

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
SPECIAL MEETING - January 22, 2018
Hailey City Hall @ 11:30 a.m.

Present: Chair Fugate, Richard Pogue, Dan Smith and Jeff Engelhardt **Absent:** Owen Scanlon
Staff: Lisa Horowitz, Rebecca Bundy

Call to Order

[11:30:20PM](#) Chair Fugate called the meeting to order.

Public Hearings

[PH 1](#) Continuation of a City-initiated Text Amendment to Title 17, Section 17.04J, Flood Hazard Overlay Zoning District (FH), to update the existing code to meet current standards and recommendations from the State of Idaho Floodplain Coordinator and the National Flood Insurance Program (NFIP) and to reflect lessons learned in 2017 flooding. The existing code section will be repealed and replaced in its entirety. Proposed changes include new definitions, permit exemptions, limitations on fill and edits intended to streamline administration of the code.

[11:30:59AM](#) Horowitz suggested discussing public comment received. Rebecca Bundy agreed. Bundy noted that one letter was submitted by Rebecca Stein. Stein shared her concerns regarding the time of hearing. Stein believed time of meetings are inconvenient. Bundy noted that one more hearing will be heard to summarize and wrap up discussion. Item will then be heard at City Council. Stein also questioned whether or not the code amendments would impact existing projects. Bundy confirmed no, unless substantial damage or substantial improvements are needed. Bundy also noted that a letter was received from Marti Flannes. Flannes was in attendance and will discuss own letter.

[11:33:50AM](#) Chair Fugate questioned whether or not a timeframe needs to be added to code for repairs and to meet criteria. Bundy noted that as long as thresholds aren't met, homeowners will need to comply with code house was built. Bundy went on to summarize Flannes' letter. Bundy noted that Flannes shared concerns of the proposed code: requiring elevation of utilities, above and beyond existing code. Bundy noted that this is standard FEMA language. Bundy shared concerns of whether or not the City of Hailey wants to regulate the minimum requirements or comply with reasonable standards, which are above and beyond the minimum of the National Flood Insurance Program. Bundy suggested the latter to better protect the residents, in the event of another flood. Discussion ensued.

[11:30:59AM](#) Chair Fugate questioned whether or not a standard exists to be waterproofed. Bundy noted that the standard must be flood proof; however, no detailed description exists.

[11:40:49AM](#) Chair Fugate opened the item for public comment. Martin Flannes shared comments on changes made: Ducting and Crawlspace – Flannes noted that he likes the edits; however, suggested that the language be changed to 'ducting is permitted', instead of 'ducting may be permitted'. Flannes also suggested edits on page 35 regarding flood vents. Flannes noted that language needs to be more specific, as model ordinance is too broad. Flannes suggested altering the language to: 'enclosed areas

other than basements'. Bundy questioned whether or not Flannes was making the argument that below grade crawl spaces shouldn't have flood vents. Flannes noted that suggestions pertain to definition of basements. Flannes agrees with language; however, would like to see that flood vents not be required in basements (per FEMA's definition of basements, flood vents are not required). Bundy noted that FEMA's interpretation is that basements are not allowed in the floodplain. Discussion ensued.

[11:56:36AM](#) Flannes also suggested cleaning up an item on page 35: freeboard details. Flannes went on to suggest that the code state, 'the top of the lowest floor', rather than the lowest floor – this way the City knows what it means to elevate the lowest floor. Flannes believes this is implied; however, should specifically be stated in the code. Lastly, Flannes would like to see a summarized version of the changes to the code in the wrap-up meeting in February. Discussion ensued. Flannes lastly, went on to discuss stream alteration permits and suggested that the City consider language used by County. Discussion ensued.

[12:02:04PM](#) Steve Bashista questioned why ducting would need to be waterproofed if below the floor, but still above base flood elevation. Bashista believes ducting is impossible to waterproof, and if possible, would be extremely expensive. Engelhardt agreed and also questioned whether or not the base flood elevation is static. Bundy noted that it could change; however, a detailed study would need to be completed in order for change to occur.

[12:13:53PM](#) Chair Fugate closed the item for public comment. Bundy noted that the anticipated flood depths are provided on website for community to reference. Bundy agreed with Flannes regarding suggested language stated above regarding ducting. Bundy went on to explain flood proofing or water proofing of ducting. Bundy went through requirements for manufactured homes – need to be elevated and anchored. Bundy discussed details of substantial improvements and standards associated. Mark English questioned the definition of substantial improvements/damage and whom decides. Bundy explained in greater detail.

[12:22:20PM](#) Bundy further noted that the City will assess on a yearly basis rather than on a cumulative basis, like that of Blaine County. Bundy discussed RV requirements and appropriate uses. Horowitz noted that RVs and said requirements have not been strictly enforced. Bundy went on to discuss temporary and non-residential temporary structures (i.e., construction trailer or office). Bundy went on to discuss details of code regarding temporary and non-residential temporary structures, relating to flood plain regulations. Flannes commented on storage sheds and believes anchoring standards should be applicable. Bundy noted that anchoring standards are not necessarily defined by FEMA. Discussion ensued. Flannes questioned whether or not these standards imply that a storage shed needs to have a foundation. Smith believes so. Flannes noted that he doesn't believe any storage shed in his area is built on a foundation. Bundy noted that several construction projects have been done and don't meet the current code (i.e., portions of fencing, debris in yard, garden spaces, etc.). Bundy noted that FEMA requires anchoring for good reason and strongly suggests the code be abided by, as to not have loose debris moving around in the event of another flood. Commissioners agreed.

[12:35:40AM](#) Commissioners agreed to discuss crawlspace and fill details at another time.

[12:46:21PM](#) **Smith motioned to continue the discussion of the Floodplain Hazard Overlay amendments to February 5, 2018 at 5:30pm. Engelhardt seconded and all were in favor.**

[12:45:51PM](#) **Pogue motioned to adjourn. Smith seconded and all were in favor.**