

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, June 29, 2020
Virtual Meeting
5:30 p.m.

From your computer, tablet or smartphone: <https://www.gotomeet.me/CityofHaileyPZ>
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Present

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

[5:30:21 PM](#) Chair Fugate called to order.

[5:31:23 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 a City-initiated Text Amendment to the Hailey Municipal Code to Title 13: Public Services, Chapter 13.04, Water and Wastewater Systems, Section 13.04.060, Cross Connections to clarify the purpose of the ordinance and modify E(3) by removing double check valve assembly and H. by adding and Idaho plumbing code and amend Title 18: Mobility Design, Chapter 18.14, Standard Drawings, Section 18.14.010, Diagrams to modify or replace drawings 18.14.000.0, 18.14.010.B.3 and 18.14.010.B.4, 18.14.010.B.7 through 18.14.010.B.11, 18.14.010.C.1 through 18.14.010.C.3, 18.14.010.C.6, 18.14.010.D.4a, and 18.14.014.F.*
ACTION ITEM

CA 2 *Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Old City Hall LLC, represented by Blincoe Architecture for a 2,757 square foot commercial addition to the existing building used by the Advocates Attic including an outdoor display and five (5) additional parking stalls located on River Street. This project is located at 12 W Carbonate St (Lots 12-15, Block 41, Hailey Townsite) within the Business Zoning District.* **ACTION ITEM.**

[5:32:07 PM](#) Pogue moved to approve CA 1 and CA 2. Scanlon seconded. All in favor.

Public Hearing

PH 1 [5:34:27 PM](#) *Consideration of a Preliminary Plat Subdivision Application (Phase 2) by Sweetwater Communities, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase 2 of Block 2 is subdivided into 14 sublots consisting, two (2) ten-unit condominium and four (4), three-plex townhomes for a total of 32 residential units. This project is located on the corner of Shenandoah Drive and Countryside Boulevard, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District.* **ACTION ITEM.**

[5:35:45 PM](#) No comments from staff. Horowitz turned floor over to Matt Watson. [5:38:21 PM](#) Watson explained this is the same presentation from Block 2, Phase 1 and summarized

changes made since last seen. Watson explained this is the next two blocks to the north after phase 1. Watson summarized previous proposal and proposal by them. Watson explained phase 2 consist of two condo buildings and 4 townhomes. Watson explained location of garages and outside parking. Watson explained trees that effect phase 2 and that have addressed public works concerns regarding the trees. Watson explained trail connection on north end of block two and at Countryside. Watson summarized this is a continuation of what have been doing. [5:44:23 PM](#) No questions from Scanlon. [5:44:33 PM](#) Stone asked if plan is to extend the sidewalk in lieu of a transit stop. Watson confirmed, explaining part of the Development Agreement. Stone confirmed with Horowitz that Mountain Rides approved this. Smith questioned whether the Applicant would agree to a plat note notating that private alleys are unbuildable parcels, as per code. Pogue also would like to see this delineated on the plat. Watson noted that that this was not done previously, but moving forward, could be notated on the plat. All others can be included at Final Plat hearings. [5:48:13 PM](#) Horowitz confirmed that is the standard. Smith asked if Applicant intends to utilize truncated domes at crosswalks. Watson confirmed that truncated domes will be utilized at all crosswalks. [5:49:25 PM](#) No questions from Chair Fugate.

[5:49:34 PM](#) Chair Fugate opened public comment.

[5:50:34 PM](#) Chair Fugate closed public comment.

[5:50:54 PM](#) Horowitz noted did not require unbuildable parcels on the first phase. Commission discussed requirements. Watson asked if that would restrict covered structures such as parking. Smith does not believe it will. Smith read ordinance allowed. Watson does not have any issue with including this in the plat notes. No additional comments from Scanlon. [5:53:49 PM](#) Stone asked Horowitz asked if there would be any issues with contradiction between Phase 1 and Phase 2. Horowitz does not believe it will cause problems. Stone asked if would be retroactive. Horowitz does not see how it could be made to be retroactive. Horowitz suggested adding at Final Plat. Watson is agreeable to add to Phase 1 during Final Plat. No further comments from Smith and Pogue. [5:55:28 PM](#) Chair Fugate thanked applicant, no further comments.

[5:56:27 PM](#) Stone motion to approve Phase 2 of the Preliminary Plat Application by Sweetwater Communities, 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 (k) are met. Pogue seconded. All in Favor.

Horowitz announced second time that the soccer park has been withdrawn. Chair Fugate noted West Crescent was withdrawn at this time as well.

PH 2 [5:58:58 PM](#) *Consideration of a Design Review Application by John and Paula O'Meara represented by Thomas Dabney, TND Architects, PLLC, for a 4,015 square foot single-family residence to be located at 711 S Main Street (Lot 2, Block 1, Arbor Heights Subdivision) with the Limited Residential 1 (LR-1) and Townsite Overlay Zoning Districts.*
ACTION ITEM.

[5:59:32 PM](#) Smith disclosed he is acquainted with the O'Meara's but has no business ties with them and it will not affect his decision in regards to this project.

[6:01:28 PM](#) Stone asked if this is a new or continuation of a project.

[6:01:55 PM](#) Davis turned floor over to Tom Dabney, Architect for the project. [6:03:02 PM](#) Dabney introduced the project and the location. Dabney explained house proposed is for a total of approximate 4,000 square feet. Dabney noted location of driveway easement, driveway access, and snow storage area. Dabney explained layout of proposed home, roof layout and materials to be used. Dabney confirmed within the required setbacks and height requirements. Dabney explained exterior materials. [6:08:47 PM](#) Scanlon asked the square footage of the bonus room on second floor. Dabney stated 975 square feet. Scanlon asked about the purpose of the bonus room. Dabney referred to O'Meara to explain the intended use. Dabney stated per Mr. O'Meara the intended use is for an office. Scanlon asked if stone was natural or cultured. Dabney stated is natural. [6:11:29 PM](#) Stone asked if lot was vacant or need to do a demo. Dabney stated he believed it is empty now. Stone asked if there was a fence around the lot. Davis noted a fence on south side and between lot 1 and lot 2. Stone asked if any trees are being removed. Dabney stated no trees are to be removed. [6:13:10 PM](#) No questions from Smith, Pogue or Chair Fugate.

[6:13:36 PM](#) Chair Fugate opened public comment.

[6:14:10 PM](#) Chair Fugate closed public comment.

[6:14:17 PM](#) Scanlon thinks this is a nice residence and location. Scanlon suggested putting snow fences on metal roof in place of clips. [6:15:42 PM](#) Stone no issues, agrees with Scanlon regarding snow fence. [6:16:04 PM](#) Smith no problems, nice residence and provide infill to a vacant lot. [6:16:25 PM](#) Pogue thinks it is a great addition to the whole neighborhood. Chair Fugate agrees, believes building is attractive as proposed and a benefit to the neighborhood.

[6:17:11 PM](#) **Smith motion to approve the Design Review Application John and Paula O'Meara, represented by TND Architects, PLLC, for a 4,015 square foot single-family residence, which includes an attached 483 square foot garage, to be located at 711 South Main Street (Lot 2, Block 1, Arbor Heights 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 Title, and City Standards, provided conditions (a) through (i) are met. Scanlon seconded. All in Favor.**

Dabney explained building with start as soon as able to finish engineering, so soon as possible.

PH 3 *Consideration of a Conditional Use Permit Application by Williams Latham L Trustee, Williams Family Trust, represented by Kevin Hansmeyer, for a soccer park to be located at 707 S Main Street (Lot 1-10, Block 129, Townsite) within the Business (B) and Townsite Overlay. This park will include 23 parking stalls and two (2) 50'x 80' playing fields.*
ACTION ITEM.

5:33:13 PM Horowitz explained this application has been withdrawn at this time.

[6:19:04 PM](#) Chair Fugate announced again that PH 3 has been withdrawn by the applicant due to avoiding conflict and is looking for another area at which to do this.

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: July 20, 2020.

- DR: Pioneer Storage Facility

Horowitz confirmed next hearing is July 20th and projects to be heard at that hearing.

6:21:19 PM Scanlon motioned to adjourn. Smith seconded. All in Favor.