

**Meeting Minutes**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, September 21, 2020**  
**Virtual Meeting**  
**5:30 p.m.**

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

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**Present**

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

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

[5:30:45 PM](#) Chair Fugate called to order.

[5:30:50 PM](#) Public Comment for items not on the agenda. No comment.

[5:31:30 PM](#) Consent Agenda

**[CA 1](#)** Adoption of the Meeting Minutes from the February 27, 2020 PZ hearing. **ACTION ITEM.**

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

**[CA 3](#)** Adoption of the Meeting Minutes from the April 6, 2020 PZ hearing. **ACTION ITEM.**

**[CA 4](#)** Adoption of the Meeting Minutes from the April 20, 2020 PZ hearing. **ACTION ITEM.**

**[CA 5](#)** Adoption of the Meeting Minutes from the September 8, 2020 PZ hearing. **ACTION ITEM.**

**[CA 6](#)** Adoption of Findings of Fact, Conclusions of Law and Decision 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.**

**[CA 7](#)** Adoption of Findings of Fact, Conclusions of Law and Decision 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.**

Smith request to pull CA 6, to recuse himself from voting. Scanlon request to pull CA 2.

[5:32:29 PM](#) Pogue motioned to approve CA 1, CA 3, CA 4, CA 5, and CA 7. Smith seconded. All in Favor.

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[5:32:59 PM](#) Smith motioned to approve CA 2. Pogue seconded. Scanlon abstained. All in Favor.

[5:33:25 PM](#) Scanlon motioned to approve CA 6. Pogue seconded. Smith abstained. All in Favor.

### Public Hearing

**PH 1** [5:33:54 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), three-bedroom accessible units and eight (8), two-bedroom accessible units. **ACTION ITEM.***

[5:34:45 PM](#) Davis explained commissioners heard this project under the Design Review Pre-Application and summarized request from last meeting. Davis turned floor over to Byron Folwell. Folwell introduced himself. Folwell summarized changes that the design team addressed. Folwell explained location of site and that it is currently undeveloped. Folwell explained project consist of 3 buildings each containing 4 units for a total of 12 units. Folwell went on to discuss the parking spaces and open space. Folwell stated the bedroom count in Building A was reduced to 3-bedroom, other buildings did not have change to bedroom count. Folwell explained parking access, including 16 bicycle parking spaces. Folwell explained housing units will arrive onsite nearly complete, summarizing install process. Folwell discussed the exterior layout and exterior materials to be used outside. Folwell discussed roof design, stating snow clips added to Building A only as it is the only building that could potentially drop snow on a paved area. Folwell stated sidewalk trees will be 3-4" caliper depending on what is available and will have a drip line. Folwell addressed parking concerns, total of 12 units with 28 bedrooms, explaining how buildings area designed for young and or service industry families.

[5:51:52 PM](#) Stone asked how many rooms and parking spaces does the building to the south (Silver River Apartments). Horowitz stated 16 spaces for 32 bedrooms. Stone confirmed all two bedrooms to the south. Horowitz confirmed that both projects are meeting zoning requirements. Stone asked if under that when changed Building A from 4 to 3 bedroom, that they dropped a total of 4 bedrooms. Folwell confirmed.

[5:53:09 PM](#) Scanlon asked if only change made to roof was snow clips. Folwell confirmed and explained reason for roof facing south. Scanlon asked how tall the wall is to the north near building A. Folwell stated it is 29'. Scanlon asked if considering any landscape plan to break up that wall. Folwell confirmed, that the landscaping and decorative screening is there to help. Steven Job, Landscape Architect, stated have 3 Swedish Aspens along the elevation facing north and will have some deciduous plantings in between the aspens. Scanlon and the applicant discussed plans to help break up the elevation facing north.

[5:57:18 PM](#) Smith stated they have confirmed using Redwoods.

Horowitz noted height of Silver River Apartments that is under construction to the south of this project.

[5:58:41 PM](#) Chair Fugate opened public comment.

**5:59:33 PM Chair Fugate closed public comment.**

5:59:45 PM Horowitz explained condition k that will be enforced that the public parking would be onsite. Chair Fugate confirmed staff will keep a closer eye on enforcement regarding parking in city right of way.

6:02:25 PM Pogue noticed that there is no children play area drawn in the proposed drawings. Folwell explained tight on space, the covered seating in open area is that is not age specific is their design. Folwell explained there are nearby parks and that they hope residents would use the nearby parks in addition to their outdoor seating. Pogue asked if limited by the construction of the modular housing unit for the interior design, it seems awkward to him. Folwell explained limitations with shipping containers and how IndieDwell has shown the units to be livable. Folwell explained Building A has additional living space. Horowitz added her experience in a tour of IndieDwell units in Bellevue. Pogue asked how will manage the facility. Folwell explained the facility will be managed by the owner/developer of this property. Pogue confirmed parking along River Street in winter would not be allowed and someone will need to manage that. Leonard McIntosh explained will have a professional manager.

6:09:13 PM Smith stated he appreciates the changes made. Smith expressed concern of parking and that they still need to do what they can to preserve the sense of place and for the city. Smith thinks the overall appearance is quite proper for that part of town. Smith has seen units in Bellevue appears to be quite livable and are small and compact. Smith stated there will be challenges involved for parking with both projects during winter. Smith referenced comments about speed on River Street, may need to have police monitor area periodically to help ensure speed limit is followed.

6:12:36 PM Stone stated snow clips put on Building A, and covers along stairway are now single mount. Folwell stated flat awning roofs have not changed on. Folwell discussed awnings and differences between awnings on Building A compared to Buildings B and C. Folwell explained shedding of roofs on all buildings. Stone asked if primary parking access is through the alleyway. Folwell confirmed. Stone asked if alleyway is wide enough for two way traffic. Horowitz confirmed. Stone expressed concern of parking. Folwell stated he appreciates the concern of parking, and discussed how it is a crux beings discussed nationally. Folwell explained how they used to determine parking, how they are dealing with issue in Boise as well. Folwell appreciates the opportunity that Hailey is allowing.

6:22:14 PM Horowitz explained did not mean that will be pushing away the parking issue, that are hopefully these units will only have 1 car per unit.

6:23:26 PM Scanlon explained that have to set a parameter, and this was one that was decided could be lived with. Scanlon agrees with Smith, that hadn't had an opportunity yet since this was established. Scanlon asked if the floor plans were IndieDwell or his. Folwell explained that the floor plans are from IndieDwell. Scanlon expressed concern of bedroom size, and how he has designed a floor plan that is 10x10. Scanlon asked Folwell to see if he could come up with larger bedrooms and better living spaces. Folwell explained that have a lot more leeway when have a stick built project, but that believes it comes down to budget. Folwell discussed his experience in staying in a pod that was even smaller. Folwell stated IndieDwell provides suggested furniture arrangements. Scanlon and Folwell continued to discuss bedroom sizes. Horowitz stated getting a variety of scale and mass between this project and the one on the corner.

[6:32:24 PM](#) Chair Fugate is happy to keep roofs as they are for potential solar panels in the future. Chair Fugate asked if the units would accommodate that. Folwell explained those installers are used to retrofitting the equipment for the residential units. Folwell explained the roof designs are done in a way that the solar would potentially be invisible. Folwell stated the heating/cooling system is very efficient and that is already set up for the lowest energy consumption. Chair Fugate stated that the colors are still monotone, and would still prefer to see more color on the building. Chair Fugate stated it was helpful to have the other project drawn in to see how the projects fit together.

[6:38:17 PM](#) Smith explained benefit of central location of the water heater. Folwell stated these are the standard drawings from IndieDwell but sees his point. Folwell asked if looking at buildings b and c. Smith stated only Building A, where water heater is in the far bedroom.

[6:40:42 PM](#) Stone asked if Simms was present during this meeting. Horowitz explained he had another meeting at the same time tonight. Stone and Horowitz discussed parking and design review standards that have discretion. Stone if there was a bed in the room Horowitz saw at the unit in Bellevue. Horowitz stated no, but was easy to picture. Stone asked Folwell if unwilling to change the bedroom layout. Folwell explained adjustments made by IndieDwell and that would be willing to peruse others if requested. Stone's concern is if there is a better way to do it for the people who are going to live there, but does not understand their restrictions. Horowitz stated it is unlikely based off looking at floor plan but could add condition that the applicant shall work with IndieDwell regarding bedrooms.

[6:46:28 PM](#) Commission reviewed proposed conditions of approval.

[6:47:56 PM](#) Scanlon asked how extensive the conversation would be for the redesign of the floor plan. Folwell supposes certain interior walls, utilities, windows and doors could be moved but not able to speak for them. Folwell explained there is a lot of engineering to put the units together. Scanlon asked if the walls have to fall on the 8' grid line. Folwell confirmed. Horowitz asked the commission what standards of review are applicable. [6:51:43 PM](#) Davis suggested condition to be added regarding bedroom size to be reviewed by staff and Commissioner Chair. Commission and staff continued to discuss reconfiguration of rooms and room size.

[7:00:38 PM](#) **Smith motioned to approve the Design Review Application by Leonard McIntosh and Edward Ayub-Trustee for a twelve (12) unit residential project, two stories in height, to be located at 410 North River Street (Lots 14-17, Block 56, Hailey Townsite), 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 (n) are met. Pogue seconded. Scanlon – No, Stone – Yes, Smith – Yes, Pogue – Yes, Fugate – Yes.**

#### **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: **October 5, 2020**

- DR: Farmhouse by Szabo and Wrede
- DR: Bungalow by Szabo and Wrede

[7:02:32 PM](#) Horowitz summarized two items to be heard at the next hearing.

[7:04:52 PM](#) **Smith motioned to adjourn. Pogue seconded. All in Favor.**