

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, April 6, 2020
Virtual Special and Regular Meeting
5:00 p.m.

Note: A short City Council meeting is also scheduled for 5:00 pm on the same call-in line. Please be patient! We will commence the P & Z meeting as soon as the City Council adjourns, estimated at 5:05.

5:13:52 PM Chair Fugate called to Order.

Roll call: Present Richard Pogue, Dan Smith, Dustin Stone, Janet Fugate, Owen Scanlon (Late). Staff: Lisa Horowitz, Stephanie Cook, Chris Simms, Jessie Parker

5:13:59 PM Public Comment for items not on the agenda. No Comment

Consent Agenda

CA 1 *Adoption of Findings of Fact, Conclusions of Law and Decision of 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***

5:14:27 PM Smith motioned to approve CA 1. Pogue seconded. All in favor.

Public Hearing

PH 1 **5:15:02 PM** *Continuation of the 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***

Heard concurrently with PH 2.

PH 2 [5:16:23 PM](#) Continuation of the 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**

[5:17:18 PM](#) Horowitz referenced memo summarizing discussion from last hearing. Horowitz turned floor to applicant team. [5:18:18 PM](#) Michelle Griffith summarized the application process and changes since submittal. [5:20:23 PM](#) Griffith discussed trees being kept that were proposed to be removed, moving on to discuss trees currently proposed to be removed – # 43 44 45 and 46. Griffith summarized the Hailey Tree Committee meeting and decision. Griffith explained has spent the last week attempting to save trees 43 44 45 and 46, had architect draw a site plan moving the buildings as far as possible and discussed various options. Griffith explained based off their research, saving the trees could be dangerous and cause a negative impact. Griffith requests that the commission approve the plan with the removal of 43 44 45 and 46. [5:27:24 PM](#) Griffith stated from the last hearing they discussed road crossing signals, and that has agreed with that option discussed with staff. Griffith stated contacted ITD- that has not heard from them. Griffith summarized they could to try and save the trees but does not believe it is possible. Carl Hjelm explained his thought process in making his decision. [5:32:58 PM](#) Chair Fugate asked if Hjelm he had suggestions for tree replacements. Hjelm stated there are a lot of conifers and that they would actually do the building a favor and environmental benefits. Hjelm stated White Fir would do good there and grow quickly. Griffith asked Hjelm what he recommends, if symmetry or variety is important. Hjelm explained the tree types he would recommend and where, that variety is important to him. [5:36:15 PM](#) Smith asked Hjelm if he was familiar with the use pilings to minimize the disturbance on root structures. Hjelm stated he has recommended pilings when the load was not as high. Smith asked if Griffith was amendable to look at that option. Griffith explained that she does not think it's possible. [5:39:04 PM](#) Stone asked Hjelm at what point, how much distance would cause him to say these trees would live. Hjelm stated area he would be comfortable would be approximately 22 ft from trunk of tree, that the wall would be 28 ft from the base of the tree. Stone asked how much room would gain with reducing the space. Chair Fugate stated she believes it was 4'. Griffith confirmed and the 4' were included in the site plan presented. [5:42:18 PM](#) Scanlon confirmed Hjelm had stated those trees were worth saving in his original report. Hjelm confirmed, further explaining that the valuation of the trees is done prior to the site plan. [5:43:37 PM](#) Scanlon asked if the applicant had accessed the site report before they laid out their buildings. Hjelm stated they did not. Scanlon asked about letter regarding saving two trees. Griffith explained had attempted but could cause potential risk to safety if kept them. [5:45:35 PM](#) Smith asked Griffith what size of replacement trees she is proposing. Chair Fugate asked if there was a better chance of saving one of the two trees. Hjelm stated there may be a better chance of saving the smaller one but reasons why shouldn't. Hjelm explained with benefits of planting conifers.

[5:48:21 PM](#) Chair Fugate opened public comment.

[5:48:37 PM](#) Linda Ries, citizen, thanked applicant. Ries stated she as new information and thinks will make a big difference. Ries referenced pages 126 and 129 of the packet, that view from left is not 3-stories it is where the stair way is. Ries stated she is not engineer but thinks foundation could be different for the stairway that could impact the excavation. Ries explained how she believes this could be done. Ries explained her credentials. Ries summarized from knowing that area and that tree, she feels good about it.

[5:53:48 PM](#) Jacob Greenberg, citizen, hopes find positive findings for this project. Greenberg wanders if consideration of if these trees don't live and follow the same suite of the tree across from his house now. Tree across from him is leaning towards the building. Greenberg expressed concern of safety.

[5:55:56 PM](#) Stephanie Cook, Hailey City Arborist, she is in agreement with other industry professionals has heard. Cook explained it is the excavation and construction for these buildings is the danger for these trees. Cooks recommendation that they hire a professional tree company that can make sure the excavation of the building is done appropriately in regards to the trees.

[5:57:54 PM](#) Chair Fugate closed public comment.

[5:58:02 PM](#) Griffith noted that the stairway referenced by Ries is still 3 stories. [5:58:41 PM](#) Pogue thinks really lucky to have ARCH and desperately need housing, so question before them is do they lose the trees and gain the housing? Pogue recommends a requirement to replace the trees in an appropriate manor. Pogue asked if were to require one of the buildings to moved to the rear of the lot, if the investors would consider it. Griffith stated she thinks would jeopardize the funding. Pogue would like the two buildings to be more different in color. [6:02:41 PM](#) Smith noted on PUD Agreement, 1st paragraph is missing the word income. Smith asked if condition of approval is for the Main St crosswalk to have a flashing light. Horowitz confirmed. Smith agrees with Pogue. Smith agrees more differentiation is going to help with the appearance. Smith stated in regards to the trees, would appreciate a commitment to install as large as trees as possible with fairly rapid growth. [6:05:37 PM](#) Stone referenced 60-80 years that the trees have been there, that the city has maintained them. Stone stated trees are what is part of what makes Hailey. Stone expressed concern of removal of trees. Stone believes letter discussing color schemes hit it well, and changes to roofline have been good. [6:07:32 PM](#) Stone appreciates City and Applicant working on safe crossing. [6:07:56 PM](#) Scanlon referenced Pogue's comment about moving the buildings to the back of the lot and described how he would layout the design. Scanlon asked about potential of conifers. Scanlon discussed coloring of buildings and agrees with Smith regarding the rooflines. [6:11:58 PM](#) Chair Fugate agrees, difficult situation all in favor of the trees, knows housing is needed. Chair Fugate thinks need to see what the largest, most appropriate trees are. Chair Fugate added to color more contrast, little pop of color. Chair Fugate thanked the applicant. Chair Fugate and Commissioners confirmed in agreement with project and revised conditions. [6:18:49 PM](#) Commission and Applicant confirmed going with drawing with 22 ft opening not 26 ft opening. Griffith stated their preference would be to retain the larger patio. Stone clarified applicant narrowing the drive aisle.

[6:25:33 PM](#) Scanlon motioned to approve 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, finding that the project meets the standards under Section 17.10 of the Hailey Municipal Code, subject to Conditions 1-7 above. Smith seconded. All in Favor.

[6:27:19 PM](#) Commission and staff reviewed modified conditions of approval. Scanlon asked about 3rd energy saving option, recommending senior building have wall insulation R26 wall and ceiling insulation R60. Griffith stated she does not know the impact on construction but believes it is reasonable.

[6:29:04 PM](#) Scanlon motioned to approve the 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, to be located at 706 South Main Street (Lot 3A, Block 1, Wertheimer Park) within the Business (B) 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 Ordinance, Title 18, and City Standards, provided conditions (1) through (17) as amended are met. Pogue seconded. All in Favor.

PH 3 [6:34:58 PM](#) *Consideration of a Design Review Application by Tanner Investments, LLC represented by Samantha Stahlnecker of Galena Engineering for a six (6), two-story four-plex units. The proposed project will be located Lots 1-6, Block 86, Woodside Subdivision No. 25 (East side of Woodside Blvd. between Antelope Drive and Baldy View Drive), within the General Residential (GR) Zoning District- **ACTION ITEM***

[6:36:15 PM](#) Horowitz introduced Sharon Grant, Contract Land Use Planner. Horowitz turned floor over to applicant team. Samantha Stahlnecker, Galena Engineering, and introduced the applicant – Brant and Marie Tanner, Dean Hernandez, Fleming. Stahlnecker explained application is also under an admin review for Preliminary plat. Stahlnecker explained layout of project entrances/exit, bus stop, and parking. Stahlnecker noted no cover parking proposed at this time. Stahlnecker turned floor to Brant Tanner. Tanner introduced himself, and described materials to be used. Stahlnecker discussed the elevations front Woodside Blvd. Stahlnecker provided landscaping drawing, turning floor to Dean Hernandez. Hernandez discussed the proposed landscaping plan and design. Hernandez stated plan to keep open play area. Hernandez provided a sample of proposed fence. Hernandez stated all the lawn area will be drought tolerant. Stahlnecker stated they have included sidewalks to be sure all residents can access Woodside Blvd. [6:47:43 PM](#) Pogue noted does not meet Tree Committee recommendation and asked if there was a reason why not meeting. Hernandez stated a revised plan has been submitted. Pogue asked about recycle and if two trash enclosures were enough. Tanner confirmed great idea and would love to have that. Pogue expressed concern of roofline. Tanner explained plan to prevent frozen water over walkway. Pogue stated would hope could find other colors to use, not a fan of black and white. [6:51:01 PM](#) Smith asked about the proposal of mountain rides requirements. Stahlnecker confirmed will meet Mt. Rides requirements. Smith asked about ADA parking not being adjacent to building. Stahlnecker confirmed can review

those to relocate those. Smith agrees with Pogue, maybe more color and differentiate between the buildings. Smith asked about RV accommodation. Hernandez confirmed intent is to follow irrigation recommendations. Smith asked about snow clips. Tanner confirmed will be over the front doors. Tanner and Smith discussed potential color changes. [6:57:29 PM](#) Stone expressed concern over neighbor view of side of buildings, asking if something could be done. Stone appreciates them adapting the trees in accordance to commission recommendation. Stone asked if snow clips should be a condition of approval. Horowitz stated could include or have them on revised drawings. Stone suggested reviewing surrounding buildings and ensure not in sharp contrast to those around them. [7:00:06 PM](#) Scanlon asked for clarification if this was a PUD. Horowitz clarified this is a it is a Design Review for Multi Use Buildings. Scanlon expressed concern over flag lots. Horowitz stated will follow up with that at the next hearing. Scanlon asked Tanner to show where proposing the rain gutters in next drawings. Scanlon does not believe snow will not slide off roof as roof is very shallow. Scanlon expressed concern over color of door. [7:04:49 PM](#) Chair Fugate agreed with Scanlon regarding side elevations facing woodside. Chair Fugate agrees more color would be good.

[7:05:36 PM](#) Chair Fugate opened public comment.

[7:06:23 PM](#) Jeffery Jones, 1441 Woodside, stated traffic on Woodside is horrible and not sure if that has been discussed. Jones is against the black and white color and side elevations need to be addressed.

[7:07:23 PM](#) Michael Abbott, 1511 Aspen Valley, concern over color of the buildings and would like to see more trees along the backside.

[7:08:13 PM](#) Beau Korzen, 830 Antelope Drive, amazed spent all this time talking about trees, colors, flowers except Stone considered what they are seeing from their backyard. Korzen stated this is a single-family area, this project will stand out like a sore thumb and cause property values to drop. Korzen also expressed concern over traffic.

[7:11:04 PM](#) Greg Abbott, agrees with person who just spoke. She has a garden and worried everything in her backyard is now going to be shaded and people can look into her backyard now.

[7:12:32 PM](#) Beau Korzen, did not receive any notification that the meeting was moved online and need to consider that not everyone knows that the meeting was moved online.

[7:13:59 PM](#) Jeffery Jones, found out from a neighbor 15minutes before the meeting started.

[7:14:41 PM](#) Chris Simms stated appreciate all comments from public comment and that are looking at a follow up meeting and while discuss with staff about direct mailings to surrounding neighbors.

[7:16:38 PM](#) Chair Fugate closed public comment.

[7:17:16 PM](#) Chair Fugate asked Horowitz had any comments to address from public comment. Horowitz stated based on not able to hear project for another month will re-notice.

[7:22:34 PM](#) Smith suggested taking in consideration neighbors' comments about trees and the color palette. Stone asked Horowitz if this was going to be a park, Horowitz explained in previous application there was a park requirement. Stone recommends putting trees around the back and moving everything towards the center. [7:24:21 PM](#) Scanlon agrees with other commissioners, wonders if there is some room to move the buildings towards the center and if one of the 4plexs could be put in the center. Smith added idea of moving the buildings in and relocating one would also enhance the feel for the future home owners. Chair Fugate reiterated the portions presented to Woodside definitely need some interest.

[7:26:41 PM](#) Smith motioned to continue the public hearing to May 4, 2020. Pogue seconded. All in Favor.

PH 4 Consideration of a Preliminary Plat Subdivision Application (Phase I) by S.V. Flying Squirrels, LLC, represented by Bruce Smith of Alpine Enterprises Inc., for Quigley Townhomes, located at Lot 1A and Lot 2A of Quigley View Subdivision (631 East Croy Street), where Lot 1A and Lot 2A are subdivided into eight (8) townhouse sublots, located within the Limited Residential (LR-1) Zoning District. This project converts a condominium subdivision to a townhouse subdivision. **ACTION ITEM**

[7:28:29 PM](#) Stone motioned to continue the public hearing upon the Preliminary Plat Application for Quigley Townhomes, by S.V. Flying Squirrels, located at Lots 1A and 2A, Quigley View Subdivision to April 20, 2020. Pogue seconded. All in Favor.

PH 5 Consideration of a Design Review Application by Lena Cottages, LLC, represented by Chad Blincoe of Blincoe Architecture, for a 2,064 square foot, seven (7) bay garage building to serve seven (7) single-family cottage style units, located at Lot 9, Block 3, Old Cutters Subdivision within the General Residential (GR) Zoning District. **THIS ITEM WILL BE CONTINUED TO APRIL 20, 2020. ACTION ITEM**

PH 6 Consideration of a Preliminary Plat Subdivision Application by Lena Cottages, LLC, represented by Chad Blincoe of Blincoe Architecture, where Lot 9, Block 3, Old Cutters Subdivision is subdivided into seven (7) sublots. This project is located within the General Residential (GR) Zoning District. **THIS ITEM WILL BE CONTINUED TO APRIL 20, 2020. ACTION ITEM**

[7:29:56 PM](#) Scanlon motioned to continue PH 5 and PH 6, referring to the Lena Cottages to April 20, 2020. Smith seconded. All in Favor.

Staff Reports and Discussion

SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.

SR 2 Discussion of the next Planning and Zoning meeting: April 20, 2020

- DR: McMinn
- DR: Blaine County ADU
- PP: ARCH Blaine Manor
- DR: Lena Cottages (continued from 4/6/2020)
- PP: Lena Cottages (continued from 4/6/2020)

Horowitz explained will reach out to McMinn and Blaine County ADU to let them know they will be pushed out to the May hearing.

7:33:45 PM Smith motioned to adjourn. Pogue seconded. All in Favor.