's going to be restricted certain hours. Lange stated it would be worth having a conversation with the other developer and owners. Matt Engel, Engel and Associates, explained problems run into when share parking. Engel stated would not like it to be a requirement. Linnet confirmed understood, just looking down the road. Lange explained from overall parking standpoint, this is taking 24 spots off the public parking along River Street. Chair Fugate suggested maybe restrict the hours of the parking lot.

[5:59:00 PM](#) Pogue asked about the slope. Stahlnecker explained overall it is 2%, pointing out steep area. [6:00:35 PM](#) Pogue asked when they plan to remove the building. Lange explained does not plan to demolish the building, explaining relocation option and plan is to take possession by July 1st. Pogue and Lange discussed the percentage of the main building's occupancy. [6:01:33 PM](#) Pogue pointed that will be out of parking area again. Lange explained they have more parking than any other spot but that it's not perfect.

[6:01:58 PM](#) Smith stated looking at dropping off area as a loading area and that code requires minimum with to be 12 ft and they are showing 10 ft. Smith stated he think it would be best to make it 12 ft. Horowitz stated believe code is for truck loading. Smith agreed but believes better access and egress for people coming in. Stahlnecker explained reason went with 10 ft. Smith confirmed that they will be at grade with driveway, so will have good access. [6:03:56 PM](#) Smith asked about the landing. Stahlnecker explained landing and ramp. [6:04:32 PM](#) Pogue asked if ok with entrance only off River Street. Applicant confirmed they are. [6:05:16 PM](#) Linnet asked if thought about making parking spots slanted. Stahlnecker stated they had looked at different layouts for the parking and this is the best option to maximize the parking. Smith stated he likes the idea of entrance only off River because disperse the exit traffic north. Pogue agrees. Smith stated the single entrance also provides more screening off River Street. [6:06:01 PM](#) Horowitz asked about the unfinished residential unit and parking for it. Engel explained thoughts for parking for it. [6:06:58 PM](#) Chair Fugate clarified they are leaning towards one curb cut and marked as entrance only. Board agrees. Applicant and Staff explained if keep sidewalk same width, landscaping will be really narrow. Linnet explained his thoughts of having a wide sidewalk. Board, applicant and staff discussed sidewalk width. Dean Hernandez explained changes to shrubs if widen sidewalk. Discussion continued about width of sidewalk. Linnet asked if there would be changes when River Street Project is completed. Horowitz explained potential changes. [6:15:18 PM](#) Linnet said he would

prefer the wider sidewalk. Chair Fugate, Smith, and Pogue prefer the landscape buffer. [6:16:50 PM](#) Horowitz asked if comfortable with suggestion for area behind Smokey Bones. Chair Fugate confirmed, Horowitz suggested to change condition from tenant to lot and block. Chair Fugate agreed. [6:17:44 PM](#) Smith asked if the July 1st turns out to not be an attainable date for the relocation of the structure, what is their plan at that point. Lange stated if came to that point, it would be up to the owner and could result in demolishing it. Engel explained his approach would be to find a temporary location until a place could be found to relocate it. Smith asked about cost estimates to relocate. Lange discussed the cost estimates received and verbal increase for the owner contribution of relocation. [6:20:06 PM](#) Horowitz showed conditions suggested, pointing out condition G) amending it to reflect Lots 9 and 10, Block 20. Horowitz asked if should add condition H) landscape strip shall be widen to a consistent width and the drive aisle narrowed and shall be striped for one-way entry. Commission confirmed conditions of approval and thanked applicant for their responsiveness.

[6:23:28 PM](#) Smith motioned to approve the Design Review Application submitted by FAPO Holdings Idaho, LLC, c/o Engel and Associates, LLC, represented by Samantha Stahlnecker, PE, of Galena Engineering, to demolish and/or relocate the 1936 Warehouse Building in the Sawtooth Forest Service Supervisors and construct a 26-stall parking lot and drop-off zone with related landscaping for the mixed-use building located at 314 South River Street, 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 (h) are met. Linnet seconded. All in favor.

[6:24:38 PM](#) Chair Fugate recommended to somehow allow public parking after business hours.

[6:25:56 PM](#) Chair Fugate called for 5-minute break.

[6:32:41 PM](#) Chair Fugate called meeting back to order.

PH 2 [6:33:05 PM](#) *Consideration of City-initiated Text and Map Amendments to the Hailey Comprehensive Plan and the Comprehensive Plan Land Use map to include additional lands in the Hailey Area of City Impact. **ACTION ITEM***

[6:33:29 PM](#) Horowitz stated Kathy Grotto from Blaine County and other project partners are in attendance. Horowitz summarized history of Area of City Impact. Horowitz explained how PH 2 and PH 3 are connected, explaining going to start with the questions starting page 64 of the packet. Horowitz asked how the Board would like to start. Linnet stated would prefer to go through questions before reviewing maps. Horowitz started with question 1) and information from the tool kit. Smith noted error in the tool kit section, one sentence not completed. Horowitz discussed obvious trade locations depending on your location, stating south is unclear as where they would go. Horowitz asked if board has any additional comments about trade area. No additional comment. Horowitz moved

on to 2), pointing out geographic landscapes to the North, West, South and East. Horowitz asked if Board has any comments. [6:44:50 PM](#) Chair Fugate asked why areas of the runway were not included. Horowitz explained believed it is due to conversations taken place between the cities and county. Horowitz provided some history regarding the open space, that there was an opinion of staff that the open space should remain unincorporated. [6:45:37 PM](#) Kathy Grotto, 8410 Sunrise Dr, Deputy Director of Blaine County Land Use, confirmed Horowitz was correct. Grotto explained there was a sort of agreement that the area of city impacts would meet but that Blaine County staff wanted to maintain jurisdiction between the two cities at that time. [6:47:32 PM](#) Chair Fugate asked if the county can declare it is to remain unincorporated, if the county has a say in city annexations. Grotto explained the process. Board and staff discussed possibilities of overlapping but at this time there is no discussion of overlapping. Pogue asked Horowitz to point out Eccles property. Horowitz showed where the Eccles properties are on the map. [6:52:24 PM](#) Smith and Chair Fugate agree should incorporate like properties to the North, West including contiguous owned property. Linnet stated the Area of City Impact should include all properties up to river bank on north and west side. Horowitz confirmed it does on the west side. [6:56:09 PM](#) Pogue encourages the discussion with the Valley Club to continue. Horowitz confirmed she will. Board in agreement to include like properties to the north and up to river bank on west and south. [6:57:49 PM](#) Smith referenced section 5, says south of Della View Subdivision and thinks it should say South of Colorado Gulch Subdivision because that's been annexed now. Horowitz confirmed will change. [6:58:12 PM](#) Horowitz moved on to question 3), pointing out reasonable areas that could expect to annex. [6:59:50 PM](#) Chair Fugate suggested to include area that has already asked to be annexed, referring to Eccles property. Horowitz stated the Eccles have in the past but has recently stated they are not interested in coming to City of Hailey. Linnet agrees with Chair Fugate as owners change their mind. Chair Fugate stated ownership can change too and she thinks that property should be included. Commission agrees. Pogue stated the other question is the Airport and if it were to move. [7:02:35 PM](#) Horowitz stated there is a possibility the airport could relocate but also a possibility it could never relocate. [7:03:40 PM](#) Board agree ACI Concept plan L1.1 could accommodate the dual path. [7:04:05 PM](#) Horowitz moved on to the next question – how much vacant land in city limits. Horowitz provided map showing vacant land in city limits. Horowitz discussed plan in place for guidance from county. Horowitz moved to question 5), discussing the map provided in packet. Horowitz summarized there is not a lot of big land in the Hailey area of city impact once remove things that are already platted and less than 5 acres which leads to why we would be looking to the south. Horowitz summarized how will the cities will meet with the county to determine the detail they are looking for and that at end of day, want to be able to provide county with same kind of data set from both cities. Horowitz asked if Grotto had any additional comments to add. Grotto stated no, that they do need to meet and work out some of those things. Grotto agreed Horowitz is right, that they would want to have comprehensible data from cities. Horowitz stated both cities are a little resource thin, but that the county is aware of that.

[7:09:36 PM](#) Linnet asked about the white parcel off Quigley Road. Horowitz explained believes because it is currently in city limits, discussing developable lands outside city limits but within the ACI. Horowitz stated the other item the county will help both cities with is the growth rate. Linnet asked if could look at population growth and geographic area. [7:11:42 PM](#) Horowitz explained could but questions become more complicated. [7:12:46 PM](#) Horowitz stated just got into question 6, moving on to #7. [7:13:05 PM](#) Horowitz stated after this meeting the public works director would come back and explain how they would serve that area. Linnet asked that Yeager looks at water usage and supply. Horowitz confirmed she will. Horowitz moved to #8, confirming they touched on that when discussed the dual path. Horowitz stated this is a detailed map that would get a little fuzzed out for the comp plan. Horowitz reminded commissioners of current comp plan. Horowitz described what they would see on the new map. Horowitz described maps submitted by Bellevue. [7:16:04 PM](#) Linnet noted that south portion does not provide a lot of open space between Hailey and Bellevue. Horowitz explained what Hailey is proposing and that we did not color in the Bellevue side. Horowitz stated we showed 55 developable acres on the east side and Bellevue would have 64 developable acres. Horowitz explained the proposed area for school is not practical after discussing it with Howie Royal. Horowitz summarized her conversation with Howie, that he had explained both elementary schools need to be rebuilt. [7:18:46 PM](#) Linnet stated the location also seems fairly far away from Hailey for a school Horowitz confirmed Howie had pointed that out to her as well. Linnet discussed potential traffic concerns with school in the proposed area, using traffic created by Alturas as an example. Linnet expressed concern that if live down there, would not feel as part of Hailey that would be closer to Bellevue. Chair Fugate confirmed through all the questions. [7:19:28 PM](#) Horowitz confirmed last question was covered. Horowitz stated it seems more likely that something would be negotiated that the Eccles property would not all go to one city. Board and staff discussed need for open space buffer between the two cities on the east side south of town. [7:23:48 PM](#) Horowitz described proposal from Bellevue, providing their proposed ACI map. Horowitz summarized that right now, both Bellevue and Hailey maps are overlapping on the east side and west side is a similar discussion.

[7:26:25 PM](#) **Chair Fugate opened public comment.**

[7:26:25 PM](#) Howard Royal, Blaine County School District, thanked the commission and staff for providing consideration to the school district to give input for future needs of the school district. All the elementary schools are old and need rebuilt. Royal stated it is nice to be considered in this process. Royal stated he is there and works for the school district but that his comments do not reflect position of school board. Horowitz explained her thought process when the map was done was that a new school was needed but that Royal explained to her the schools need rebuilt. Royal stated his thought would be that the north end of Bellevue would be a great location for a new school.

[7:28:56 PM](#) Amy Trujillo, Wood River Land Trust, question on Staff Report on page 3, what is the difference between the various zones. The Land Trust thinks it make sense for the city to include land to the south of the airport in Hailey's ACI and explained why referencing the land use compatibilities in the Airports critical zones. Trujillo stated also think they support addition of entire flood plain of North West, explaining similarities to Bellevue's proposal so that they receive notice of what is being proposed in those areas.

[7:30:40 PM](#) Kathy Grotto, concurs with what Trujillo said about shifting line on North West side, that currently goes along an old flood plain line. Grotto explained going along a river is one idea but that rivers change course as do floodplains. Grotto stated that the idea of going to a certain elevation line is not a bad idea, so that following something that is not as likely to change.

[7:31:50 PM](#) Amy Trujillo, stated that looking at the Bellevue maps that they went up the canyon because there are some mining claims that they thought they would like to get notice of if there were any kind of proposed activities there that may impact them.

[7:33:18 PM](#) Chair Fugate closed public comment.

[7:33:29 PM](#) Horowitz stated Amy raised good question regarding idea of two tiered. Explaining believe may not be likely to annex but would like opportunity to comment. Staff and Commission discussed two-tiered option and benefits of having the ACI line follow at certain elevation. [7:36:08 PM](#) Horowitz discussed clean-up items in Hailey Comp Plan. [7:38:32 PM](#) Horowitz and board discussed Simpson letter received 10/28/2019, all in agreement not necessary to detail the icons further for the Comp Plan.

[7:41:50 PM](#) Linnet motioned to continue the public hearing number 2 to November 4, 2019. Smith seconded all in favor.

PH 3 [7:42:15 PM](#) Consideration of ordinances related to amending the Blaine County/Hailey Area of City Impact pursuant to Idaho Code Section 67-6526:

- 1) *An Ordinance identifying a map that defines and establishes geographic boundaries modifying the existing Blaine County/Hailey Area of City Impact as adopted by Hailey Ordinance 649 (adopted November 14, 1994) and amended by Ordinance 731. (adopted June 23rd, 1999). The geographic boundaries take into account trade areas, geographic factors, and areas that can reasonably be expected to annex into the City in the future.*
- 2) *An Ordinance providing for plans and ordinances for the Area of City Impact. (No materials to be added at this time.)* **ACTION ITEM**

[7:42:53 PM](#) Horowitz confirmed just continuing item to same meeting above.

[7:43:03 PM](#) Linnet motioned to continue the public hearing number 3 to November 4, 2019. 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: November 4, 2019

- DR: Kilgore Properties, LLC (Sweetwater)

Chair Fugate confirmed items PH 2 and Ph 3 and Sweetwater.

7:44:05 PM Smith motioned to adjourn. Linnet seconded. All in Favor.