

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, August 17, 2020
Virtual Meeting
5:30 p.m.

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

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Present

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

Staff: Lisa Horowitz, Robyn Davis, Jessica Parker

[5:30:07 PM](#) Chair Fugate called to order.

[5:30:17 PM](#) Public Comment for items not on the agenda. No Comment.

[5:30:52 PM](#) Consent Agenda

CA 1 *Adoption of Findings of Fact, Conclusions of Law and Decision of an Application submitted by Hailey Investors, LLC, for a third variance from the riparian setback and building site area regulations of the Flood Hazard Overlay District, Section 17.04J. The original variance was granted on August 20, 2004 and approved for a ten (10) year extension on June 7, 2010. The original variance was granted for the purpose of constructing a residence encroaching approximately thirty-three (33) feet into the one hundred (100) foot riparian setback. The current request is for an encroachment of about twenty-six (26) feet. The property is located on Lot 1, Block 8, Della View Subdivision (921 War Eagle Dr). **ACTION ITEM.***

CA 2 *Adoption of Findings of Fact, Conclusions of Law and Decision of a Conditional Use Permit Application submitted by The Sage School, represented by Chip Maguire of M.O.D.E, LLC, for the addition of a 1,440 square foot modular classroom, to be located on Lot 2, Block 4, Airport West Subdivision #2 (1451 Aviation Drive), within the SCI – Industrial (SCI-I) Zoning District. The Commission approved two (2) modular buildings, of the same size, shape, color and use, in May 2013. Due to the Coronavirus pandemic, the purpose of a third modular building onsite is to allow for additional classroom space, which ensures students and teachers meet the social distancing requirements outlined by Governor Little. **ACTION ITEM.***

CA 3 *Adoption of Findings of Fact, Conclusions of Law and Decision of a Hillside Site Alteration Permit Application by Brush and Amber Carpenter, represented by Chip Maguire of M.O.D.E., LLC, for the addition of an outdoor patio space and four (4) foot high retaining wall to a single-family residence. This project would encroach a depth of approximately six (6) feet into the Hillside Overlay Boundary, and is to be located on Lot 8, Block 8, Old Cutters Subdivision (1121 East Myrtle Street). **ITEM TO BE PULLED FROM AGENDA.***

CA 4 *Adoption of Findings of Fact, Conclusions of Law and Decision of a modification to existing Wireless Permit for AT&T Mobility Corporation for the removal of three (3) antennas, one (1)*

GSM Omni antenna, and three (3) remote radio heads and associated cabling. Three (3) newer technology antennas and three (3) newer technology remote radio heads will be added to the site. No increase in height of tower is proposed. The equipment is located at Pine Street Station Condominiums (400 South Main Street), within the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

CA 5 Adoption of March 30, 2020 Meeting Minutes. **ACTION ITEM.**

[5:31:04 PM](#) CA 3 pulled from agenda, will be heard at next hearing. [5:31:13 PM](#) Fugate confirmed minor changes to CA 4. Horowitz stated engineer report was received and sent to all commissioners today.

[5:32:18 PM](#) Smith motioned to approve CA 1, CA 2, CA 4 and CA 5. Pogue seconded. All in favor.

Public Hearing

PH 1 [5:32:53 PM](#) Consideration of a Design Review Application by Leonard McIntosh and Edward Ayub-Trustee for a twelve (12) unit residential project, two stories in height, to be known as River Street Apartments. The proposed project will be located at 410 North River Street (Lots 14-17, Block 56, Hailey Townsite), within the Business (B), Townsite Overlay (TO) Zoning Districts and the Downtown Residential Overlay (DRO) and Small Residential Overlay (SRO); however, the Applicant has chosen to meet the DRO Standards, as outlined in the Hailey Municipal Code. The proposal also includes: twelve (12) parking spaces, four (4) four-bedroom ADA accessible units, four (4) two-bedroom ADA accessible units and four (4) four-bedroom units. **ACTION ITEM.**

[5:33:47 PM](#) Davis introduced project, explained location is the lot to the north of the Silver River apartments heard earlier this year and turned floor over to architect, Byron Folwell. [5:34:28 PM](#) Folwell summarized the proposed project, three buildings each containing 4 units, the L shape plaza will contain two covered seated areas, 12 covered parking spaces, two guest spaces in R.O.W. Folwell discussed exterior amenities and accesses. Folwell explained the proposed exterior materials to be used. Folwell further described the outdoor seating areas, estimated total seating of approximate 24 people. Folwell stated the landscape plan covers approximate 3000 sq. ft. – 33 trees of 8 varieties. [5:42:15 PM](#) Pogue asked if the market of the units is for families. Folwell stated Building A has 4 - 4 bedroom 2 bath units and Buildings B and C are 2 bedroom 1 bath units. Pogue noted no kids play area, Folwell confirmed none at this time. Pogue believes parking along River Street is not enough. Pogue asked if the face in parking proposed is what is recommended for River Street. Horowitz confirmed, and that they meet the DRO requirements for parking. [5:44:47 PM](#) Horowitz asked about they are able to manage to fit 4 bedrooms in Building A units. Folwell explained project designer is the one to determine the unit layouts. Folwell provided a drawing showing the unit layout. Folwell stated can visit Indie Dwells website to view their other units designed. Horowitz asked if the Property Management would ensure the parking restrictions during the winter. Leonard McIntosh will discuss that with the management company to determine the best ways to address that but that will be meeting the requirements. Pogue recommended having some type of awning material on the front west facing windows. Pogue noted that the snow is going to go on some of the walkways – recommended something to prevent snow from coming off the roofs in mass amounts. Pogue recommended lighter colors for the exterior of the buildings. [5:49:46 PM](#) Smith asked if will be using Redwood or Cedar for the wooden screens. Folwell stated would prefer Redwood, Cedar is the second choice. Smith asked if have north and south facing windows for the buildings. Folwell stated Building A does not have any north or south facing windows. Buildings B and C have limited windows facing

north and south. Smith recommended putting windows in for more natural lightings. Folwell corrected himself that Building A does have some windows and egresses in those directions. Smith noted on the site analysis sheet reference SRO vs. DRO. [5:53:51 PM](#) Smith is interested in idea of providing outdoor storage for bicycles for Buildings B and C, but Building A does not seem to have that but that is the most likely building to have that. Folwell explained able to provide 1 for each unit, hope that Building A will have access to those at Building B and C. Smith recommended to think of ways to accommodate more storage for vehicles and bicycles for building A. Steven Job suggested bicycle storage under the stairways. Folwell will do a layout showing that and may have some opportunities for bicycle storage by the alley. Smith agreed with Pogue's comment regarding color, believes color palate is limited. Smith confirmed applicant came to an agreement with the Tree Committee. Folwell confirmed did come to an agreement regarding R.O.W. trees. Davis confirmed City Arborist will make comments regarding the landscaping inside the lot. Job stated trees chosen to use are a lively green, and chose these to play off a warmer tone background. Job stated has also chosen a bright shrubbery as well. Smith thanked applicant, suggesting taking a look at a little more variety in color. Smith asked about the bus stop. Davis stated there has not been any further conversation, that Mountain Rides suggested a stop and sign but it's not required. Smith asked what the insulation value to be used. Folwell explained does not know that yet. [6:02:52 PM](#) McIntosh noted the insulation listed on the Indie Wells brochure. [6:03:17 PM](#) Stone asked if it is going to be open between buildings B and C, asking further is creating a situation where snow will be going into the stair wells. Folwell explained the metal awnings overlap each other, some snow may go into the breezeways. Stone asked for clarification of the metal awnings and asked the height difference. Folwell explained awning design and height is approximate 9 ft. higher in the front of the building and back of building is lower roof. Stone asked if roof has any angle to them. Folwell explained low slope and designed to retain snow until it melts and drains off. Folwell explained how that design is supposed to retain the snow. [6:06:29 PM](#) Stone is concerned that plan will hold snow until spring time. [6:07:28 PM](#) Stone asked where the additional two guest parking spots are going to be located on River Street. Folwell explained locations have not been determined at this time. Davis noted the transit company stated they would need 4 spots for the bus turn around. Stone asked if the applicant would be creating the spots. Horowitz confirmed applicant would be creating and summarized area of code that the applicant is following. Horowitz noted that these spaces would not be reserved for this project, that they would be open to the public. Stone asked if applicant plans to build out all the available parking spots. Folwell confirmed as well as the bike lane, sidewalk, street trees and curb and gutter. Stone asked Horowitz if the winter parking restrictions would apply to all parking along River Street. Horowitz confirmed. [6:10:51 PM](#) Stone asked if units have central air conditioning. Folwell stated all units are heated and cooled with a mini split system, 1 per unit. [6:11:35 PM](#) Stone asked if size of hardy plans as portrayed is correct. Folwell explained that they are hardy planks and how Indie Wells installs those. Stone noted that there are a lot of color capabilities for the hardy planks. Stone asked Horowitz if recalled the color plan for Silver River. Horowitz and Davis explained color plan for Silver River apartments. [6:13:55 PM](#) Scanlon stated 7.5 width of a bedroom is not enough, asking how ADA accessible. Scanlon suggested looking at doing fewer units, give more space, parking and larger units. Scanlon echoes concern about the colors, suggested looking at brighter colors for trim. Scanlon asked why all the roofs slope the same direction. Scanlon asked if possible, to have the roofs slope away from each other, suggesting if did so that may break up tall slats. Scanlon echoed Pogue's concern of snow. [6:17:39 PM](#) Chair Fugate asked about the flat roof areas covering tables and parking and how that will work in the winter. [6:18:21 PM](#) Folwell stated the covered seating areas are an open pergola structure, the roofs as designed are not complete roofs. Folwell stated the parking roofs are a metal frame similar to the awnings attached to be buildings. Chair Fugate confirmed those will accommodate the snow load. Chair Fugate believes the color needs to be lighter/brighter.

[6:21:37 PM](#) Chair Fugate opened public comment. No comment.

[6:22:13 PM](#) Chair Fugate closed public comment.

[6:22:28 PM](#) Chair Fugate requires a consensus from the City Arborist and landscape architect. Chair Fugate agrees additional bike racks are a good idea and that maybe 3 bedrooms are better than 4 in some places. [6:23:29 PM](#) Horowitz complimented the applicant and the design proposed, summarizing how this is a different way to build multifamily units. [6:25:02 PM](#) Stone believes the applicant needs to solve what is going to happen to the snow, the park n ride is probably sufficient. Stones primary concern is parking and number of potential vehicles. [6:27:15 PM](#) Smith and Scanlon complimented the applicant team. [6:28:35 PM](#) Pogue asked if the developer has built using shipping containers before. McIntosh has not built with these before but has used the company on other projects.

PH 2 [6:30:43 PM](#) *Consideration of a Preliminary Plat Application submitted by Jesse German and Taryn Haag, represented by Galena Engineering, where Lot 38, Little Indio Subdivision (415 W Bullion) is subdivided into two lots, Lot 1, 12,704 square feet and Lot 2, 11,335 square feet, within General Residential (GR) and FP Overlay Zoning Districts, the Preliminary Plat of Little Indio south Subdivision. ACTION ITEM.*

[6:31:36 PM](#) Horowitz provided aerial of the project and turned the floor over to the applicant. [6:32:14 PM](#) Sean Flynn offered to allow Horowitz to explain the project. Horowitz provided a brief history of the property. Horowitz confirmed the owners will complete the water services with this project. Horowitz summarized that the project is located within a nonconforming area. Horowitz stated the cabin in the rear can remain. Horowitz explained the proposed building envelope for the first lot. Horowitz stated the two sheds on the property line would need to meet the setbacks. [6:35:30 PM](#) Flynn added that both buildings on the lot are currently operating as two separate rental properties. Jesse German followed up on page 20 condition J, stating that both residences are non-confirming. German asked if could amend condition to allow both buildings, and that they would remove the sheds. German asked about condition K. Horowitz explained that was meant to be triggered if the houses were added onto. German asked about item C, what is required of the surety. Horowitz explained the requirements. [6:38:45 PM](#) German explained just wanted to know in case of worst case scenario. [6:39:15 PM](#) Pogue confirmed no new construction. Applicant confirmed. [6:39:41 PM](#) Smith noted few house keeping errors to be corrected by Galena. Smith asked if the setback on the front yard along Little Indio should actually be 20 ft. [6:41:48 PM](#) Stone asked if at this stage just addressing the setbacks and splitting the lot into two. Horowitz confirmed that is correct. Horowitz explained does not know how would require the change in the setbacks, that would have to look into the code. [6:43:41 PM](#) Scanlon asked if the City plows Little Indio. Horowitz stated that no the city does not. Scanlon asked if there is a plat note regarding the public access. Flynn explained that it is currently not a plat note. Scanlon and Horowitz discussed potential of future owners changing location of driveway. Horowitz does not see how that could be possible. Chair Fugate confirmed Lot 1 could not further subdivide. Horowitz explained to further subdivide the easement would need to be increased. Chair Fugate asked if removing or relocating the sheds. Applicant confirmed will be relocating the sheds. Horowitz referenced condition stating that the access would not be buildable.

[6:47:34 PM](#) Chair Fugate opened to public comment.

[6:47:49 PM](#) Taryn German, when connect to water services are, they obligated to abandoned the current well. Horowitz confirmed yes, currently obligated based off the annexation agreement.

[6:48:28 PM](#) Chair Fugate closed public comment.

[6:49:04 PM](#) Horowitz explained this item would need to be continued on the record to September 8, 2020 so this item could be heard with the Flood Plain portion. No additional comments from the Commissioners.

[6:49:58 PM](#) Pogue motioned to continue the public hearing to September 8, 2020. Scanlon 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: **September 8, 2020**

- FHDP for Short Plat: Little Indio Subdivision (German/Haag)
- Continuation of Short Plat: Little Indio Subdivision (German/Haag)
- Conditional Use Permit: Dan Smith

Staff and Commission discussed upcoming projects for next hearing.

[6:53:03 PM](#) Scanlon motioned to adjourn. Smith seconded. All in Favor.