

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

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

**Board:** Janet Fugate, Richard Pogue, Dan Smith, Dustin Stone

**Staff:** Robyn Davis, Lisa Horowitz, Jessica Parker

[5:30:48 PM](#) Chair Fugate called to Order.

[5:31:07 PM](#) Public Comment for items not on the agenda. No Comment.

[5:31:51 PM](#) Consent Agenda

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

**CA 2** Adoption of Findings of Fact, Conclusions of Law and Decision 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 South River Street (Lot 2, Block 1, Arbor Heights Subdivision) with the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

[5:32:02 PM](#) Smith motioned to approve CA 1 and CA 2. Pogue seconded. All in Favor. Scanlon Absent

**Public Hearing**

**PH 1** [5:32:49 PM](#) Consideration of a Design Review Application by Pioneer, LLC, represented by Andrew Bick, for Pioneer Storage Phase II, for a storage facility consisting of five (5) single-level storage buildings totaling 16,760 square feet and related parking, to be located at 1291 and 1311 Citation Way (Lots 1A and 1B, Airport West Subdivision #2) in the SCI-SO Zone District. **ACTION ITEM.**

Horowitz introduced project and applicant team in the building. Andrew Bick summarized project proposal. Bick stated the location and zone, explaining will be replatting lots. Bick went on to discuss color changes proposed by HOA and discussed materials to be used for the buildings. Bick stated proposing native grasses on north side of building one. Smith asked if all 6 trees are

coming out. Bick confirmed all 6 trees are being removed, confirmed arborist report by Alpine has been provided. Horowitz asked where the one good tree is on the site plan. Bick pointed out the largest ponderosa pine is right in the middle of the project, others are on the outside affecting building 1. [5:41:56 PM](#) Smith stated the coloring is very similar with different profiles. As far as breaking up the buildings, there are not many differences. Bick explained appear similar looking at this room, referenced phase 1. Bick explained idea of changing color of doors. Smith confirmed using identical colors for exterior coloring as phase 1. Bick confirmed. [5:43:35 PM](#) Smith asked about energy efficiency. Bick explained not a lot of energy being used, only electrical on the property is for the lighting in the units and some outdoor lighting that meets the dark sky ordinance. Smith asked about LED lighting. Bick confirmed willing to do that. Elizabeth Grabher confirmed phase 1 has all LED lighting and would repeat that, with motion sensors. [5:45:44 PM](#) Smith asked about irrigation system plan. Bick confirmed there is a plan. [5:46:17 PM](#) Pogue thinks suggestions from HOA are positive, sorry not able to save the one good tree but understands. Pogue asked if applicant has thought about solar power. [5:47:19 PM](#) Stone asked Horowitz if required to have approval from the HOA. Horowitz confirmed applicant is required to get Design Review approval from the HOA. Stone asked if applicant has any concerns with the 4 issues from the HOA. Bick stated no concerns with the HOA Conditions. Stone asked about any other planting such as shrubs and trees. Bick explained planned to do larger native grasses, that need rest of site for access and snow storage. Stone explained his view, that like the mute color as the building doesn't need to be called out. Chair Fugate asked about seasonal plantings. Horowitz explained did not require seasonal plantings on Phase 1. Chair Fugate noted conflicting point on Staff Report page 10. Horowitz recommended not requiring seasonal plantings as staff is not onsite. Chair Fugate asked about trash. Bick explained no trash on this property, people are storing items and when done taking their stuff. Chair Fugate noted that she likes the color on the doors; however, sees that it could be sticking point. [5:52:53 PM](#) Bick confirmed that is correct, that the HOA felt it would be best to stay with the same color concept as phase 1.

[5:54:05 PM](#) Chair Fugate opened public comment.

[5:54:09 PM](#) Matt Engel, 101 E Bullion St., his company represents the HOA and thanked the applicant for working with them. Engel explained concern of color scheme and landscape design. Engel reiterated that the applicant was very helpful regarding the screening of the property. Engel noted that the trash enclosure was a good point, asked if there is a way to make that work.

[5:58:27 PM](#) Chair Fugate closed public comment.

[5:58:43 PM](#) Smith believes overall, is a good project and good infill for that area. Smith agrees with Engel regarding idea of having a dumpster there. Grabher explained they found that works best for them to go and pick up any miscellaneous trash and dispose of it instead of keeping a dumpster. Grabher referenced that has not had any complaints on her other properties. Chair Fugate asked about possibly adding something for this in the contracts. Grabher stated that is a good idea. Smith is comfortable with this option as long as they continue to manage it. [6:04:20 PM](#) Pogue agrees with idea of including it in the contracts with the facility. Pogue complimented applicant and HOA. [6:05:03 PM](#) Stone asked if there is a requirement for a business like this to provide garbage. Horowitz is not aware of a requirement. Stone asked why the applicant has a dumpster at the Ketchum Location. Grabher explained business in Ketchum was used as an example. Stone agrees with Pogue regarding muted color schemes. Stone does not see additional requirement to burden applicant with dumpsters. [6:07:43 PM](#) Horowitz suggested revised

condition to include the HOA conditions be addressed. Stone asked if should add a condition regarding contract for tenants. Chair Fugate and Horowitz believe that is not needed as a condition. Chair Fugate asked about LED Lighting. Horowitz suggested including it within the body of the Findings of Fact. Smith added that this is to the benefit of the company and why does not think it needs to be made a condition.

**6:10:50 PM Stone motioned to approve the Design Review Application by Pioneer, LLC, represented by architect Andrew Bick, for construction of Pioneer Storage Facility Phase II, to be located at Lots 1A and 1B, Block 4, Airport West Subdivision #2 (1291 and 1311 Citation Way), located in the SCI – Industrial (SCI-I) Zoning District, 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 (i) are met. 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: August 3, 2020.

- DIF: Forest Service Warehouse Building
- Nelson Variance
- Conditional Use Permit Application: The Sage School
- Hillside Overlay Site Alteration Permit Application: Carpenter

**6:13:37 PM** Horowitz provided summary of upcoming projects scheduled for August 3, 2020 hearing.

**6:17:13 PM Pogue motioned to adjourn. Stone seconded. All in Favor.**