

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, March 30, 2020
Virtual Meeting
5:30 p.m.

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Present

Commission: Janet Fugate, Richard Pogue, Dan Smith, Owen Scanlon,

Staff: Chris Simms, Lisa Horowitz, Jessica Parker,

5:31:45 PM Chair Fugate called to order.

Public Comment for items not on the agenda. No Comment.

Consent Agenda

CA 1 Adoption of the Meeting Minutes of March 16, 2020. **ACTION ITEM**

5:33:45 PM Scanlon motioned to approve CA 1. Pogue seconded. All in Favor.

Public Hearing

PH 1 **5:35:08 PM** Consideration of a Preliminary Plat Subdivision Application (Phase I) by Sweetwater Communities, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase I of Block 2 is subdivided into 14 sublots consisting of seven (7) live-work units, one (1), ten-unit condominium and two (2), three-plex townhomes for a total of 23 residential units. This project is located on the corner of Shenandoah Drive and Countryside Boulevard within the Limited Business (LB) Zoning District. **ACTION ITEM**

[5:35:43 PM](#) Horowitz turned the floor over to the applicant to present. Kameron Spencer introduced project, Block 2, Phase 1 asking for approval for the final plat of this phase. Spencer used the plat map as reference to describe the location and layout of the proposed plat. Spencer explained location and style of buildings to be built on this phase. Spencer confirmed in compliance with the design review previously approved and discussed some minor changes on the far west and east side of the live work buildings. Spencer discussed the improvements to be made along Countryside and that parking will not be allowed on Countryside until 9:00 am. Spencer confirmed first phase is 23 units and each building will be labeled. [5:42:39 PM](#) Horowitz confirmed many of the items mentioned by Spencer were required during the Design Review Approval and staff does not have any unusual request. [5:43:41 PM](#) Scanlon – no questions. Stone asked staff for clarification of what they are evaluating. Horowitz confirmed design review was completed but now reviewing the subdivision phase. Chair Fugate added there are development agreements that are applicable. [5:45:14 PM](#) Simms explained the legal process is so that the real property can be titled and sold. [5:45:42 PM](#) Smith – no questions. [5:46:05 PM](#) Pogue- no questions. [5:46:21 PM](#) Chair Fugate in agreement with Smith and Pogue’s comments regarding additions to far east and west sides of the live work units.

[5:46:37 PM](#) Chair Fugate opened public comment.

[5:47:42 PM](#) Chair Fugate closed public comment.

Chair Fugate brought back to commission to deliberate. No Comments from Staff. [5:48:01 PM](#) Scanlon asked Spencer if submitted drawings to staff for the revised drawings. Spencer explained the drawings are in process and offered to email them. Spencer summarized adding windows on east and west side on all floors and awnings in the front. Spencer explained each window will have trim. Spencer stated they should have those official drawings soon. Scanlon complimented applicant, does not see any reason why the project should not move forward. [5:51:11 PM](#) Stone complimented applicant, he is good. [5:51:35 PM](#) Smith agreed with what was said about the applicant, thinks this will be a nice addition to the city. [5:52:07 PM](#) Pogue agrees with previous comments and looks forward to seeing it move forward. [5:52:26 PM](#) Chair Fugate agrees with everyone’s comments.

[5:52:52 PM](#) Scanlon motioned to approve Phase I of the Preliminary Plat Application by Kilgore Properties, LLC, represented by Matt Watson, to be located at Block 2, Sweetwater P.U.D. Subdivision (vacant lot along Shenandoah Drive), finding that the application meets all City Standards, and that Conditions (a) through (j) are met. Stone seconded. All in Favor.

Spencer complimented staff on efforts taken to keep everyone informed during the current situation.

Chair Fugate confirmed will read PH 2 and PH 3 in tandem.

PH 2 [5:55:26 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, one Senior Community Housing Building, and one Family Community Housing Building. Each building will contain 30 units for a total of 60 units. The majority of the units will be rent-restricted. The project 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 3 [5:56:42 PM](#) Consideration of a Design Review Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Mark Sanders of The Architects Office, for a three-story, 35,822 square foot Senior Apartment Building and a three-story, 36,633 square foot Family Apartment Building. The Senior Apartment Building will consist of thirty (30) apartment units and the Family Apartment Building will consist of thirty (30) apartment units, for a total of sixty (60) apartment units. This project will be located at 706 South Main Street (Lot 3A, Block 1, Wertheimer Park) within the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

[5:57:30 PM](#) Horowitz explained public comment, tree committee and arborist report are all available on the website. Horowitz turned floor over to applicant. [5:58:24 PM](#) Michelle Griffith noted PUD standards – housing requirement and dedication of partial street. Griffith introduced her applicant team. Griffith discussed access point in rear of lot, removal of fence along Main Street, Mountain Rides bus stop, and the curve of the building. [6:02:21 PM](#) Griffith explained addition of 3rd color added to the building and changed roof line on both buildings. Griffith discussed the landscape plan proposed, and results from arborist report. [6:08:59 PM](#) Griffith asked if anyone has question. [6:09:18 PM](#) Scanlon asked Griffith to further discuss trees 1, 2, and 3. Griffith confirmed not removing those trees. Griffith explained only trees to be removed are 43, 45, 46 and 41. Griffith confirmed will keep tree 31. Scanlon suggested she provide another option for energy conservation, believes only has the two of the three required. Scanlon asked if the handrails could be opaque or correlated metal. [6:12:47 PM](#) Stone asked about waiver regarding density, that not 100% low income. Stone asked about relocation of AC units from top of the roofs. [6:14:06 PM](#) Smith still has concern of safety uses regarding people crossing Main Street, thinks should at least of pedestrian crossing signs. Smith noted that still not prepared to give up on the trees, that if adjust parking could retain some more of those trees. Smith requested confirmation of snow clips, and such that those are included in the design. Smith asked about RV Parking restriction. [6:19:07 PM](#) Pogue thinks the pedestrian activated light at Maple Street crossing Main Street is needed and

hope that could find a way to preserve the trees to be removed. Chair Fugate has no additional questions, thinks something should be included to allow for recycle. [6:21:09 PM](#) Griffith stated will have Mark address issue of snow clip, ac units, and energy efficiency and deck rails. Griffith stated could address concern on depth rails via house rules. Griffith confirmed would be happy to incorporate recycling in some way. Griffith explained standards have to meet for parking with standards, and why does not want to remove parking or encourage utility trailers. [6:23:50 PM](#) Griffith confirmed can work with the City for any pedestrian crossing signs. Griffith confirmed detail of trash enclosure can be forwarded. Griffith turned floor to Mark Sanders and Sam Stahlnecker. Mark Sanders discussed the trash enclosure and confirmed could add more insulation on senior side of the building to address energy efficiency. Sanders stated ac units will still be on the roof. Sanders confirmed with Griffith regarding depth rails. Chair Fugate asked Sanders to address the tree situation. Griffith stated she is not aware of any way to move the buildings to save the trees and losing parking would negatively impact this project. Griffith confirmed 91% of the units are low income, and that they are exceeding the requirements for a PUD by 6 times. [6:30:34 PM](#) Stahlnecker explained requirements of PUD housing, confirming this project does exceed that. Stahlnecker discussed options for pedestrian crossing – signs and pedestrian activated crossing. No comments from Horowitz.

[6:32:08 PM](#) Chair Fugate opened public comment.

[6:32:20 PM](#) Seth Gates, sympathetic to lack of affordable housing in the valley but wants to express his disappointment in lack of consideration to trees on this project.

[6:33:40 PM](#) Walt Denekas, echo's last speaker though disagrees about lack of consideration. He believes a great effort has been taken to save the trees and the project.

[6:35:03 PM](#) Kate Van Hess, explained wrote letter into staff and it was received today. Van Hess referenced her letter to better understand her opinion and that there is a better way of placing these buildings for the points she brought up. Van Hess believes there is a better way to save those trees and that Linda Ries and Carl Hjelm both find these trees really valuable.

Chair Fugate asked if Linda Ries was present and if so would like to hear from her. No response.

[6:42:13 PM](#) Linda Ries, explained she was out of town during meeting for this project. One of the concerns for the committee was that when look at the plans really hard to tell exactly where the trees are in relation to the building footprint. Ries would like to see an effort made to save trees 43 and 44, explaining how could do a clean cut of the root and still save it. Ries understands it is late, the committee already submitted the recommendation.

Horowitz confirmed Ries is speaking as public not on behalf of the Hailey Tree Committee. Chair Fugate asked if the arborist report differed from the tree committee memo. Horowitz confirmed do have an arborist report and can bring up to review. [6:46:20 PM](#) Chair Fugate turned floor over to the Griffith to respond to the public comment. Griffith thanked the public, explained has been working on this project for two years. Griffith explained difference when working with a normal development vs. with low income housing, summarizing that have to reverse engineer the process. Griffith discussed the signage and pedestrian activated signals confirming can find a way to incorporate those. Griffith stated will have Sanders review again to see if building by 5ft if could save trees but not making promises. Denekas suggested Griffith reach out to URA.

[6:50:11 PM](#) Chair Fugate closed public comment.

[6:50:21 PM](#) Horowitz stated if the applicant could commit to the pedestrian signal light would be a big commitment, she is trying to determine the approximate cost from Brian Yeager. Griffith believes they are approximately \$30,000.00. Horowitz discussed location of where comments were regarding moving building to save certain trees. [6:52:01 PM](#) Griffith does not believe there is a flexibility in parking, but will ask. Horowitz noted wide drive aisle that could be narrowed to save space. [6:52:57 PM](#) Chair Fugate explained would like to hear any comments not related to the trees will come back to the trees later. [6:53:26 PM](#) Scanlon offered to send an example of metal used on building in town to staff to forward to applicant. [6:54:06 PM](#) Stone expressed concern for trees and that recycling in project this large is important and would want that as a condition of approval. Stone said what makes sense for the City and applicant to make the Maple St. and Main Street corner safe, this is a concern for him. [6:56:17 PM](#) Smith stated as said before, safety concern of crossing the street needs to be addressed. [6:57:31 PM](#) Pogue agrees need to solve safety issue and not sure understood comment about the ac units being screened. [6:58:12 PM](#) Smith asked Sanders about location of trash and recycle containers. Sanders confirmed trash enclosure and containers are style would have at home. Sanders addressed mechanical question that would match the building. [6:59:37 PM](#) Chair Fugate stated it seems to her cross-walk concern needs to be addressed. Griffith clarified when state signal, not talking about traffic light. Horowitz confirmed she knows what Griffith means. Horowitz stated will get the estimated cost of those styles of lights.

[7:01:28 PM](#) Chair Fugate called 5 min break.

[7:05:42 PM](#) Chair Fugate called meeting back to order.

[7:06:02 PM](#) Chair Fugate asked Horowitz her input on possibility of having something in place for crosswalk. Horowitz stated Kelly Schwarz is looking up estimated cost, suggesting conditions of applicant shall install cross walk in conjunction with URA and City of Hailey. Smith added the biggest issue is the cars coming around the corner, if a couple of flashing

signs like near City Hall could be helpful. [7:07:45 PM](#) Horowitz's verbiage of condition she read gives enough leeway if not able to proceed with pedestrian activated signal for cross walk. Stone suggested include in streets evaluate to determine if safe. All in agreement with new condition. Stahlnecker explained that a warrant is required for pedestrian crossing and will need to review to determine if it is justified and warranted here. Horowitz proposed new wording of new condition 6 on PUD- If so, approved by ITD, the applicant in conjunction with URA and City shall install pedestrian activated at Main and Maple with signage the corners with streets approval. All in agreement with revised new condition. [7:17:20 PM](#) Chair Fugate confirmed screening on roof addressed confirmed all comfortable with the depth rail options provided.

[7:18:28 PM](#) Chair Fugate moved to trees. Scanlon asked if anyone knows how far the building would need to be moved to save the 4 trees. [7:19:27 PM](#) Griffith suggested add condition that ask their architecture team to move the buildings without negatively impacting the parking or trees on the other end, they make every attempt possible to save the trees. [7:21:26 PM](#) Smith suggested modification to 26 ft drive aisle or that would rather see the trees than the planters. Scanlon thinks planters are nice to separate the building. Scanlon thinks there is enough distance to do what needs. Horowitz confirmed fire department does not require that wide of a drive. Applicant, staff and commission discussed drive way aisle. Horowitz suggested continuing to meeting from week from now. Smith provided example of how he previously was able to minimize soil disturbance to save a tree on a past project he did. [7:26:14 PM](#) Chair Fugate confirmed still some questions regarding the trees, suggested continuing on record to have time to review further and discuss with fire department. Horowitz will have some better answers regarding the crosswalk. Horowitz asked if continue on record, if could meet at 5:00 pm to hear this project. All in agreement.

[7:31:57 PM](#) Scanlon motioned to continue the Public Hearing 1 and 2 to April 6, 2020 at 5:00 PM. Pogue seconded. All in Favor.

Staff Reports and Discussion

- SR 1** Discussion of current building activity, upcoming projects, and zoning code changes.
- Community Development End of Year PowerPoint Presentation by Lisa
- SR 2** Discussion of the next Planning and Zoning meeting: April 6, 2020
- DR: Tanner Investments, Block 86 Woodside
 - DR: Lena Cottages
 - PP: Lena Cottages
 - DIF Advisory
 - PP Quigley Homes

[7:34:57 PM](#) Scanlon motioned to adjourn. Smith seconded. All in Favor.