

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Tuesday, September 8, 2020
Virtual Meeting
5:30 p.m.

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

Via One-touch dial in by phone: [tel:+15713173122,,506287589#](tel:+15713173122,506287589)

Dial in by phone: United States: +1 (571) 317-3122 Access Code: 506-287-589

Present

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

Staff: Lisa Horowitz, Robyn Davis, Jessie Parker

[5:30:19 PM](#) Chair Fugate called to order.

[5:30:26 PM](#) Public Comment for items not on the agenda. No comment.

Consent Agenda

[CA 1](#) Adoption of the Meeting Minutes from the May 4, 2020 PZ hearing. **ACTION ITEM.**

[CA 2](#) Adoption of the Meeting Minutes from the May 18, 2020 PZ hearing. **ACTION ITEM.**

[CA 3](#) Adoption of the Meeting Minutes from the May 28, 2020 PZ hearing. **ACTION ITEM.**

[CA 4](#) Adoption of the Meeting Minutes from the June 1, 2020 PZ hearing. **ACTION ITEM.**

[CA 5](#) Adoption of the Meeting Minutes from the June 15, 2020 PZ hearing. **ACTION ITEM.**

[CA 6](#) Adoption of the Meeting Minutes from the June 29, 2020 PZ hearing. **ACTION ITEM.**

[CA 7](#) Adoption of the Meeting Minutes from the July 20 2020 PZ hearing. **ACTION ITEM.**

[CA 8](#) Adoption of the Meeting Minutes from the August 3, 2020 PZ hearing. **ACTION ITEM.**

[CA 9](#) Adoption of the Meeting Minutes from the August 17, 2020 PZ hearing. **ACTION ITEM.**

[CA 10](#) 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). **ACTION ITEM.**

[CA 11](#) Adoption of the Time Extension for Design Review Application submitted by McDonald's Corporation and Kyle Inc./#13380 DBA Valley Food Services, Inc. to extend until spring of 2021. **ACTION ITEM.**

[5:31:19 PM](#) Chair Fugate requested to pull CA 11, CA 7 and CA 3.

[5:32:13 PM](#) Pogue motioned to approve CA 1, CA 2, CA 4, CA 5, CA 6, CA 8, CA 9 and CA 10. Scanlon seconded. All in Favor.

[5:32:57 PM](#) Smith motioned to approve CA 3. Pogue seconded. Chair Fugate abstained. Scanlon, Pogue, Stone, and Smith all in favor.

[5:33:47 PM](#) Pogue motioned to approve CA 7. Stone seconded. Scanlon abstained. Stone, Smith, Fugate and Pogue all in Favor.

[5:34:21 PM](#) Chair Fugate asked commission if has any concerns regarding CA 11. All in agreement, no concerns.

[5:35:10 PM](#) Scanlon motioned to approve CA 11. Pogue seconded. All in Favor.

Public Hearing

PH 1 [5:35:57 PM](#) *Consideration of a flood hazard development permit for a preliminary plat of Lot 38, Little Indio subdivision. The proposed project consists of a two (2) lot subdivision containing some regulatory floodplain. The eastern portion of Lot 1 within the proposed subdivision is partially located in the Special Flood Hazard Area (SFHA) of FIRM Panel 0664E, dated November 26, 2010. The existing FIRM shows an AH zone with an elevation of 5310 feet, in the vicinity of the subdivision. **ACTION ITEM.***

[5:36:37 PM](#) Horowitz explained Flood Hazard Development Permit was delayed, but they heard the preliminary plat at the last hearing. Horowitz noted the conditions are under section 11 of the FHDP Memo. Horowitz confirmed all noticing requirements have been met at this time. Chair Fugate asked commissioners if they have any questions. [5:38:59 PM](#) Stone clarified that this is the remaining paperwork needed from the preliminary plat [5:39:40 PM](#) Smith noted error in elevation listed and on the first page, end of first paragraph is missing part of the sentence.

[5:40:52 PM](#) Chair Fugate opened public comment.

No Comment.

[5:41:20 PM](#) Chair Fugate closed public comment.

[5:42:40 PM](#) Smith motioned to approve the flood hazard development permit for a two (2) lot subdivision containing some regulatory floodplain. The eastern portion of Lot 1 within the proposed subdivision is partially located in the Special Flood Hazard Area (SFHA) of FIRM Panel 0664E, dated November 26, 2010, as modified to include conditions A-H of the permit. Pogue seconded. All in Favor.

PH 2 [5:44:37 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.***

[5:45:25 PM](#) Chair Fugate noted she did not see any major changes other than the conditions discussed at the last meeting. Horowitz confirmed that was the only change, change to condition j. Chair Fugate asked commissioners if they had any questions. No questions.

[5:46:52 PM](#) Chair Fugate opened public comment.

No Comment.

[5:47:10 PM](#) Chair Fugate closed public comment.

[5:47:20 PM](#) Scanlon motioned to approve the 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 and Lot 2, located within General Residential (GR) Zoning District, finding that the Application meets all City Standards, and that Conditions (a) through (o) are met, as amended to include located within the Flood Plain District. Smith seconded. All in Favor.

PH 3 [5:49:39 PM](#) Consideration of a Conditional Use Permit submitted by Dan and Stephany Smith for a 240 square foot temporary storage shed to be located at 321 Sawmill Dr (Lot 5A, Sawmill AM) within the General Residential (GR) Zoning District. **ACTION ITEM.**

[5:49:31 PM](#) Smith recused himself from this public hearing.

[5:50:50 PM](#) Davis introduced project, summarizing this is application for an approval for a temporary storage that the applicant plans to use until they can proceed with building the new residence. Smith confirmed that is a correct. [5:52:45 PM](#) Scanlon asked if part of an HOA that requires the building to be anchored. Smith confirmed no HOA, not required but the structure is on skids. [5:53:22 PM](#) Stone asked about the yellow box drawn onto staff report. Davis explained it is showing where the applicant is accessing the property. Smith clarified reason for access point is due to a berm. [5:54:23 PM](#) Pogue has no questions.

[5:54:34 PM](#) Chair Fugate opened to public comment.

No Comment.

[5:54:53 PM](#) Chair Fugate closed public comment.

No concerns by the commission.

[5:55:35 PM](#) Scanlon motioned to approve the Conditional Use Permit Application submitted by Dan and Stephany Smith for a 240 square foot temporary storage shed to be located at 321 Sawmill Drive (Lot 5A, Sawmill AM) within the General Residential (GR) Zoning District, finding that the application meets each of the criteria for review cited in the Hailey Municipal Code, that the Conditional Use Permit complies with the Comprehensive Plan, and that conditions (a) through (d) are met. Stone 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 21, 2020**

- DR: River Street Apartments

Davis noted upcoming hearing and project to be heard that day. Horowitz provided update on Quigley and Sunbeam subdivisions. [6:00:13 PM](#) Horowitz noted commission may be seeing change from 1 year to 2 year deadline on the final plats. [6:00:50 PM](#) Horowitz noted that our department has been spending a lot of time on enforcement issues. Davis noted that the Marriott hotel is moving along, hoping to have certificate of occupancy by mid-November. Chair Fugate asked about status of Forest Service Building. Horowitz explained nothing is finalized, summarizing suggestion made by public works. Smith asked about Kings location. Horowitz noted Grocery Outlet should be picking up their permit soon and will be replacing two dead trees. Horowitz confirmed Silver River apartments are moving rapidly. Horowitz stated will be bringing ADU draft to P&Z's second hearing in October. [6:06:05 PM](#) Smith suggested review of parking requirements under the DRO. Commission and staff discussed suggestion of waiting to see how the two new projects operate when completed. Horowitz provided status update on various projects going on within City of Hailey.

[6:14:03 PM](#) Smith motioned to adjourn. Pogue seconded. All in favor.