

**Meeting Minutes**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Tuesday, January 21, 2020**  
**Hailey City Hall**  
**5:30 p.m.**

**Present**

**Board:** Dan, Owen, Dustin, Janet, Richard

**Staff:** Lisa Horowitz, Robyn Davis, Chris Simms

**5:30:41 PM** Chair Fugate called to order.

**5:30:54 PM** Public Comment for items not on the agenda

**Consent Agenda**

**CA 1** **5:31:16 PM** Adoption of the Meeting Minutes of January 06, 2020. **ACTION ITEM**

**5:31:31 PM** Pogue motioned to approve CA 1. Smith seconded. All in Favor.

**New Business**

**NB 1** Nomination of Chair and Vice Chair. **ACTION ITEM**

**5:31:59 PM** Smith motioned to move Pogue seconded. All in Favor.

**5:32:18 PM** Smith nominated Janet as Chair and Pogue as Vice Chair. Scanlon seconded. All in favor.

**Public Hearing**

**PH 1** **5:32:49 PM** Consideration of a Planned Unit Development (PUD) Application (Phase I) for Sunbeam Subdivision by Marathon Partners, LLC, represented by Samantha Stahlnecker, PE, of Galena Engineering, for development of a Two-Phased PUD totaling 147 units, with 82 units in Phase 1, to be located on Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey. The project will consist of:

- Park and Open Space for Residential and Public Use
- Bike and Pedestrian Connector Trails
- Recreation Field, Natural Play and Scenic Area
- Curtis Park Connection
- Single-Family Lots and Cottage Single-Family Lots **ACTION ITEM**

**5:33:27 PM** Simms stated this is a large application and recommended commission to disclosure regarding this application. Commissioners welcomed new member Dustin Stone. No disclosures by the commissioners. **5:34:36 PM** Horowitz introduced the project, stating that does not expect any

decision to be made tonight. Horowitz stated that at the second meeting will have the traffic and water study. [5:35:08 PM](#) Ed Dumke introduced his team- Ben Young, Architect, Sam Stahlnecker, Engineer. Dumke provided a brief history of himself and his team. [5:37:17 PM](#) Young introduced himself. [5:38:11 PM](#) Young confirmed will discuss the overall proposal design, park design, density & diversity, phasing and resiliency program. Young summarized the future discussions will be the lot design, traffic, water, etc. [5:39:13 PM](#) Young discussed growth within Hailey, stating this is the last parcel for growth. Young stated this parcel was annexed into Hailey in 1981. Young discussed the parcel shape. [5:42:27 PM](#) Young discussed what influences the design – streets, parcel shape, design team, economics, parks. [5:46:58 PM](#) Young explained used Curtis Park as a starting point for their design. Young stated that the park is 11.76 acres and will contain active sports turf, natural play/kid area, seasonal sled hill, and an area to be determined. Young stated knows will receive feedback and will take that and try to incorporate it. [5:52:04 PM](#) Young explained proposing bike paths and connections to Quigley, Cutters and Curtis Park. Young stated street connections will be at Quigley, San Badger, Doc Bar, El Dorado and Carbonate. Young stated he knows that this is a lot of connections but will discuss in more detail at the next hearing. Young explained goal with lots near the park is to allow sun access so no tall trees and exterior lots are long and will have garages set back. Young stated the application with 108 Lots + Curtis Park link was submitted to the City in November, meets the requirements and received feedback back. Young explained the changes to the application after receiving feedback for more density and diversity – they added smaller lots, modified some of the larger lots and added Cottage Lots, increasing density to 147 Lots. [6:00:17 PM](#) Young stated Phase 1 is toward the east part of the parcel, with vehicular connections to Quigley and Grays Starlight. Phase 1 will also include pedestrian connections. Young provided a drawing of Phase 2. [6:01:48 PM](#) Young discussed the two Cottage Lots. Young provided a provided an example of what the design could look like but clarified that has not a finalized the design for the cottage lots nor part of this application. [6:03:59 PM](#) Young confirmed water, energy and waste are important points for the resiliency program. Young provided a photo of a previous project where used drought tolerant plants. [6:05:19 PM](#) Young discussed potential of solar panels in the park. Young explained for waste, try to make it easier for people to drive less and keep construction materials onsite. Applicant turned floor back to commissioners. [6:07:30 PM](#) Scanlon asked if proposing sidewalks within the subdivision. Scanlon asked what Part B will look like as Phase 1 is developed. Scanlon noted lack of transit access. Scanlon asked if plan to dedicate the park to City if they have the resources to maintain it? If plan to have building envelopes in the deep lots or anywhere? Who is going to oversee the use of the water? [6:10:05 PM](#) Stone asked if the bike path connects all the way through on Phase 1 along Quigley to Grays Starlight. Applicant confirmed it will. Stone asked if using the parcel now. Dumke confirmed it is being farmed. Stone stated curious about private road request. No questions from Smith or Pogue at this time. [6:11:30 PM](#) Horowitz asked if should allow applicant to respond before opening public comment. [6:12:11 PM](#) Scanlon asked if considered LEED for this development. Stahlnecker responded to Scanlon’s question – parcel D will remain agriculture, park is designed to have minimal impact on the City. Scanlon expressed concern for accountability for the park. Stahlnecker confirmed she understands and hopes that the tax revenue from this project will help cover it. [6:14:30 PM](#) Stahlnecker confirmed proposing building envelopes on the smaller lots on the north east corner of the property. Stahlnecker confirmed all roads proposed are as public, that they are requesting a reduced front yard setback. [6:15:17 PM](#) Stahlnecker stated will discuss more on the water usage at the next hearing but that water usage is maintained by the city. Stahlnecker stated can look into the

transit option. Horowitz confirmed there is no transit routes in that area at this time. Stahlnecker confirmed smart modes of transportation are walking and bicycling. [6:16:36 PM](#) Young confirmed there is pedestrian access. [6:17:22 PM](#) Stahlnecker stated she thinks the LEED certification is an awesome goal but has incorporated a lot in their design but that it is not necessarily their goal that their efforts could be better used elsewhere. [6:18:35 PM](#) chair Fugate asked for clarification on garage setbacks. Stahlnecker clarified garage setbacks. [6:19:27 PM](#) Scanlon asked if asking a waiver for parking requirements. Stahlnecker stated they are but only if required to provide private streets for cottage lots. [6:21:18 PM](#) Stone asked about parking for the park. Stahlnecker explained idea of gravel section along road similar to other areas in Hailey. Stahlnecker stated also looked at improving Curtis parking lot and received suggestion from City about 7<sup>th</sup> Street. [6:22:59 PM](#) Scanlon clarified no curb or gutter. Stahlnecker confirmed, between road and bike paths will have a small landscape strip and landscaping is proposed on the other side. Horowitz and Stahlnecker confirmed parking will be on the opposite side of the street from the park.

[6:24:22 PM](#) **Chair Fugate opened public comment.**

[6:25:56 PM](#) Linda Ries, 251 Eastridge Dr, Kudos to Ben Young and Craig White from the Fish and Game. Ries likes the initial plan due to large lots on corners that is adjacent to wildlife corridor. Ries suggested other areas for the cottage lots.

[6:27:26 PM](#) John Marvel, 316 E Bullion, Provided written comments earlier. Marvel expressed concern for sidewalks, that staff misrepresented the Hailey Ordinance and situation on the ground adjacent to this subdivision by saying there were no areas adjacent to this project that had sidewalks currently. Marvel stated this was not true. Marvel wanted to tell the Commissioners that the City Staff should not be writing things not true. That Cutters and Quigley Farms have sidewalks. Marvel stated in his letter talked about the desirability of alleys. Marvel explained by putting alleys in, cars go behind and become people friendly neighborhood.

[6:29:36 PM](#) Tony Johnson, 11 Quigley Ln, thanked applicant for being a great neighbor. Has known this development was going to happen and that this proposal is an improvement. Johnson referenced point in staff reports and explained how this plan addresses the community needs and provides a well-developed park. Johnson complimented the developer and staff for working together to provide the community need with lower cost homes. Johnson stated that the current plan appears to try to merge with the existing subdivisions. Johnson stated he would like to see more density in the core of project and less density around the parameter and explained why he would prefer to see this. Johnson discussed items he would like to see mitigated through the design process.

[6:32:38 PM](#) Walt Femling, 720 E Bullion, thanked the applicant team and he is in favor of the creative approach to the design. Femling expressed concern on the amount of traffic on Bullion and Croy, that getting to the maximum. Femling discussed concern for safety of this area. Femling summarized that the loading and unloading for this subdivision is what he is looking at. Femling stated would like to see the traffic going toward the North instead of coming through the subdivision.

[6:35:01 PM](#) Martha Bibb, 810 CD Olena, aesthetically the subdivision looks beautiful and really likes idea of having park for the neighbors. The sidewalks in Cutters are used all the time and have parking available for access to the trail system. Bib expressed need for sidewalk and parking.

[6:36:20 PM](#) Daralene Finnell, 710 E Bullion, agrees with that Femling just stated and thanked the applicant team. Finnell thinks the plan is an improvement to the community, likes the sustainability proposals and likes the diverse neighborhood, resiliency program. Thinks the multiple housing on small lots are desirable for many people. Finnell stated she is excited and looks forward to see the plans as they mature.

[6:38:32 PM](#) Stephanie Marvel, 316 E Bullion, brings back point to back to the sidewalk. Loves the sidewalks at Cutter and was shocked to see none on this proposal. Marvel stated surprised that the bike path was for pedestrian and bicycles because think with these days like to separate the bicyclist from the pedestrians for safety reasons. Marvel explained that it seems the bike path proposed is more for recreation not transportation. Marvel explained transportation is when you want your 5-year-old to walk on the sidewalk down two doors to where their friend lives. [6:40:02 PM](#) Marvel referenced Woodside being planned without sidewalks or street trees. That from what she has heard, when the City obtained a grant for these the Woodside residents were delighted. Marvel explained that it is always more difficult to go back into a poorly planned development to remedy problems. Marvel asked that the development please be done right the first time.

[6:40:38 PM](#) Craig Aberbach, San Badger, believes most of traffic will come out of Myrtle and asked it to be considered to have light put out on Main Street and Myrtle.

[6:41:11 PM](#) Andrew Harding, 460 Mother Lode Loop, more support for the 108 Lots vs. 147. Harding expressed concern for traffic increase. Harding stated the connector to El Dorado seems unnecessary. Harding is in favor of bike path going through El Dorado. Harding expressed concern for the elk in the area. Harding stated would be nice to have a connection from this subdivision to the path in Cutters. Harding stated he does like a lot of elements of this subdivision.

[6:42:49 PM](#) Angela Burrell, agrees with everything Andy said. Their neighborhood is off the beaten path does not feel necessary to include El Dorado as an access point. Burrell used example on South Hiawatha access point. Burrell also preferred the 108 Lots. Burrell thinks the cottage lot for 15 units is out of character, little excessive. Burrell stated she does love the open space and bike path idea.

[6:44:37 PM](#) Maryann Ward, 740 Bonanza, lived there for 33 years. Problem she has, though she is conflicted because understand need for smaller lots. Her lot is directly behind the 15-unit parcel and expressed her concern with that. If do have the density, would like to see it more concentrated in the middle. Ward expressed concern for the Elk. Ward stated higher density should be closer to the core, and not sure if this is the place for the higher density.

[6:47:28 PM](#) Kristen Anderson, 340 Golconda, lives in Curtis and was on P&Z for 5 years. During that time in P&Z rewrote the subdivision ordinance for the sidewalks. Anderson expressed concern for applicants not needing to provide sidewalks as they can provide alternative projects or in lieu fees. Anderson expressed concern of the City pre-negotiating for sidewalk and why that makes her upset. Anderson noticed gap in connectivity with Carbonate. Anderson expressed concern of traffic flow due to this connectivity gap and that the streets are narrow not meant for that kind of access.

[6:50:34 PM](#) Jim Harris, 721 Carbonate, opposed to making that an arterial, that he raised his kids there and that it is going to change dramatically with potential of 7<sup>th</sup> Ave traffic and park parking.

Harris stated it is going to ruin their way of life. Harris stated if going to put a sidewalk in put it on the South side by the park leave the homes alone where they live.

[6:51:35 PM](#) Justin Mason, 531 Mother Lode, echo several thoughts heard, high density is a concern for him. He understands the need for density and that density should be in the core. Mason likes how quiet his neighborhood is, how quiet Cutters and Northridge are. Mason stated 40% of homes here are second homes, there are a lot of Air BnB. Mason asked why high density is not being added along River. Mason stated he appreciates the developer's efforts and likes the parks. Mason expressed concern for snow storage.

[6:54:14 PM](#) Debbie Town, 5 Quigley lane, agrees with everyone regarding lower density. Agrees with comments regarding Wildlife corridor.

[6:54:50 PM](#) Jim Phillips, 20 Quigley Rd, talked with Sam regarding canal easement that show is the plat. Phillips stated canal easement needs to be surveyed to determine actual location before final plat. Phillips stated Stahlnecker stated design was modeled off of Cutters easement. Phillips added that their easement maintenance agreement between Cutters as well and would need a similar agreement with this. Phillips would like to comment about the placement of the small lots, thinks the group housing is possibly permitted because it is part of the community. Phillips thinks that density should stay within the community and not be cast off on the adjoining properties. Phillips stated seems to him this is workforce housing and seems to him that type of housing should be in the center. Phillips stated that it seems to him that the cottage lots in the center will be more of a benefit to the park. Phillips recommended relocating the cottage lots.

[6:58:59 PM](#) Kathleen Harrison, 491 Mother Lode Loop, agrees with lower density, expressed concern for traffic increase in Curtis Subdivision and explained need to keep that area protected without having the extra traffic. Harrison agrees with concern for the wild life corridor.

[7:00:46 PM](#) Marc Corney, 565 Mother Lode Loop, Kudos to applicant. Corney likes the lower density, understands need for more connectors but question connection to Curtis. Corney stated he sees a need for parking around the park.

[7:01:40 PM](#) Peter Anderson, curious about the width of the smaller lots and how it relates to the garage setback requirements.

[7:02:31 PM](#) Charlie Meyer, 150 S 8th Ave, glad to hear comments in support of the wild life corridor and wanted to know if there was a way to make them corridor.

[7:03:30 PM](#) Judy ,231 Eastridge, expressed concern for traffic. Judy explained has had people over run that corner and run into their yard. Also concerned about the wildlife corridor.

[7:04:52 PM](#) Janet Carter, 150 8<sup>th</sup> Ave, agrees with the concern about traffic. Thinks need to have more access points for the first phase.

[7:05:49 PM](#) Chair Fugate closed public comment.

[7:06:00 PM](#) Chair Fugate asked Horowitz what the maximum density would be without the PUD. Horowitz explained process to calculate density. Horowitz stated that the zoning allows for 177 units, clarifying PUD is not asking for more density. [7:07:21 PM](#) Stahlnecker clarified the application process that they submitted for a subdivision than a PUD and both are being reviewed concurrently. Stahlnecker explained why the northeast corner was used for the Cottage Lots but that can look into moving those lot if the staff and commission require. Stahlnecker confirmed all homes will be single-family. Stahlnecker discussed the sidewalk requirements and explained how they came to their decision. Stahlnecker explained decision on alley. Stahlnecker stated she would touch briefly on traffic but that want to focus on that more at the next hearing. Stahlnecker explained traffic in Hailey is light, but will focus more on this at the next meeting. Stahlnecker stated will regroup with the team regarding the parking. Stahlnecker stated there may be an opportunity to reach connect to the BLM land and will look into that. [7:12:51 PM](#) Stahlnecker explained will look into the wildlife corridor more. Stahlnecker stated she believes her and Jim Phillips are on the same page regarding the canal agreement. [7:13:38 PM](#) Young summarized hearing comments on density, sidewalks, traffic and wildlife. Young explained reason advocating larger bike paths. Young explained reasoning behind phasing and discussed the wildlife. Young discussed reasons behind layout for cottage lots but that the team can review those. Young explained the reasons for smaller lots. Young agrees there are dangers with the curves from Quigley and Croy but that traffic will be discussed more at the next hearing. Young confirmed will review the suggestions and see if there are better options. [7:21:52 PM](#) Horowitz stated will correct the sidewalk error in the staff report. Horowitz clarified there are no pre-negotiations about sidewalks. Horowitz discussed the multi use pathways that the City is building. [7:23:12 PM](#) Horowitz addressed the VRBO concerns, stating that there are 3400 housing units in Hailey and only 70 registered housing units in Hailey. Horowitz clarified out of the 70 units, maybe half are single-family remaining are rooms out of homes.

[7:24:21 PM](#) Chair Fugate called 5-minute break.

[7:32:47 PM](#) Chair Fugate called meeting back together.

[7:32:55 PM](#) Chair Fugate noted that also have the Preliminary Plat Subdivision for Sunbeam tonight. Commission and Staff discussed process to move forward with Preliminary Plat. [7:35:07 PM](#) Chair Fugate stated she thinks the density has been covered, that waiting for traffic information and parks and lands input. Chair Fugate would like to hear more about the sidewalks. Horowitz suggested commissioners provide broad comments to applicant. [7:36:55 PM](#) Pogue complimented the applicant team and staff. Pogue stated one of the goals he thinks we have living in Hailey is taking care of the wildlife. Pogue would like for the applicant to go for the LEED designation, not necessarily in paying for it but demanding those that build there are required to use solar and such. Pogue stated he thinks the park is going to be well attended but that there will be some parking issues. Pogue also encourages applicant to look at potential transit options in the future, think should have a plan for it. Pogue thinks the bike path and walking path are exception, though he is torn on the sidewalks. Pogue encourages applicant to look at sidewalks. Pogue stated believe the next meeting will be about the water and that he thinks it is going to be an issue. [7:41:47 PM](#) Smith thanked the public for their input and the applicant for their design. Smith confirmed next hearing will discuss the traffic and water concerns. Smith suggested may want to think more on cottage lot locations. Smith stated thinks the applicant really needs to pay attention to the wildlife. Smith explained his thoughts on the traffic

access points. Smith stated will have some interesting irrigation lines for Phase 2. Smith stated will be very interested in what they come back with to the next meeting. [7:46:39 PM](#) Stone explained he views this as looking closely at phase 1 as phase 2 seems to be fairly far in the future. Stone expressed concern on access point, suggested possible access through Carbonate Street. Stone suggested rearranging the smaller lots so that they are not all in the north corner. Stone suggested possibly getting the park on non-filtered city water. Stone stated looking forward to this project. [7:49:35 PM](#) Scanlon stated he was impressed with the comments received tonight, applicant had a great presentation and that they are willing to listen. Scanlon likes the diversity. Scanlon expressed concern for access points as well. Scanlon stated he does not feel sidewalks are needed on both sides of the streets. Scanlon stated thinks the Hiawatha canal easement should researched. Scanlon explained that wildlife are adaptable and that he agrees with Smith. Scanlon suggested possibly showing some way to allow the elk passage without hurting them or the property. [7:53:25 PM](#) Chair Fugate agrees with everyone. Chair Fugate complimented the staff, the public and the applicant team. Chair Fugate complimented the connectivity, and discussed how they really opened up the park to the community not just the neighborhood. Chair Fugate stated the diversity in housing is great and what is really needed right now. Chair Fugate agrees that another connection in Phase 1 would be good. Chair Fugate encouraged the applicant to move forward with the Hiawatha agreement. Chair Fugate stated she thinks sidewalks are good, and encourages applicant to think about sidewalks as well. Chair Fugate agrees there needs to be more parking for the park. Chair Fugate encourages being the least impactfull as possible to the wildlife and looking at what they could implement from the fish and game letter. Chair Fugate also agrees that need to plan for some transit stop, or to at least consider it. [8:00:11 PM](#) Smith suggested potential of 7<sup>th</sup> street to be used for a transit stop. Horowitz stated would need to look at what Mountain Rides would consider the best location. [8:01:08 PM](#) Dumke explained that the subdivision he lives in is one of the most wildlife friendly neighborhoods in the county. Dumke explained why he does not think want to attract the wildlife. Chair Fugate agrees. Smith recommended the 46-inch fence height. [8:03:20 PM](#) Horowitz stated will renote the project for the neighbors who already left and that staff recommends February 18<sup>th</sup> unless that does not work for the applicant. Staff and Applicant discussed date for next hearing. Horowitz stated she thinks it is really good to study the Idaho Fish and Game letter, as they are not recommending a wildlife corridor.

**[8:06:34 PM](#) Smith motioned to continue the public hearing on the Planned Unit Development Application for Sunbeam Subdivision by Marathon Partners and Consideration of the Preliminary Plat Subdivision Application Phase 1 for Sunbeam Subdivision by Marathon Partners to February 18, 2020. Pogue seconded. All in Favor.**

**PH 2** Consideration of a Preliminary Plat Subdivision Application (Phase I) by Marathon Partners, LLC, represented by Samantha Stahlnecker, PE, of Galena Engineering, where Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, is subdivided into 82 units on 67 lots. This includes development of two (2) cottage single-family lots (17 units in total), A 4.52-acre Park will be dedicated in Phase 1. The project is to be known as Sunbeam Subdivision and will consist of two (2) phases of development. This application is concurrent with a Planned Unit Development (P.U.D.) Application. **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: February 3, 2020

- Title 18 Amendment: Street Trees
- Pre-Design Review: Silver River Residences
- DR: Presson

Horowitz reminded commissioners of training coming up on January 30<sup>th</sup>. Davis provided summary of upcoming projects for February 3<sup>rd</sup>. Commissioners complimented letter from Idaho Fish and Game.

**8:10:20 PM Smith motioned to adjourn. Scanlon seconded. All in Favor.**