

**Agenda**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, April 20, 2020**  
**Virtual Meeting**  
**5:30 p.m.**

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## Present

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

**Staff:** Lisa Horowitz, Jessica Parker

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

**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 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. 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***

**CA 2** *Adoption of Findings of Fact, Conclusions of Law and Decision of 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. 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***

Chair Fugate request to pull CA 2.

**5:35 PM Pogue motioned to approve CA 1. Scanlon seconded. All in Favor.**

Horowitz summarized discussion between her and Scanlon regarding change submitted by Michelle Griffith. Smith believes it will be more beneficial long term if ARCH will follow through with the increased insulation. Griffith explained seniors will have a utility allowance based off the specs of the building, there is no financial benefit for the seniors doing this. Horowitz suggested holding item until next meeting for a public hearing. Commission discussed options.

**5:37 PM Pogue motioned to approve CA 2 with staff and Owen Scanlon to review the design. Scanlon seconded. Stone – Yes, Scanlon – Yes, Pogue – Yes, Fugate – Yes and Smith – No.**

## **Public Hearing**

**PH 1** **5:39 PM** *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***

Horowitz turned floor over to applicant, Walt Fleming. Fleming provided a summarized history of the project and reason for conversion from condo to townhouse plat. Fleming asked if there were any questions. No questions for the applicant from the Commissioners.

**5:46 PM Chair Fugate opened public comment.**

No comment.

**5:47 PM Chair Fugate closed public comment.**

Scanlon asked about item b under conditions of approval, wonder if that is necessary. Horowitz confirmed that could be deleted. Scanlon asked if there was any new construction. Horowitz confirmed no and could remove if wanted. Scanlon asked if the condition about party separate walls was completed. Fleming has not been contacted. Fleming explained the fire walls and party walls were previously approved under the condos. Horowitz suggested could make a condition of approval. Chair Fugate asked if there were snow storage calculations. Horowitz explained those were handled under the previous design review. Chair Fugate asked about easements to be noted on the plat. Horowitz confirmed. Stone believes this is administrative based application and good as long as all requirements are met. Smith likes all that has heard. Smith noted that in the CC&Rs, paragraph 12 was actually number 2. Smith stated good as long as easement and snow storage questions are answered and the condition related to inspection of party wall is added. Pogue is good with it as discussed with party wall inspection being completed and the easements. Staff and Commission verified amendments to conditions.

**5:52 PM Scanlon motioned to approve the Preliminary Plat Application for Quigley Townhomes, by S.V. Flying Squirrels, located at Lots 1A and 2A, Quigley View Subdivision with**

conditions (a) through (g) finding that the application meets all City standards. Smith *seconded*. *All in Favor*.

**PH 2** **5:53 PM** *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. ACTION ITEM*

PH 2 and 3 will be heard together.

**PH 3** **5:54 PM** *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. ACTION ITEM*

Horowitz introduced applicant team and Courtney Hamilton, staff planner. Horowitz turned floor over to Chad Blincoe. Blincoe introduced himself and the applicant team. Blincoe introduced the project, consisting of two phases discussing what is included in each phase. Blincoe explained idea behind the design for each building. Blincoe stated the application is for the garages. Blincoe went into detail of the garage design, covered trash enclosures and materials to be used. Blincoe provided drawings of entire project including the residential units not part of the application. Blincoe turned floor to Nathan Schutte. Schutte discussed the landscape plan, grading and drainage. Schutte noted proposed drywells. Hamilton clarified the design review is only for the garage buildings. Scanlon noted that the east elevation is quite plain and long. Scanlon suggested ideas to break up the material and texture on the east side. Stone asked if there was a proposed fence along the property line. Fleming noted fencing along the trash enclosures and a few of the residential units. Stone asked Horowitz if area to the east was developed. Fleming noted that is the park. Stone asked to the North. Fleming explained what is to the north of the project. Smith agrees with Scanlon regarding the backside elevation. Smith suggested elevation facing the street towards the garage, may want to duplicate what do on the back. Fleming noted materials to be used. Smith noted confusion of roofing for the building, and missing sample of shingle. Fleming explained did not have the dark gray shingle sample, and that the units will have metal. Smith asked about the parking. Fleming confirmed two of the parking spots are designated for the larger units. Smith asked if the Canal company had any comments regarding this development. Horowitz confirmed the canal company had no comments per email received. Smith asked if setback questions were answered. Hamilton confirmed the setbacks have been corrected. Pogue asked what the difference is between the 3-bedroom units to the garage units. Fleming explained those are parallel parking, not understanding the question. Pogue clarified trying to understand how much room is available if backing out of the garage before come to the parallel parking. Fleming confirmed it is 25' to 27'.

**Chair Fugate opened public comment.**

No comment.

**Chair Fugate closed public comment.**

Scanlon thinks this is a nice project and complimented Blincoe and the design team. Scanlon why 33' long instead of 34' long on buildings 4a and 5a. Fleming explained width issue and square footage requirements. Stone asked if true that no on street parking is permitted. Horowitz confirmed. Stone asked if ending up with 10 parking spots for 7 units. Blincoe noted there are 11 spaces. Stone expressed concern for guest parking. Blincoe noted additional parking areas at the park area adjacent to this project. Blincoe noted they do meet parking requirements. Stone suggested plants along the back part of the garage to help break that up between them and their neighbors. Schutte happy to add plants, hesitant to put along the property line as that is the drainage ditch. Smith no additional comments, other than agrees with Stone regarding the additional plants. Pogue agrees with stone and Smith, thinks overall going to be a great project. Chair Fugate confirmed with staff did receive response from the canal company. Chair Fugate asked about issues with the easements and utilities. Horowitz stated there are separate conditions for the preliminary plat and design review. Horowitz stated if they would like to preclude the design review can look at the preliminary plat. Commissioners and staff discussed conditions of approval for the design review and preliminary plat individually.

**6:25 PM Smith motioned to approve the Design Review Application by Mountain Sun Homes LLC for a seven (7) unit garage project, one story in height, built to accompany seven (7) single-family cottage residences, to be located at the northwest corner of CD Olena Drive and Cutters Drive (Lot 9, Block 3, Old Cutters Subdivision), 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 (a) through (L) are met. Pogue *seconded*. All in Favor.**

**6:28 PM Scanlon motioned to approve the Preliminary Plat Application for Lena Cottages Subdivision, Lot 9, Block 3, Old Cutters, with conditions (a) through (i) finding that the application meets all City standards. Stone *seconded*. All in Favor.**

Blincoe asked about conditions F) I. of the preliminary plat, if those were handled under a plat note. Stahlnecker explained intent was for the water main if one was constructed onsite based off her conversation with Brian Yeager. Blincoe expressed concern of this condition requiring more easements. Horowitz does not believe so.

***PH 4*** *Consideration of a Preliminary Plat Subdivision Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Galena Engineering for Blaine Manor Subdivision, located at Lot 3A, Block 1, Wertheimer Park (706 S Main St) where Lot 3A is subdivided into two lots, with an 11,755 square feet proposed public Alley Right of Way located on the northwest rear corner of the proposed Lot 1. This projected is located within the General Residential and Hailey Townsite Zoning Districts. ACTION ITEM*

Horowitz corrected error on agenda, stating this is the Business and Townsite Zoning District. Horowitz turned floor over to Michelle Griffith. Griffith explained the need for the Lot Line Adjustment. No questions from the commissioners, all are good with the project. Chair Fugate confirmed sidewalks will be 8 ft.

**6:37 PM Chair Fugate opened public comment.**

No comment.

**6:38 PM Chair Fugate closed public comment.**

**6:38 PM Stone motioned to approve the Preliminary Plat Application for Blaine Manor Subdivision by ARCH Community Housing Trust and Blaine County located at 706 South Main Street (Lot 3A, Block 1, Wertheimer Park, finding that the Application meets all City Standards, and that Conditions (a) through (j) are met. Scanlon seconded. All in Favor.**

**Smith asked Horowitz if the grading plan will come between this and the final plat. Horowitz confirmed and also had a detailed grading plan in the design review.**

**PH 5** Consideration of a Design Review Application by Blaine County, 1,720 square foot new two-story mixed-use building to consist of a 288 square foot office and 572 square foot storage on the first floor and an 860 square foot one-bedroom residential unit on the second floor. This project is located at 302 S 1<sup>st</sup> Avenue (Lot 13A, Block 22, Hailey Townsite), within the Transitional (T) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM. THIS ITEM WILL BE CONTINUED TO MAY 4, 2020.**

**PH 6** Consideration of a Design Review Application by Kevin and Stefanie McMinn represented by Owen Scanlon Architects, for a new two story with basement mixed use building to consist of a 2,312 square foot dental office located on the first floor and two two-bedroom residential units on the second floor for a total of 1,633 square feet with a 1,512 square foot basement, with a total of eight parking stalls. This projected is located at 801 N 1<sup>st</sup> Avenue (Lot 2, Block 1, Taylor Subdivision) within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. **ACTION ITEM. THIS ITEM WILL BE CONTINUED TO MAY 4, 2020**

**6:41 PM Smith motioned to continue Public Hearing 5 and Public Hearing 6 as stated in the agenda of April 20, 2020 to May 4, 2020. seconded. All in Favor.**

#### **Staff Reports and Discussion**

- SR 1** Discussion of current building activity, upcoming projects, and zoning code changes.
- Hailey Construction Guidelines
- SR 2** Discussion of the next Planning and Zoning meeting: May 4, 2020.
- DR: Tanner Investments, Woodside Block 86
  - DR: Blaine County ADU
  - DR: McMinn

Horowitz provided update on construction resuming and businesses reopening in Hailey.

**6:46 PM Scanlon motioned to adjourn. Smith seconded. All in Favor.**