

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, February 3, 2020
Hailey City Hall
5:30 p.m.

Present

Board: Chair Fugate, Richard Pogue, Dan Smith, Dustin Stone

Staff: Lisa Horowitz, Robyn Davis, Jessica Parker

5:30:32 PM Chair Fugate Called to Order.

5:30:57 PM Public Comment for items not on the agenda

Consent Agenda

CA 1 *Adoption of the Meeting Minutes of January 21, 2020. **ACTION ITEM***

5:31:19 PM Smith motioned to approve **CA 1** with minor typo corrections pointed out to Jessica. Stone seconded. All in Favor.

Public Hearing

PH 1 **5:31:39 PM** *Consideration of a Design Review Application – by David and Shannon Presson, represented by Jay Cone Architecture, for a 951 square-foot addition to an existing 671 square foot existing residence, and a 585 square-foot garage, for a total of 2,265 square feet (a portion of the existing residence will be demolished, and is not included in the square footage). The project will be located at 311 South 4th Avenue (Lots 6 and 7, Block 24, Hailey Townsite) within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts.*

5:32:20 PM Horowitz turned floor over to applicant team. **5:32:30 PM** Jay Cone introduced himself. Cone stated 60 ft fir tree in front of house that is driving the design. Cone explained current layout of house and condition of the house. Cone stated applicant is in process with Historic Committee. Cone explained plan and summarized replacing what is there, that the visual of the property is not changing. Cone explained plan to protect tree. **5:35:08 PM** Cone described landscape plan and stated that any tree they remove they will replace with like trees. Cone stated drip line and drainage will remain the same. **5:36:50 PM** Cone explained portion of home keeping and new additions using East Elevation drawing. Cone explained colors plan to use and location for the colors to be used. Cone explained the material samples provided to the commissioners. **5:39:47 PM** Cone explained changes to existing roof that need to

replace due to it being sub standard and not up to code. Cone turned floor over to Shannon Presson. [5:40:43 PM](#) Shannon Presson introduced herself. Presson stated owned this house for about 11 years and provided a brief history of the current house. Presson explained current fence line is in the City Right of Way, and that when she purchased the house, they were not aware of that. Presson stated that she is going to apply for an encroachment permit but that if have to will move the fence back. Presson explained if have to move the fence that may lose some trees. Presson stated will need to explore more with Idaho Power about moving their power lines underground. Presson stated neighbors nearby did an extensive remodel and did not bury their lines. Stone asked how many trees are on the berm line. Presson responded, listing trees in that area. [5:45:31 PM](#) Horowitz explained staff thoughts regarding fence line. Cone clarified conditions regarding the fence. Horowitz clarified condition, summarizing that if public works is ok with the fence as is that is their call. Stone asked if there was a reason, they are keeping the small portion. Presson explained reasons why keeping the small portion of the house. Chair Fugate asked for clarification on the encroachments. Horowitz clarified, explaining it is Public works decision. Horowitz explained has been making the power lines being buried underground as a condition since she has been there. Horowitz offered to review the remodel Presson referenced. Cone clarified what power lines discussing. Horowitz confirmed private line.

[5:51:40 PM](#) Chair Fugate opened public comment.

No public comment.

[5:52:00 PM](#) Chair Fugate closed public comment.

[5:52:07 PM](#) Stone stated he thinks it seems like the right time to get the fence done, agrees to do all that can be done to save the trees. Stone also stated now is a good time to get the power line underground. [5:52:48 PM](#) Smith stated it looks like a nice improvement to the property. [5:53:21 PM](#) Pogue agrees with Smith. Pogue summarized thinks it is a good thing to move the fence to the property line and bury the power line. [5:54:11 PM](#) Chair Fugate agrees. Smith stated thinks the fence should be on the property line. Chair Fugate stated she is in agreement, that no one wants to see the trees removed but the right of way is important too. Simms stated the conditions seem to address this appropriately. [5:55:16 PM](#) Cone asked if could add term “retain the berm and trees” to condition K. Staff and Board agreed.

[5:55:36 PM](#) Smith motioned to approve the Design Review Application by David and Shannon Presson, represented by Jay Cone Architecture, for a 1,608 square foot addition (974 square foot first floor and 634 square foot second floor) to an existing 657 square foot existing residence, and a 585 square foot garage. The project will be located at 311 South

4th Avenue (Lots 6-8, Block 24, 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 (m) are met, with the modification to condition k. Pogue seconded. All in Favor.

PH 2 [5:56:52 PM](#) *Consideration of a Design Review PreApplication by Kiki Tidwell and Gary Poole for a sixteen (16) unit residential project, three stories in height, to be known as Silver River Residences. The proposed project will be located at 17 West Silver Street (Lots 18-20, Block 56, Hailey Townsite), within the Business (B), Townsite Overlay (TO) Zoning Districts and the Downtown Residential Overlay (DRO) and Small Residential Overlay (SRO); however, the Applicant has chosen to meet the DRO Standards, as outlined in the Hailey Municipal Code. The proposal also includes: sixteen (16) parking spaces, of which seven (7) are tuck-under spaces; two (2) studio-units, five (5) one-bedroom units and eight (8) two-bedroom units, and one (1) accessible unit. The project is also proposing approximately 1,256 square feet of common useable open space.*

Davis reminded commission this is just Design Review Pre-App and turned floor over to applicant team. [5:58:14 PM](#) Gary Poole introduced himself. Poole provided a brief history of property. Poole explained very keen to get something done on this property, explaining goal is to provide quality homes for people. Poole stated will have solar power and common area where people can socialize. Poole explained that the entire project team is in Hailey. Susan Scovell introduced herself. Scovell stated 16 units, 16 parking stalls and explained the unit types. Scovell discussed the first-floor layout. [6:02:43 PM](#) Scovell stated this would be one building with two wings. Scovell stated main entry would be on River, using aerial perspective drawing. Scovell explained steps they have taken to make the building fit in with the existing neighborhood. Scovell stated added as many windows that they could. Scovell stated longest span of the building they have is 40 ft along River Street. [6:05:52 PM](#) Smith asked how large the storage units proposed are. Scovell and Poole provided an approximate size. Poole explained will be able to hang standard mountain bike or kayak in the storage units. Smith asked if have material choices nailed down. Scovell explained the current materials looking at and Poole stated may have some stucco accents. Smith asked if the Tree committee has heard this yet. Horowitz explain Tree committee will hear this between now and the next hearing. Smith asked if angle parking was discussed with Public Works. Davis confirmed it was lightly discussed and will be discussed again. Smith asked how this works with the River Street Project. Horowitz explained how this conforms with the River Street Project design and ideas regarding space for bike path. [6:09:23 PM](#) Stone asked what the square footage for

each unit is. Poole explained approximate square footage for the different units. Stone agrees that one more accent color would be nice. Chair Fugate asked if there was interior common area. Scovell stated exterior only.

6:11:06 PM Chair Fugate opened public comment.

6:11:26 PM Tony Evans, IME, curious to know cost of units and if rental or ownership.

6:11:44 PM David Farnsworth, WR Chapel, asked about parking and snow.

6:12:24 PM Chair Fugate closed public comment.

6:12:29 PM Chair Fugate asked if will have a HOA. Scovell stated no, that these would all be rentals. Chair Fugate asked who would maintain it. Poole explained owners would have onsite management. Chair Fugate who would pay for the maintenance. Poole stated it would be the owners. Chair Fugate stated she thinks it is really great they are offering a variety of units. Chair Fugate stated she thinks it needs some color. Chair Fugate likes the comments about the planters. 6:15:17 PM Scovell explained that all the applicants are long time locals and donating part of their time, that their goal is to be under market rate in regards to pricing. Scovell explained snow would need to be hauled away. 6:16:22 PM Stone suggested possibly breaking up one of the 2 bedrooms into studios. Poole agreed but explained issue with the parking. Stone stated he thinks the applicant team is on the right track and this will be a great addition. 6:17:33 PM Pogue agrees that it will be a great addition. Pogue encourages applicant to break up the metal materials. Pogue complimented applicant team and that he thinks they are on the right track. Pogue recommended to bring in more color too. 6:18:30 PM Smith suggested possibly using color to help break up the building. Smith stated he is very happy to see someone interested and that the DRO is getting some response. Smith complimented applicant team and that he would be very interested to see what they come back with in their Design Review. 6:19:31 PM Chair Fugate agrees, that it is nice for the community to have a variety of units for the residents. Chair Fugate stated this is what they have been looking for, that this is responsive to everything. Chair Fugate understands parking issues. Chair Fugate encourages applicant to work with Staff to work on the outstanding issues. Chair Fugate stated adding more color would be a good thing too. 6:21:03 PM Kiki Tidwell, thanked City of Hailey for creating these zones, URA and designs along River Street. 6:21:47 PM Davis and Horowitz explained no motion on Design Review Pre-Applications. Davis confirmed March 2, 2020 is the next hearing.

PH 3 6:22:20 PM Consideration of an Amendment to Title 18, Chapter 18.06, Section 18.06.026: Street Tree Guidelines and Standards, to replace the existing section with more complete street tree guidelines that encourage tree diversity and promote

strong, healthy trees that are not limited by environmental conditions from achieving a long life and mature size. These amendments are the recommendation of the Hailey Tree Committee.

[6:22:24 PM](#) Horowitz introduced project, and turned floor over to Brian Yeager and Linda Ries. [6:23:31 PM](#) Linda Ries, Tree Committee Chair, explained one of the goals of their committee is that when you plant trees they actually survive. Ries explained currently the average life of a street tree is 7 years. Ries explained they did a lot of research and tried to find a balance between cost and effectiveness. Ries stated after a yearlong process feels like this is a good option. Ries explained the definitions in the recommendations, and that when possible that new trees use a suspended pavement system such as silva cells, explaining that option is really expensive so not always an option. [6:27:30 PM](#) Smith asked if the proposed soil has enough void space for the roots to grow. Ries explained that it should and why roots come up and impact the pavement. Ries stated will encourage when possible to have the planters connected. Chair Fugate and Ries discussed benefits to the trees when using silva cells and the soils. Ries explained reason for having a different standard for replacing trees vs. new trees. Ries discussed chart Boise uses when planting trees. Ries explained they changed the requirements for the Class 1 trees. [6:32:10 PM](#) Stone has no comments. [6:32:34 PM](#) Yeager thanked Ries, Carl Hjelm and the tree committee for their efforts on this. Yeager proposed a change to 2. c1 and c2- to add “must contains minimum of 300 cubic feet of suitable soil, which may include suitable soil or structural soil”. Yeager explained process to replace trees that may get hit on Main Street. [6:37:30 PM](#) Commission asked about average life of street trees in Hailey. Ries discussed the life expectancy of the street trees in Hailey. [6:38:34 PM](#) Pogue complimented applicant, stating that it is needed. Smith complimented applicant and that the street trees are a definite boom to the community here.

[6:39:24 PM](#) **Chair Fugate opened public comment.**

[6:39:35 PM](#) Tony Evans, IME, asked if all of the underlined text is new.

Horowitz confirmed.

[6:40:14 PM](#) Horowitz added that the City of Boise recently released their Resiliency Program and their plan with the street trees. [6:40:37 PM](#) Simms complimented Ries on the proposed changes. Chair Fugate complimented Ries, Hjelm and Tree Committee. Chair Fugate suggested to staff about adding this to the conditions of approval.

[6:42:46 PM](#) **Stone moved to recommend approval to the City Council of the attached revisions to Hailey Municipal Code Title 18, Mobility Design, Mobility Design, Section 18.06.026, Street Tree Guidelines and Standards by repealing the existing section and replacing with a new section finding the amendments are in accordance with the Comprehensive Plan, that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with**

the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare as amended. Smith 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: February 18, 2020

- DR: L.L. Greens
- PP: Sunbeam
- PUD: Sunbeam

[6:44:43 PM](#) Horowitz provided summary of upcoming projects scheduled for next hearing. Horowitz reminded commissioners of special meeting and workshop on February 27th.

[6:46:28 PM](#) Pogue motioned to adjourn. **Smith seconded. All in Favor.**