

**Meeting Minutes**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, October 5, 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, Dan Smith, Richard Pogue, Dustin Stone, Owen Scanlon

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

[5:29:47 PM](#) Chair Fugate called to order.

[5:30:38 PM](#) Public Comment for items not on the agenda. No Comment.

**Consent Agenda**

**CA 1** Adoption of the Meeting Minutes from the September 21, 2020 PZ Hearing. **ACTION ITEM.**

**CA 2** Adoption of Findings of Fact, Conclusions of Law and Decision 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.**

[5:31:17 PM](#) Pogue motioned to approve CA 1 and CA 2. Scanlon seconded. All in Favor.

**Public Hearing**

**PH 1** [5:31:50 PM](#) Consideration of a Design Review application by Jason Szabo and Chris Wrede, for a new two story, 1,750 square foot residence called the Bungalow, to be located at Lot 9A, Block 49, Hailey Townsite (TBD N 4<sup>th</sup> Ave) in the Limited Residential (LR 1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

[5:33:00 PM](#) Davis turned floor over to applicant to present. Jason Szabo introduced himself and Chris Wrede. Szabo explained hope to hold units as long term rentals with hope of them occupying one of them in the future. Szabo explained the process and reasoning behind decision of both homes proposed. Szabo summarized the layout of the properties for each home and how will preserve as many trees as possible. Szabo explained goal for landscape is clean simple and low maintenance.

[5:38:54 PM](#) Scanlon if he was going to the front door facing 4<sup>th</sup> Ave, how would he connect to the sidewalk? Szabo explained has been thinking of some type of hardscape. Scanlon asked if staff was requiring sidewalks or sidewalk in lieu payments. Davis confirmed. Scanlon asked why this project requires an in lieu payment. Davis explained all new projects are required, additions and remodels do not require in lieu payments. Scanlon asked what the composition of the chimney. Szabo stated it would be a wood frame with stucco finish. Scanlon suggested a different color for the stucco than the same color as the siding.

[5:41:49 PM](#) Stone asked if there were any waivers needed. Davis stated there was not. Stone confirmed the large tree between the two lots would be staying. Szabo confirmed. Stone asked which lot the tree lands on. Szabo stated the Bungalow. Szabo explained site plan for setbacks and that would do what they can to preserve it.

[5:43:11 PM](#) Smith agrees with Scanlon's comments about both north and south sides of the structure that would be nice to break it up more. Smith suggested to look at snow clips, particularly on the porch with metal roofing. Smith recommends to make sure has some space available for recreational vehicles.

[5:45:01 PM](#) Pogue stated Scanlon and Smith have covered his concerns. Pogue recommends additional color and applauds applicant for keeping the tree.

[5:45:44 PM](#) Chair Fugate agrees that needs some additional colors to break up the sides and great that he is preserving the tree.

[5:46:09 PM](#) **Chair Fugate opened public comment.**

[5:46:17 PM](#) Marcia Mode-Stavros, 310 3<sup>rd</sup> Ave N, across from the alley way. Marcia sent in a few questions today including one possibility of extending the fence that Carl built. Marcia would like to know if willing and interested in continuing fence along the back of the property. Marcia believes need to be decided between neighbors, but wanted to bring up the issue of snow removal in the alley.

[5:47:39 PM](#) Carl Drew, 307 4<sup>th</sup> Ave, concern is plowing of alley also. Drapers behind him access their home from the alley. Drew stated it would be great to maintain the alley. Drew thinks it wonderful keep the tree and does not have any issues with design, glad side setback is only 10'. Drew has concerns about the big evergreen up front that will need some pruning, he would like to be involved it in.

[5:49:29 PM](#) Gail Wenger, asked if keeping the other two trees on the property, believes crab apples. There is one in the front and in the back.

[5:50:04 PM](#) **Chair Fugate closed public comment.**

[5:50:07 PM](#) Szabo explained potential future garages going in the rear where the fence suggested. Szabo asked if fence referring to is between his and Carl's property, if so, he doesn't know why they wouldn't continue with something like that. [5:51:17 PM](#) Szabo confirmed would have every interest in maintaining the alley access as well. Szabo understands the RV parking; it is their interest to be solvent, respectful neighbors. The applicants would like to preserve all trees they can and would be happy to work with the neighbors in regards to the evergreen tree. Szabo summarized, anything growing there has a huge value to them and would like to maintain all of them. [5:54:00 PM](#) Szabo addressed concern of coloring on side, explaining it is his intent to have a contrast between the chimney and siding.

[5:55:22 PM](#) Chair Fugate stated that it is great that the applicant is concerned and interested with working with the neighbors.

[5:55:50 PM](#) Scanlon believes the developer has answered all questions and comments and complimented the applicant and project design.

[5:56:24 PM](#) Stone asked if already addressed snow clips. Szabo stated that if the snow clips are needed, they will certainly include those.

[5:57:07 PM](#) Smith appreciates that they are keeping all vegetation's they can. Smith believes this will be a positive addition to the neighborhood, and glad to see will have two residences to help relieve some of the housing concerns in the area. Smith believes North and South sides of homes should have some additional texture and or color to minimize the size of the walls.

[5:58:16 PM](#) Pogue agrees with others comments, believes this will be a great project for the city and neighborhood.

[5:58:40 PM](#) Chair Fugate agrees with previous comments.

[5:59:01 PM](#) Scanlon motioned to approve the Design Review Application by Jason Szabo and Chris Wrede, for a new two story, 1,750 square foot residence called the Bungalow, to be located on Lot 9A, Block 49, Hailey Townsite (TBD North 4<sup>th</sup> Avenue), 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 (k) are met. Pogue seconded. All in Favor.

**PH 2** [6:00:16 PM](#) *Consideration of a Design Review application by Jason Szabo and Chris Wrede, for a new two story, 1,750 square foot residence called the Farmhouse, to be located at Lot 11A, Block 49, Hailey Townsite (TBD N 4<sup>th</sup> Ave) in the Limited Residential (LR 1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.***

[6:00:42 PM](#) Davis turned floor back to Jason Szabo. Szabo explained presentation from bungalow covered both projects, summarizing few differences to floor plan. Szabo noted same issue with

chimney. Szabo explained goal was to create a home they would want to live in themselves or occupy a small family. Szabo stated parking is in the rear just like the bungalow. Szabo explained goal for garage in future. Szabo explained doing properties together and believes there are some consistencies to the landscaping. Szabo explained reason behind staggering the homes.

[6:04:25 PM](#) Chair Fugate complimented applicant on both home designs.

[6:04:44 PM](#) Scanlon agrees with Chair Fugate, he appreciates it is not a clone of the other house or duplex or a big house. Scanlon asked about section next to the master bedroom on the main floor. Szabo explained that is the access to the attic space over that area. Scanlon confirmed it is in the ceiling not in the closet. Scanlon complimented project. Scanlon asked if possible to change coloring of materials on the northside to help break up the siding.

[6:07:18 PM](#) Stone does not have any additional comments.

[6:07:29 PM](#) Smith does not have any additional comments, appreciates that changed material on upper story. Smith stated Scanlon's comment could be a positive but does know from experience traditional farmhouses are typically white and red. Smith discussed rooflines and porch look good and did nice job replicating floor plan with different exterior.

[6:08:35 PM](#) Pogue loves the wrap around porch, thinks it is a great addition. Applauds design and work done to make it happen.

[6:09:11 PM](#) **Chair Fugate opened public comment.**

[6:09:25 PM](#) Gail Wegner, asked what the time frame for starting construction is assuming this is all approved.

[6:09:51 PM](#) Mark Bucknall, 220 N 3<sup>rd</sup> Ave, curious what the owners are thinking about doing in the Hailey right of way.

[6:10:33 PM](#) **Chair Fugate closed public comment.**

[6:10:37 PM](#) Szabo stated in regards to the colors, believes have gone for a standard, typical farmhouse. Szabo suggested would rather do a different color than a two tone coloring. Szabo explained reason like this color design and reason for their choice. Szabo stated has had several conversations with contractor, Dave Wood. Szabo stated hope to be applying for permits as soon as get approval. Szabo explained he understands the right of way can be used for parking or planted with some type of landscape. Szabo stated he recalls from drives around the neighborhood, is a lot of fences in the front. Szabo stated they may do a similar fence. Szabo explained that not able to commit to anything yet, but when do decide will certainly chose the least invasive option.

[6:15:24 PM](#) All commissioners are good with design. Stone complimented applicant, their work with the neighbors and their project. Chair Fugate complimented applicant as well and thinks these are two lovely homes.

[6:16:55 PM](#) Smith motioned to approve the Design Review Application by Jason Szabo and Chris Wrede, for a new two story, 1,750 square foot residence called the Farmhouse, to be located on Lot 11A, Block 49, Hailey Townsite (TBD North 4<sup>th</sup> Avenue), 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 (l) 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: **October 19, 2020**

- DR: City of Hailey Public Works Forest Service Building
- Title 17 ADU Amendment

Horowitz summarized upcoming projects to be heard on October 19<sup>th</sup>.

[6:19:26 PM](#) Stone motioned to adjourn. Pogue seconded. All in Favor.