

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, December 2, 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, Jessica Parker

[5:31:12 PM](#) Chair Fugate called to order.

[5:31:24 PM](#) **Public Comment** for items not on the agenda

[5:31:41 PM](#) Tony Evans, resident of River Street, edges along River Street are really dangerous to walk on and it is getting to point now where having to walk in the road. He wanted to bring that to the city's attention.

Consent Agenda

CA 1 *Adoption of the Findings of Fact, Conclusions of Law and Decision of a Conditional Use Permit Application by Michelle Harris, for an Esthetician Studio (Levenia Divine, LLC) under Personal Services, to be located at Hailey Business Park South Condo, Unit 13 (1120 Broadford Road, Unit 13), which is located in the SCI Sales and Offices (SCI-SO) Zoning District. **ACTION ITEM***

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

CA 3 *Adoption of the Meeting Minutes of October 28, 2019. **ACTION ITEM***

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

CA 5 *Adoption of the Meeting Minutes of November 18, 2019. **ACTION ITEM***

[5:32:22 PM](#) Scanlon abstained from CA 3. Chair Fugate abstained from CA 4. Linnet abstained from CA 5.

5:32:39 PM Linnet motioned to approve CA 1 and CA 2. Scanlon seconded. All in Favor.

5:33:00 PM Linnet motioned to approve CA 3. Smith seconded. Scanlon abstained, remaining in favor.

5:33:19 PM Smith motioned to approve CA 4. Linnet seconded. Chair Fugate abstained, remaining in favor.

5:33:27 PM Scanlon motioned to approve CA 5. Smith seconded. Linnet abstained, remaining in favor.

Public Hearing

5:33:48 PM Chair Fugate request to move PH 3 ahead of PH 2.

5:34:07 PM Smith motioned to switch Public Hearing 3 with Public Hearing 2. Scanlon seconded. All in favor.

PH 1 **5:34:33 PM** *Consideration of a Preliminary Plat for InnTrusted Subdivision, represented by Chris Street, MLE Inc., on behalf of Hailey FF, LLC, for a commercial building and residential units, to be located at 711 North Main Street (Lot 1A, Block 1, Sutton Subdivision). The parcel is to be resubdivided into one (1) commercial unit (Fairfield Inn and Suites Marriott) and five (5) condominium units. This project is located in the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. **ACTION ITEM***

5:35:44 PM Davis introduced project, explaining more of a house keeping project this is on the same parcel as the Marriott Hotel. Davis introduced David Adams who is available by phone and turned floor over to him. **5:35:47 PM** Adams explained plat needs to be approved in order to create the lots for the condos. Adams confirmed hotel is under construction and that they want to get a building permit for the second phase of this project. No questions from the commissioners.

5:37:07 PM Chair Fugate opened public comment.

5:37:21 PM Chair Fugate closed public comment.

5:37:27 PM Davis explained new condition regarding bus stop, that the city would prefer 10x20 easement rather than what is currently listed. Chair Fugate asked if the applicant is amenable to the change. Adams referred to Bliss to be sure no issues. Bliss asked for clarification on the size. Davis confirmed size being requested. Bliss pointed out that bus stop is partly on their private property and partly on the city right of way. Bliss stated so long as it doesn't encroach into their driveway. **5:40:01 PM** Chair Fugate asked how that works with the stop being half on their private property and half on the city right of way. **5:41:17 PM** Linnet stated does not believe property line matters, but if it is going to be 10x20 that only half of the bus stop is going to need an easement. Chair Fugate asked

how far into the property it is. Bliss believes it is 5 ft. Davis suggested augmenting the condition that says staff and applicant shall confirm the bus stop fits into the easement. Bliss noted that the easement will encroach into the snow storage. Chair Fugate suggested adding that language that it would be adjusted accordingly without encroaching into the driveway and somehow not impacting the snow storage. [5:43:28 PM](#) [5:43:44 PM](#) Commissioners all in agreement with revised suggested language. Chair Fugate asked if Adams is comfortable with that. Adams asked for clarification. Chair Fugate stated going to try to make the easement the right size without encroaching on their driveway or impacting the snow storage. Adams is agreeable to new condition.

[5:45:31 PM](#) Scanlon motioned to approve the Preliminary Plat Application for InnTrusted Subdivision, represented by Chris Street, MLE Inc., on behalf of Hailey FF, LLC, for a commercial building and residential units, to be located at 711 North Main Street (Lot 1A, Block 1, Sutton Subdivision), finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (m) are met. Smith seconded. All in Favor.

[PH 2](#) [5:53:22 PM](#) *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 113 units (106 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***

[5:54:46 PM](#) Davis provided brief history of project from last meeting and turned floor over to applicant. [5:55:50 PM](#) Kameron Spencer, representing Sweetwater Communities, introduced himself. Spencer summarized plan to include 116 units on block 2 in 4 phases. Spencer explained differences between original designs in comparison to new design they are proposing, discussing changes to density. [6:00:44 PM](#) Spencer described the 3,4 and 5-plex townhomes ranging in size from 1,832 to 2,084 square feet with 3 beds, 2.5 bath and 2+ car garages. [6:01:49 PM](#) Spencer explained the parking design, 162 garage parking spaces, 64 off street parking spaces, 28 on street parking spaces for a total of 254 parking spaces. Spencer described the landscaped courtyards and 2 trail connections. [6:03:06 PM](#) Spencer described the live work units, main floor office/work area with bathroom, separate 2 car garages, living area in upper floors. [6:04:14 PM](#) Scanlon asked if

the blue and yellow color combo face the highway. Spencer confirmed. Scanlon asked if the other end is gabled like side shown. Spencer confirmed. [6:04:45 PM](#) Linnet asked about the limitations on the businesses. Horowitz explained it will be what the zoning allows. Chair Fugate asked if limited or added by the PUD. Davis confirmed it is not. [6:05:59 PM](#) Spencer discussed elevation of condominiums, stating each unit as 1 car garage for each unit. Spencer stated there will be a main entrance that they hope encourages residents to interact. Chair Fugate asked what the height is. Spencer stated they are right at 37 ft. [6:08:19 PM](#) Smith asked if façade was change to a gable if it would impact the units, Spencer explained could modify it to a point without impacting the living units. [6:09:12 PM](#) Spencer summarized how items requested to be changed or corrected since last meeting were revised: the turn lane, signage to restrict morning parking along Countryside, larger and more varied trees, block markers proposed for courtyards, additional trail connections and bus stops. [6:12:44 PM](#) Chair Fugate asked if emergency access would have signage. Spencer confirmed signage will be posted in open space, adjacent to the Balmoral property via the trail access on the north end. The South end trail access will be a sidewalk connecting to the Wood River Trail. Spencer discussed the improvements on the pathway from the Wood River Trail bridge they have planned. Linnet asked about the changes on the Shenandoah Sidewalk. Spencer confirmed when get to the correct slide, will cover those changes. [6:15:22 PM](#) Spencer discussed proposed changes to parking along Countryside, that the 6 spaces along Countryside will be restricted during the mornings and the ADA parking space will be along Shenandoah Dr. Spencer explained how these modifications allow for a larger turning lane on Countryside. Chair Fugate asked about the stripping. Spencer explained what they have worked out with the Public Works to identify the lanes on Countryside. [6:19:39 PM](#) Smith asked if there is a ramp adjacent to the ADA parking. Spencer confirmed, pointing out how the space is ADA accessible and compliant. Chair Fugate asked if there will continue to be parking along the southside of Countryside. [6:20:40 PM](#) Spencer explained parking is not permitted along the southside of the Countryside. Chair Fugate asked if there was signage. Spencer confirmed at this time no signage but that they will be willing to help with that. Commissioners and applicant discussed signage for parking along the southside of Countryside. [6:23:46 PM](#) Chair Fugate suggested a stop lane where the bike path goes across Countryside, somehow directing the driver's attention to potential of pedestrian crossings. Spencer confirmed. [6:25:23 PM](#) Smith asked if some of the parking is going to be seasonal due to snow storage. Spencer confirmed the portion designated for snow storage. [6:26:27 PM](#) Spencer explained how they will be grading everything away from the canal into drywells to resolve the concerns of drainage. [6:27:00 PM](#) Spencer provided examples of markers for the buildings and that they would locate the signs on the front and back of the buildings. Chair Fugate stated signage is important not just to visitors but emergency services as well. Spencer explained how the signs would be slightly different for the units in Hailey, that it will include the street as well as numbers on it. Smith asked if the 4 sq. ft will be sufficient in size for the signage they are proposing. Linnet asked if house signs were exempt from sign code. Davis stated she believes house signage is

exempt. Commissioners discussed potential need for larger size of signage for the units. Spencer stated would love to do larger sign if able. Commissioners recommended to work with staff regarding size of signage. Spencer confirmed they will work with staff. Chair Fugate suggested some type of direction for emergency vehicles to park. Spencer stated he believes they will have enough direction to be able to park. [6:33:32 PM](#) Chair Fugate and Linnet asked about the sidewalk along Shenandoah Drive. Spencer explained they moved crosswalk so come across Maple Leaf Drive than cross Shenandoah Drive, plan is to continue Shenandoah sidewalk during another phase. Spencer pointed out section of sidewalk they are proposing to extend along Balmoral in lieu of the bus stop. [6:36:10 PM](#) Linnet confirmed that answers his question. Spencer stated they need to address the timing that they would anticipate these to be done, as currently anticipating extending the sidewalk when put in phase 4 and bus stop off Laurelwood anticipating would take place in phase 1. [6:39:06 PM](#) Commissioners and Applicant discussed sidewalk connection on corner of Shenandoah Drive and Countryside that does not connect to anything. Chair Fugate asked Davis to clarify. Davis stated believes Yeager's point was that there was not a point to continue it. Scanlon asked Spencer to show the phase lines. Spencer pointed out phases 1- 4 on the map. Scanlon asked if will be building these phases subsequently and asking for approval of all phases tonight. Spencer confirmed. Scanlon asked what the plan is as the design review approval only last for 1 year. Spencer explained their plan to proceed once receive design review approval. [6:43:55 PM](#) Spencer explained that they think there is a need for these types of units in the area. Linnet asked if have an estimate price range. Spencer stated anticipate the condos \$250-260,000.00 starting range, townhomes anticipating starting around \$310-320,000.00 and live work units will be little higher, possibly starting around \$390,000.00. [6:45:40 PM](#) Spencer went through color rendering and elevations of the buildings, that plan not doing the same building design next to each other. Spencer described additional design idea that they have but does not have a rendering of. Spencer suggested could accomplish and review with staff if able and that it would provide a greater architectural relief along the highway. [6:48:20 PM](#) Scanlon stated they have done well with the front and backs of the buildings but that ends of buildings are really long and really tall. Scanlon recommended they have their design crew review the sides. Commissioners all agree. Spencer explained ideas that could incorporate to accommodate that and discussed reason why sides were not looked at more closely. [6:50:45 PM](#) Smith stated he likes idea of the variety they are going after, and how that is a benefit to the community. Chair Fugate confirmed that the minor changes could go through staff. Davis confirmed. [6:52:00 PM](#) Chair Fugate asked if the sewer lines and lighting concerns have been resolved. Davis confirmed the public works comments have been resolved, and new comments have been moved to conditions. [6:53:38 PM](#) Scanlon asked to look at the Live Work units, stating the front of the building is well done but the side facing the highway is very flat. Scanlon suggested having some type of shade break along the sides of buildings with high visibility. Commissioners all agree. [6:55:43 PM](#) Smith asked about the irrigation plan. Davis stated they have not seen it yet, that per applicant will provide it

upon approval. Spencer explained that once the layout is approved will continue with the irrigation plan with the construction drawings. [6:56:52 PM](#) Smith asked about traffic study update. Horowitz explained Yeager had gone through the numbers and that he confirmed the study was done with the higher units previously approved. Spencer summarized discussion had with Yeager regarding traffic study and that they think it may be a good idea to potentially change the timing on the traffic lights. That the timing on the lights could be a benefit even more than the increased turn lane. [6:59:33 PM](#) Pogue asked how the mail is received. Spencer explained the club house has a separate mail room in the club house. Pogue stressed safety need from pedestrian crossing. Spencer confirmed crossings. Pogue pointed out issues of parallel parking along Countryside during high traffic times. Spencer explained plan to restrict parking during busy morning hours. [7:02:20 PM](#) Scanlon asked if any of the units provide laundry area. Spencer stated all units have a laundry room in the design.

[7:03:32 PM](#) Chair Fugate called 5-minute break.

[7:07:42 PM](#) Chair Fugate called meeting back to order.

[7:07:51 PM](#) Chair Fugate opened public comment.

[7:07:57 PM](#) Errin Bliss, recommends staff run building signage by the fire department.

[7:08:15 PM](#) Chair Fugate closed public comment.

[7:08:52 PM](#) Chair Fugate confirmed everyone is in agreement to allow for 18 months in time of approval instead of 12 months for the design review. All confirmed in agreement. Chair Fugate confirmed the applicant will work with staff regarding the turn lanes and design changes to the building. Go back? [7:10:14 PM](#) Davis explained changes to conditions (n), (o), (p) and (q). Commissioners and staff discussed changes to conditions and what is completed in each phase. Horowitz recommended having city engineer review and approve the signage regarding the Wood River Trail crossing.

[7:14:38 PM](#) Scanlon motioned to approve the Design Review Application by Kilgore Properties, LLC, for construction of 116 units comprised of twelve (12), three-story townhomes (39 units in total), seven (7), ten-plex, three-story condominiums (70 units in total) and one (1) three-plex and one (1) four-plex live/work units, to be located at Block 2, Sweetwater P.U.D. Subdivision, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (q) are met. Linnet seconded. All in Favor.

PH 3 [5:46:48 PM](#) Consideration of a Design Review Application by David and Kathy McCormack, for construction of a two-car garage located at 317 North 3rd Avenue. The garage will be approximately 672 square feet in size. Access will be located off of the alley. Design Review

approval for the existing single-family residence was approved on June 18, 2018. This project is located within the Limited Residential (LR-1) and Hailey Townsite Overlay (TO) Zoning Districts.

ACTION ITEM

[5:47:27 PM](#) Davis turned floor over to applicant, Dave McCormack. [5:47:44 PM](#) McCormack explained wanting to add garage to house they just built, the new garage will match existing house colors. [5:48:39 PM](#) Smith asked about windows in the garage door. McCormack confirmed does want to add windows to garage door, plan is to build shelves on the interior garage walls for storage. [5:49:43 PM](#) Scanlon confirmed board and bat siding. McCormack confirmed but the color will match the house. Smith asked if will have window on the man door. McCormack stated no. Scanlon asked if lot was flat, McCormack stated it is. No additional questions.

[5:51:07 PM](#) Chair Fugate opened public comment.

[5:51:17 PM](#) Chair Fugate closed public comment.

[5:51:33 PM](#) Scanlon confirmed applicant has answered all of his questions. All commissioners in agreement, stating it seems straight forward to them.

[5:52:00 PM](#) Pogue motioned to approve the Design Review Application by David and Kathy McCormack, for a new 672 square foot garage addition, to be located at 317 North 3rd Avenue (Lots 5A, Block 50, Hailey Townsite), within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through (k) are met. Scanlon seconded. All in Favor.

PH 4 *Consideration of a request for a Development Agreement Rezone by West Crescent Advisors Idaho, LLC, represented by Jay Cone Architecture, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020, and Downtown Residential Overlay (DRO), Section 17.04R. The proposed changes would rezone Lots 1-7, Block 19, Hailey Townsite (301, 303 and 307 South River Street and 104 West Walnut) and Lots 1 and 3, Block 1, Elmwood Subdivision # 2, from Limited Business (LB) and General Residential (GR) to Business (B). Parcels 301, 303 and 307 South River Street are currently within the Downtown Residential Overlay (DRO). Lots 1 and 3, Block 1, Elmwood Subdivision # 2 (no address) are requesting to be added to the Downtown Residential Overlay (DRO). Lots to the north and the east are zoned the requested zoning district and are within the requested overlay district. **THIS ITEM WILL NOT BE HEARD TONIGHT AND WILL BE RE-NOTICED FOR FUTURE DATE. ACTION ITEM***

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: December 16, 2019

- ACI Ordinance
- ACI Text and Map Amendment
- CUP: Rogers Auto Repair

Horowitz provided brief summary of upcoming projects.

7:17:03 PM Smith motioned to adjourn. Pogue seconded. All in Favor.