

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, November 4, 2019
Hailey City Hall
5:30 p.m.

Present

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

Staff: Lisa Horowitz, Robyn Davis, Brian Yeager, Jessica Parker

Absent: Janet Fugate

5:32:21 PM Vice-Chair Pogue called to order.

5:32:45 PM Public Comment for items not on the agenda.

5:32:58 PM Donald Klepser, last year was in year and asked about snow storage on existing construction happening now at Sweetwater. They said there would be 5000 square feet of snow space available and as far as he can tell that space is between each of the duplexes being constructed. Which contain power meters, electrical units, gas meters, on a sloped piece of land that is not a flat grade. Ask in future when reviewing snow storage for these complexes that it is usable and not theoretical.

5:34:02 PM Consent Agenda

CA 1 *Adoption of the Findings of Fact, Conclusions of Law and Decision of Andrea Piercell 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. **ACTION ITEM***

CA 2 *Adoption of the Findings of Fact, Conclusions of Law and Decision 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***

5:34:06 PM Scanlon recused himself from CA 2.

[5:34:18 PM](#) Smith motioned to approve CA 1. Linnet seconded. All in favor.

[5:34:33 PM](#) Smith motioned to approve CA 2. Linnet seconded. All in favor.

Public Hearing

[5:34:53 PM](#) Pogue disclosed son in law and daughter live in Sweetwater. No Complaint continued to public hearing.

PH 1 Consideration of a Design Review Application by Kilgore Properties, LLC, for construction of Sweetwater Townhomes, Condominiums and Live/Work Units to be located at Block 2, Sweetwater PUD Subdivision. This project consists of twelve (12), three-story townhomes (39 units in total), each unit ranging in size from approximately 1,832 square feet to 2,084 square feet; seven (7), ten-plex, three-story condominiums (70 units in total), each unit comprising of approximately 1,380 square feet; one (1) three-plex and one (1) four-plex live/work units, each unit comprising of approximately 2,366 square feet. A total of 116 units (109 residential units and seven live-work units) are proposed. A total of 254 parking spaces are also proposed. This project will consist of four (4) phases of development. This property is also subject to a P.U.D. Development Agreement dated January 10, 2005 and Amendments to the Development Agreement dated December 12, 2009, December 20, 2010 and November 6, 2012. **ACTION ITEM**

[5:36:44 PM](#) Davis introduced project and turned floor over to applicant. [5:37:10 PM](#) Kameron Spencer, Project Manager, explained proposing Phase 1 along Highway 75. Spencer explained trying to preserve Shenandoah so building units along there, the live work units will be off of Countryside. Spencer confirmed each unit will have a garage area. [5:39:05 PM](#) Spencer explained continuing theme of colors with from the duplexes, though the Live Work units are slightly different. Linnet asked what are the big differences from what is already there. Spencer explained the big difference with type of roof proposed on condominiums otherwise very similar. [5:40:22 PM](#) Horowitz asked if total unit count is the same as what was approved previously. Spencer stated it went down slightly, the original PUD accounted for 421 units and current concept comes up with 316 units. Smith asked for clarification for just the proposed area. Spencer explained it is overall the same, but does not have exact numbers. Horowitz added can get those numbers if needed. Smith confirmed would like that and requested clarification on PUD date within the Staff Report. [5:43:10 PM](#) Linnet asked if the original PUD was specific to what was to be constructed there. Staff does not know. Spencer explained moved away from original concept plan and explained why made changes they did. Spencer stated they did not see anything in the original PUD that bound them to the originally concept. [5:44:56 PM](#) Horowitz confirmed can provide the changes if Planning and Zoning request. Linnet stated his question would be if the PUD required units to be spread out. Davis explained that the original PUD designated percentages required for Townhomes, condos

and duplexes. Scanlon asked about the four phases for this project, Spencer explained the phases starting with Live Work units being in Phase 1. Spencer explained idea of Live Work units and demographic trying to target. [5:48:06 PM](#) Mike Bradshaw, owner, explained why Live Work units were slightly larger. [5:48:37 PM](#) Scanlon asked about parking for Live Work Units. Spencer pointed out parking location for units, and explained snow storage area integrated with the extra parking. [5:49:49 PM](#) Pogue asked if only talking about Phase 1 of Lot 2. Davis confirmed requesting approval for all 4 phases. Spencer clarified statement earlier. [5:50:33 PM](#) Smith asked if read through City Engineers comment and if amenable to what is being requested. Spencer confirmed has already met with staff and are prepared to work on solutions for those concerns. Smith confirmed conversations still ongoing. Spencer confirmed ongoing, summarizing some ideas have discussed to address some of the major concerns regarding parking along Countryside and concerns on emergency road alongside Balmorals property line. Smith asked about the trail access, Spencer confirmed currently analyzing and will be part of their resubmittal. Spencer discussed certain conflicts reviewing that prevents the trail from being contiguous. Spencer confirmed has received confirmation only need 1 transit location in place of the 3 previous noted. Scanlon noted would only go to their property line. Spencer confirmed and explained working with Staff regarding solution to connect to the bike path. [5:58:04 PM](#) Smith asked about concern of snow containing potential pollutions affecting the canal. Spencer explained steps taking to address those concerns, some type of visual barrier. [5:59:08 PM](#) Smith asked about fire access and clarified said would be using road 2. Spencer confirmed. Smith asked if will have something from Tree Committee by next meeting. Davis confirmed that is correct and that it would be along Shenandoah and Country Side. Smith confirmed irrigation plan is still to come, staff confirmed. [6:00:57 PM](#) Pogue stated other crossing interested in, is connection from Maple Leaf to Block 2 across Shenandoah. Spencer explained limited cross points to two and that reviewing options to increase safety in crossing at Maple Leaf and Shenandoah. Scanlon asked how the HOA works. Spencer explained the simple answer is that yes, the existing HOA has to encompass all units based off the original HOA. Spencer went on to explain further the discussions taking place with the HOA and existing owners wants vs. what the people coming in want. [6:04:28 PM](#) Horowitz went into more detail what is required from the original PUD. [6:05:21 PM](#) Pogue asked if contemplate there will be businesses in Live Work units that will want signs. Spencer explained anything above 4 ft will require City approval. Pogue asked when the original traffic study was completed. Staff confirmed it was in 2005. Staff and Applicant discussed peak hours of traffic along Country Side that is being reviewed to determine affects of parallel parking.

[6:08:03 PM](#) **Vice Chair Pogue opened public comment.**

[6:08:29 PM](#) Tony Evans, IME, lot of housing coming into the city. How much will the housing cost? How soon will it be developed? Believes, Bradshaw shared last time during the last development phase the projected cost of the developments.

[6:09:01 PM](#) Donald Klepser, someone asked how far traffic goes up in the morning along Country Side. Klepser explained in the morning it goes up halfway past the first building and possibly touching the second building when backed up. The original plans from what he understood, only had off street parking on one side of Country side and other was no parking. Klepser pointed out parking in drawing. Klepser pointed out lot owned by a different developer. Klepser pointed out where he lives on corner of Shenandoah and Country side. Most of traffic is in morning going North and South, so turn lane to the right is a necessary item because that is what backs up the traffic. Klepser explained drivers pass into oncoming traffic lane to get to the turning lane to go to Bellevue. Klepser stated other concerns is that this plan is so radically different from the original design that there is going to be 15-year difference between existing buildings and find it really hard that the way it is being set up is equitable and equal. Klepser thinks it is so different from its design that it needs to be its complete own entity. Klepser discussed concerns of age difference between the units. Klepser stated the original developer did a great job but after 1st year realized made a huge mistake - realized did not have enough snow storage. [6:14:57 PM](#) Realized after built it there was no long-term snow storage place but as long as he owned the rest of the lots was not an issue as plan was to use first section for snow storage. Klepser stated he think there is a lot of questions that need to be ran through, when talking about a development that is going to have 15 years between buildings that there are some serious issues with the owner associations. Klepser suggest maybe the PUD be revisited or a new one developed. Klepser expressed concern for units to be built on other side of Country Side, crossing to the community club.

[6:16:40 PM](#) Vice Chair Pogue closed public comment.

[6:16:49 PM](#) Horowitz stated that staff is seeing parallel parking along Countryside on both sides between Shenandoah and Highway 75. [6:17:54 PM](#) Bradshaw stated they are excited about this project, anticipate the townhome units starting around \$325,000.00 and how that the condos will be well below the 300 mark at about \$280,000.00. Bradshaw confirmed both townhomes and condos are 3-bedroom units. Bradshaw stated have high hopes to have these available by next summer, for all 4 phases estimate 3 years if all goes as planned. [6:20:21 PM](#) Spencer addressed snow storage comments, explaining providing approximately 74 additional parking spaces that will be used for snow storage in winter. Linnet confirmed all snow storage contained within the parking spaces. Spencer confirmed. [6:21:38 PM](#) Smith asked about getting a perspective view from the ground level for the larger condos. Bradshaw confirmed plan is to have that available at the next meeting. [6:22:54 PM](#) Linnet asked if applicant had any comments addressing concerns of HOA. Spencer explained his thoughts, that the current HOA has high fees due to only 71 units existing but with more units could assist with the fees. Spencer stated from City standpoint HOA is supposed to integrate it all together. Horowitz added how the recession affected this project and its timeline. Linnet asked if current amenities were

built to withstand the total units. Staff confirmed. [6:26:38 PM](#) Smith asked where the cutline is for section A and asked to have it pointed out during next meeting. Spencer confirmed. Scanlon questioned staff comment about other ideas for bus stops. Davis confirmed internal conversations taking place but that applicant team does not need to provide 3 stops but just 1. Davis explained Mountain Rides is reviewing other possible locations. Smith promotes would be good trade to provide pedestrian access and trails. Linnet agrees. Pogue asked about signage on each complex. Davis clarified BCRD is asking for signage regarding access to Wood River Bike Path. Davis confirmed makers would be way to assist delineating the buildings and that those do not need to be on the building. [6:31:14 PM](#) Davis stated that staff was thinking of continuing this item to December 2, 2019 and believe could have answers by then. [6:31:43 PM](#) Pogue asked how much parking is available under the 10-plex. Spencer stated it is 1.5 spaces per unit. Bradshaw clarified it is not open parking, but dedicated garages. [6:33:11 PM](#) Board summarized would like to see applicant take their comments and concerns back to be addressed.

[6:34:01 PM](#) Smith motioned to continue the public hearing to December 2, 2019. Linnet seconded. All in favor.

PH 2 [6:35:05 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**

[6:36:11 PM](#) Horowitz introduced project, introducing Kathy Grotto from Blaine county and Chase Gouley from BYLA Landscape Architects. Horowitz stated would start on South Side that Gouley provided new drawings of. Gouley started with review of map from previous meeting, providing brief history of conversations between staff that led to their proposal of that drawing. Gouley explained the way they looked at it was by total acreage available and ideally would be reviewed by all parties. Gouley discussed Live Work complex idea for the area, describing examples where concept has worked. Gouley discussed idea behind proposed zoning and layout. Gouley discussed need for open space between the two cities. Gouley explained second idea, eliminating the school zone and proposed mid density in its place. Gouley discussed potential access points, and possible ideas for the open space. Gouley stated definitely want to continue the Toe of the Hill Trail. [6:46:23 PM](#) Scanlon asked how the decision is made to determine the delineation. [6:46:53 PM](#) Horowitz explained, ultimately if there is a disagreement between the cities the County will decide. Smith asked about the committee of 9. Grotto explained the committee of 9 is brought to

play if the county and city cannot agree what the Area of City Impact should be. There is a separate process where if two cities overlap in Area of City Impact where the county decides. Smith explained his misunderstanding. Horowitz stated she believes one of the two cities have to request to the committee of 9. Horowitz confirmed will reconfirm with the City Attorney. [6:50:51 PM](#) Linnet expressed idea of planning with the thought process of ensuring decent buffer if Bellevue were to build to city limit. Gouley explained thought process of current proposed layout. Gouley discussed idea of extending bike path and getting it to engage with the light industrial area. [6:56:26 PM](#) Smith is in strong agreement with needing to delineate separation between the cities. Linnet expressed his concerns, summarizing if build in open space you are reducing the open space. Scanlon asked if the Airport Overlay guarantees some of the open space will always be open space. [6:58:29 PM](#) Horowitz explained she believes that the County and Bellevue will be adopting an Airport Overlay, which will determine the land use. Board and Staff continued to discuss ideas and open space. Horowitz suggested something to similar to what was done with Quigley. Board discussed potential opportunity for growth in the future towards the West and North. Smith asked about use of light industrial or if envisioning SCI there too. Gouley confirmed yes. Gouley and Smith discussed broad overview. [7:02:20 PM](#) Gouley discussed how successful Airport West has become. Staff discussed potential zones. Gouley discussed different feels between zone district. Linnet does want to think about how should be prioritizing where building light industrial, residential etc. [7:04:00 PM](#) Smith stated nothing says the open space could not be converted in the future. [7:05:18 PM](#) Smith stated would be interesting to know acreage size for each zone.

[7:05:45 PM](#) Horowitz moved to the changes proposed to the North side of the ACI. Horowitz confirmed has a call in to the HOA of the Valley Club and the manager to the gulf community but does not have answer yet. Grotto pointed out county Light Industrial area that contains the two storage areas, ITD, and Idaho Power. Horowitz confirmed with Grotto not much vacant in that part towards the North. Grotto stated she does not believe it is more than 10 acres. Horowitz explained concern for adding Light Industrial to North. Horowitz asked Board if see Light Industrial or SCI opportunities to the North. Gouley suggested possibly where intermountain gas is now. Horowitz express potential concerns with that from the Comp Plan. Board and Staff discussed potential ideas for 4-way intersection of McKercher and Main Street. [7:12:56 PM](#) Horowitz moved on to other change, which was making the ACI line consistent along hillside and bring it back down near Deer Creek. Scanlon asked reason for going up the hillside that is unbuildable. Horowitz explained option to comment. Board suggested changing boundary to the ridge line.

[7:15:24 PM](#) Horowitz moved on to the West of the ACI boundary explaining new proposed boundary. Smith recommended to be sure boundary does extend up enough to allow for comment. [7:17:22 PM](#) Board and staff discussed possibly including note that certain % of slope would be for comment only. [7:18:19 PM](#) Horowitz discussed proposed open boundary on west side. Horowitz discussed potential for camp ground in open space and the need for it in the area.

Horowitz discussed potential of other areas for campgrounds. Board and Staff discussed potential limitations.

[7:22:03 PM](#) Horowitz asked board if want to see revised map or recommend this to City Council prior to ordinance being available. Board all in agreement want to see final project. Board discussed idea of keeping bike path continuous by going over or under the access point.

[7:25:11 PM](#) Linnet motioned to continue the Public Hearing 2 to December 16, 2019. Scanlon seconded. All in favor.

PH 3 [7:25:44 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***

[7:26:20 PM](#) Horowitz explained would hold on the map and ask that commission just votes on the text. Horowitz stated all of the text is related to the Airport. Horowitz stated the blank would need to be filled in from the table from the last staff report for the number of acres of unplotted land within the ACI. Linnet stated there were a couple blanks. Horowitz suggested if choose to make a motion tonight, to leave that paragraph out and just adopt paragraphs about the airport sites. Smith asked about leaving the text until the next meeting. Horowitz stated could do that, but would make it a little choppy at council as they are reviewing the airport. Linnet confirmed would do the airport and land use section. Horowitz clarified would do section 2 and section 5-airport site.

[6:16:40 PM](#) Vice Chair Pogue opened public comment.

No comment.

[6:16:40 PM](#) Vice Chair Pogue closed public comment.

[7:30:16 PM](#) *Smith motioned to approve section 2 and airport site of section 5. Scanlon seconded. All in Favor.*

[7:30:54 PM](#) Smith motioned to continue the public hearing to December 16 on Public Hearing Number 3. 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: November 18, 2019

- DR: McCormack
- CUP: Harris
- Text Amendment: Parking and Loading

[7:31:33 PM](#) Horowitz explained need for second public hearing for Bus Barn due to incorrect notice and current schedule meetings are packed. Horowitz asked if could do special meeting. Smith asked to email all with suggested dates.

[7:35:25 PM](#) Linnet stated may not be able for that meeting.

[7:36:17 PM](#) Scanlon motioned to adjourn. **Smith seconded. All in Favor.**