

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Thursday, February 27, 2020
Hailey City Hall
5:30 p.m.

Present

Board: Owen Scanlon, Dustin Stone, Janet Fugate, Dan Smith, Richard Pogue

Staff: Chris Simms, Lisa Horowitz, Robyn Davis, Mike Baledge, Jessica Parker

5:29:41 PM Chair Fugate called meeting to order.

5:29:52 PM Public Comment for items not on the agenda. No comment.

Consent Agenda

CA 1 Adoption of the Meeting Minutes of February 18, 2020. **ACTION ITEM**

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision of a previously approved Design Review Application by L.L. Green Hardware, for a new 17,549 square foot mixed-use building, to be located at 21 East McKercher (Lot 1, Block 2, Northridge Subdivision X). The project is located within the Limited Business (LB) and Downtown Residential Overlay (DRO) Zoning Districts. This project was previously approved by the Planning and Zoning Commission on May 21, 2018 and was reheard due to the expiration of the previously approved Design Review. No changes were proposed. **ACTION ITEM**

5:30:27 PM Smith motioned to approve CA 1 and CA 2. Scanlon seconded. All in Favor.

Public Hearing

5:30:49 PM Chair Fugate asked Chris Simms if can conduct both Public Hearings together. Simms confirmed, just call both.

PH 1 **5:31:08 PM** Consideration of a Planned Unit Development (PUD) Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Mark Sanders, The Architects Office, for a PUD to construct two multi-family housing buildings. Each building will contain 30 units each. The northern building will be dedicated to Senior Community Housing, and the southern building will provide Family Community Housing with. The property also includes parking, outdoor gathering space, and a play area. 0.27 acres is proposed to be dedicated to Hailey for a partial road connecting to a future road along the southern property boundary of Wertheimer Park Block 1 Lot 1. The applicant is requesting a waiver the Business Zone Maximum Multi-Family Units per Acre. Per Chapter 17.05 of the City of Hailey Code, the maximum multi-family residential density (units per acre) is 20. The development is requesting 25.5 units per acre under Chapter 17.10.040.01B. **ACTION ITEM**

PH 2 [5:32:11 PM](#) *Consideration of a Design Review Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Mark Sanders, The Architects Office, for a three-story 34,431 square feet Senior Apartment Building and a three-story 37,566 square feet Family Apartment Building, with a total of sixty-four parking spaces and a children's play area. Additional guest parking to serve the project will be located in Maple Street. This project will be located at 706 S Main Street (Lot 3A, Block 1, Wertheimer Park) within the Business (B) and Townsite Overlay (TO) Zoning Districts.*

ACTION ITEM

[5:32:52 PM](#) Chair Fugate disclosed that Michelle Griffith called her and that Griffith expressed concern over amount of time allotted for this meeting. Chair Fugate explained she had spoken with Horowitz and that believes this will be sufficient timing.

Horowitz introduced the project, providing brief summary of previous hearings from a year before. Horowitz turned floor over to Michelle Griffith. Griffith summarized need for housing and why it is important. [5:36:26 PM](#) Griffith explained estimated rents for Senior and Family units, the financing for the project, reason behind subdividing and the total cost for both projects. Griffith further explained the financing for these projects, and that they were the last deal to get funded. [5:40:17 PM](#) Griffith summarized they will do everything that is asked of them but that monies would have to be reallocated from somewhere. [5:41:06 PM](#) Mark Sanders introduced himself and his company. Sanders discussed design of the project using the Civil Plan. Sanders discussed the landscape plan, explaining Griffith will address trees to be removed. Sanders explained layout of proposed landscape plan. Sanders explained proposed fire access and location of snow storage. Sanders stated there are two trash enclosures. Sanders discussed proposed amenities, location of sidewalks, and play area. Sanders explained the interior layout of the senior and family buildings. Sanders explained typical floor plans for the senior and family units. [5:50:04 PM](#) Sanders explained applicant liked the design of the River Street building and they attempted to incorporate that into this design. Sanders explained the materials to be used and that all mechanical equipment will be on the roof. Sanders noted that every unit will have a private balcony or patio. Sanders explained the carports being proposed, stating they are a very simple structure. [5:53:55 PM](#) Sanders stated few items that came up on the staff report was that the fire department was requesting an additional access but that he did see where an additional access is required per code. Sanders stated if have to put that access in, would like to use removable/breakaway bollards as does not believe through traffic would be safe. Sanders noted another comment in the staff report was the trash enclosure, Sanders explained what they are proposing. [5:56:25 PM](#) Sanders stated there were some comments of the design of the building but they thought they were fitting within the area. Sanders stated he did not realize could go up to 40 ft in height but not against the idea. [5:57:33 PM](#) Sanders stated has intention to install rain gutters and snow clips to help address snow shedding. Sanders provided a presentation that showed example of carports being proposed.

[5:58:31 PM](#) Scanlon asked where those carports are within the photo. Sanders stated those particular ones are in Nampa. Chair Fugate asked what the snow load is. Sanders stated he called the manufacture and that they have gone up to 120 lbs per square foot. Sanders provided example of fence that is being proposed along property line that will be 5ft tall. Sanders stated still coordinating with where the transformer will end up. [6:01:00 PM](#) Sanders stated the staff report required an irrigation plan and that he looked back at the River Street Project and it did not have an irrigation plan but an irrigation spec. Sanders propose that they do this project with an irrigation spec as well. [6:01:56 PM](#) Stone confirmed location of fence with Sanders. [6:02:53 PM](#) Griffith clarified the trees being proposed to be removed and why. [6:05:01 PM](#) Horowitz pulled up the aerial drawing from 2018, explaining reason why believe back access is important noting no other parking lot of similar size with only one access points. Horowitz stated commission can discuss design and that glad to hear street trees are going to be saved. [6:06:57 PM](#) Mike Baledge stated one of the main confusions is that the IFC is being quoted but looking at Hailey Municipal Code. Baledge discussed Main Street access. [6:07:38 PM](#) Stone asked how they define an access point. Baledge explained definition, noting fence concern. Baledge explained option if the building is less than 40 ft, could only require two accesses. Baledge summarized concern with using break away bollards. [6:10:12 PM](#) Chair Fugate asked commissioners if they have questions. [6:10:22 PM](#) Scanlon stated did not see anything about the bus stop, agrees with Baledge-need at least two accesses out of the parking lot, Scanlon described changes would like to see to the roofs and would like them to consider more color variations. Chair Fugate noted picture with fence that shows more colors. Scanlon stated carports appear to flimsy, would like to see some engineering on those. Scanlon expressed concern and need for additional energy savings for senior building. Scanlon asked if the buildings will be fully sprinklered if so where are those. Assuming irrigation approval will be by staff and would like to know how many accessible units there are.

[6:13:35 PM](#) Chair Fugate opened public comment.

Linda Ries, 351 Eastridge Drive, provided handout to commission. Ries stated will not be at the next tree committee but they will have a quorum. Ries stated she gratefully appreciates that the city spent a lot of time protecting and keeping the residual trees alive. Ries stated she was shocked when first saw proposed plan. Ries stated one concern is that this is going to be a dense look but think it is really important that look at way to integrate existing large trees into the new developments.

[6:15:53 PM](#) Brian Formusa, 108 S 3rd, mechanical engineer, noted within his studies of building this size is a ground source heating system, it is quite energy efficient. Formusa noted half the cost to heat the building and that he is happy to help, he is working with their engineer company on a different project. Formusa explained heating source in more detail.

[6:17:27 PM](#) Chair Fugate closed public comment.

[6:17:48 PM](#) Pogue understands need to have fencing around multifamily units, does not think need fencing around senior housing. Pogue stated not uncomfortable with height but would love some articulation so it does not look flat roofed. Pogue stated he did not understand their green approach, but that he encourages them to go as far as they can go. Pogue stated concerned creating another intersection that has a f designation. Pogue stated concerned about pedestrians crossing street from mountain rides bus stop at bank – need to create a pedestrian crossing. Pogue confirmed agrees with need for two access points. [6:20:01 PM](#) Smith agrees with the two egress access points, need more information on bus stop, like to hear more about the sidewalk requirements. Smith discussed the arborist review and is skeptical of removing trees because it makes a better or safer parking lot, believe that can design the parking lot to include trees. Smith explained the more they can do to break up the buildings and different coloring of buildings would be appreciated. Smith expressed concern of fencing. Smith suggested possibly providing oversized parking spots for RVs and such. Smith stated also on plan have three handicap parking spots in front of the building and two across the way, Smith suggested moving the two across the way to the front with other 3 parking spots. Smith suggested also considering canopy over those. Smith believes 40 ft may be something to look at and would like to hear more about the irrigation specs. [6:24:04 PM](#) Smith asked how large of storage units are being provided. Sanders noted 3x4 will be the smallest, that anticipating putting a bicycle room on main floor as well. [6:24:42 PM](#) Stone likes idea of keeping 75% of vegetation, that will be interested with what the tree committee comes up with. Stone agrees with other commissioners on color palettes. Stone noted missing the 30 AC units on top of the roof in the picture, suggesting design to hide those. Stone asked how many spots will be under the carports. Griffith stated all 30. Griffith and Sanders explained the code does not allow for carports to be that close to the building. Stone asked if financing stipulation requires senior only building by itself. Griffith confirmed. Stone stated he is concerned about traffic going through Campion Ice parking lot, Stone suggested potential of relocation buildings of backside of parcel instead of along Main Street. [6:28:33 PM](#) Chair Fugate stated aware this is great housing and that is desperately needed. Chair Fugate stated comfortable with waivers asking, thinks differentiating the colors is important, need at least two fire access, sidewalk is an issue but likes what they have added within the interior, thinks it is nice families and seniors will live next to each other, Chair Fugate reiterated need for better accesses, snow load on carports and bus stop locations. [6:31:34 PM](#) Griffith asked if remove fence at front of building-they address a lot of fire concerns. Griffith confirmed almost all commissioners have stated they need fire two fire accesses and that all commissioners indicated they are not comfortable with using that access. Griffith suggested possible idea of bollards, Chair Fugate clarified that Chief will not go with the bollards. Griffith stated other option would be a siren activated gate. [6:34:11 PM](#) Horowitz explained City idea of access and that working with School District. [6:34:48 PM](#) Griffith asked if

commissioners are wanting more colors in addition to different coloring. Chair Fugate and Scanlon explained want more colorful. [6:35:55 PM](#) Horowitz stated have March 16th available to continue this project but that deadline for new materials will be March 5th.

[6:38:47 PM](#) Scanlon motioned to continue the public hearing upon the Planned Unit Development (PUD) Application for Blaine Manor Senior Community by Arch Community Housing Trust, represented by Galena Engineering, on behalf of Blaine County, located at 706 S Main Street (Lot 3A, Block 1, Wertheimer Park), for thirty (30) senior housing units and thirty (30) family units on two lots, to March 16, 2020. Smith seconded. All in Favor.

6:38:50 Smith motioned to continue the Public Hearing 2 to March 16, 2020. 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: March 2, 2020

- DR: Silver River Residences
- PUD: Sunbeam
- PP: Sunbeam

6:42:57 Horowitz and staff set up work shop for ADU's.