

**MEETING MINUTES**  
**HAILEY PLANNING & ZONING COMMISSION**  
**April 16, 2018**  
**Hailey City Hall**  
**5:30 p.m.**

**Call to Order**

[5:29:41 PM](#) Chair Fugate called the meeting to order.

**Public Comment** for items not on the agenda

[5:29:57 PM](#) No public comment for items not on the agenda

**Consent Agenda**

No Consent Agenda items at this time.

**Public Hearings**

***PH 1*** *Consideration of a Design Review Application by L.L. Green Hardware, for a new 17,549 square foot commercial building, to be located at 21 East McKercher (Lot 1, Block 2, Northridge Subdivision X). The new commercial space will include office space, retail and warehouse space. The project is located within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts.*

[5:30:38 PM](#) Owen Scanlon recused himself from PH 1.

[5:30:53 PM](#) Horowitz went on to discuss the rezone of this parcel in August of 2017. Horowitz noted that a mistake was made with the rezone, informing the Commission that this use is not a permitted use within the zone of Limited Business (LB). Horowitz provided options on how the Commission could proceed: a) if this were a mixed use building and had a residential component, it would be permitted in this zone; b) define hardware and put it as a use in zone district; c) change zone entirely to Business, rather than Limited Business.

[5:33:55 PM](#) Simms reiterated the viable option of a mixed use building with a residential component. Chair Fugate agreed and suggested, that at some time, the Commission add hardware stores to the code. Horowitz agreed. Chair Fugate also questioned whether or not the Applicant had a strong preference in the matter.

[5:35:42 PM](#) Larry Green, owner of L.L. Green Hardware, considered workforce housing on the second floor of the new commercial space and would like to move forward in that manner. Architect Owen Scanlon agreed. Horowitz noted that the project would be renoticed at a later date as a mixed use building, with commercial and residential space. Horowitz also suggested that the Commission hear the project as a new commercial project now and renotice to include the residential component. Commissioners agreed.

[5:37:18 PM](#) Owen Scanlon presented information on the project. Scanlon discussed parking, garden space details, proposed landscaping, warehouse enclosure, trucking routes and widths of ingress/egress. Scanlon also discussed the drainage plan, roof pitch, and snow storage. Scanlon discussed the floor plan, noting details of the retail space, foyer, restrooms and internal warehouse area. Scanlon noted where workforce housing would be located. Scanlon went on to discuss elevations, roof plan, wrought iron warehouse enclosure and exterior materials used. Discussion ensued.

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[5:47:15 PM](#) Simms suggested that Scanlon point out where workforce housing may be located. Scanlon discussed where workforce housing would be located and the size (~600 sq. ft.).

[5:48:18 PM](#) Horowitz went on to discuss parking requirements. Horowitz noted that some of the parking would be additive. Horowitz explained the details of parking for warehouse and nursery commercial spaces.

[5:49:51 PM](#) Horowitz went through the Staff Report, noting entrance/exit widths. Commissioners agreed to maintain a wider width of 30 feet on the far access point and 24 feet wide at the first entrance. Horowitz noted that the standard is 24 feet wide. Horowitz would like to keep it as small as possible without destroying the landscaping. Smith would like to accommodate the delivery unit, mitigating maintenance to landscaping and curb repairs. Engelhardt suggested creating a rolled curb. Scanlon noted that the other entrance will be reduced to 24 feet in width. Horowitz went on to discuss landscaping options on the backside of the property, adjacent to the residential zone. Horowitz suggested that the Commission look at and offer suggestions as to more/varied/type of landscaping, as well as a fence.

[5:54:39 PM](#) Horowitz discussed the sidewalk versus the asphalt bike path. Horowitz and Staff Team believe it would be important to retain path, rather than have a sidewalk that leads to nowhere. Horowitz suggested repairing path and taking an in-lieu sidewalk fee and/or repair sidewalks in another portion of the City. Yeager agreed and added that he would also like to see the sidewalk at Cobblestone repaired and added onto, rather than constructing a new one at McKercher. Chair Fugate questioned whether or not asphalt path would be marked as a bike path or leave as is, with no signage, and utilized as both a walking path and bike path. Horowitz likes the idea of maintaining as a mixed use path. Engelhardt questioned Larry Green's preference. Green noted that he is good with either; however, doesn't see too many people walking that path.

[6:00:10 PM](#) Chair Fugate questioned the length of the current path. Yeager noted that it is approximately ~370 square feet. Horowitz also noted that the City Engineer is in need a full drainage plan, both on the street side and private property side.

[6:01:17 PM](#) Horowitz went on to discuss public comment made by Linda Ries, as well as the recommendations by the City Arborist. Discussion ensued.

[6:01:52 PM](#) Smith questioned the location of bike racks. Scanlon pointed them out on the site plan. Smith questioned the exterior lighting proposed, noting that the bollards and warehouse lights are interchanged. Scanlon will review and revise if necessary. Smith also suggested lighting the parking area near the entrance and exit for safety reasons. Scanlon noted that they were trying to limit exterior lighting to the interior, as neighborhood abuts project location. Pogue questioned bollard light locations. Discussion ensued.

[6:05:07 PM](#) Chair Fugate clarified that the lowered lighting would not affect the neighborhood but is unsure of how much illumination would be provided to area. Scanlon discussed the approximate area that the lights would illuminate. Green questioned the presence of street lights in area. Horowitz doesn't believe street lights exist in area. Yeager noted that a street light exists on all four corners of the intersection, illuminating the crosswalks.

[6:07:56 PM](#) Chair Fugate opened the item for public hearing. Chair Fugate closed the item for public comment.

[6:08:40 PM](#) Chair Fugate summarized the items and conditions left to discuss: sidewalk versus the path repair connection and in-lieu fees, landscaping regarding choice of trees (additional landscaping), additional fencing as a buffer to residential neighborhood, bollard lighting over traffic egress. Engelhardt suggested addressing the radius of the entrance. Commission agreed to a minimum of 32 feet radius. Chair Fugate questioned the sidewalk connection versus the asphalt path. Pogue believes asphalt path should be concrete sidewalk; however, he is fine with an in-lieu payment. Smith agreed and is also fine with the asphalt path, especially if the Applicant is fine with it. Engelhardt agreed with Pogue. Chair Fugate agreed with the Commissioners. Horowitz agreed noting that the bike path is an integral connector to surrounding neighborhoods, Wood River Middle School and up to Buttercup.

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[6:14:17 PM](#) Simms added that the brand new sidewalk on the other side of Mc Kercher doesn't go up very far. Chair Fugate confirmed everyone is in agreement regarding bike path.

[6:15:07 PM](#) Commissioners went on to discuss the landscape buffer between the commercial building and residential neighborhood. Landscaping will be reviewed again when there is confirmation of the length on the south property boundary. Commissioners also discussed fencing options. Smith indicated that a fence may be an item to review as it would provide additional security. Pogue believes developer of residential lots will put in own fence, if Applicant is not required to construct one. Chair Fugate agreed. Chair Fugate went on to discuss species type of maple trees and other viable options. Scanlon will look at other, heartier species of trees and present new options at next hearing. Horowitz noted that based on the size of the site, City would require some kind of shade trees onsite. Chair Fugate also agreed with Horowitz's comments. Chair Fugate discussed bollard locations at entrances. Discussion ensued. Smith suggested intersection signs. Chair Fugate would like to see two bollards to help illuminate entrance/exit of parking lot.

[6:28:13 PM](#) Mark Green questioned whether or not the yellow grids would be placed on walkway coming out of Alturas Plaza. Smith confirmed grids will be added, but that they are now cast-iron. Similar to manhole covered cast-iron. Amendments to be discussed tonight.

[6:28:57 PM](#) Horowitz complimented Applicant team on the front area on Main Street and the seasonal garden in the back being a huge amenity to the community. Chair Fugate seconded Horowitz's comments, noting that the proposed area is inviting and attractive.

[6:34:16 PM](#) **Smith motioned to renote discussion with modified design to May 21, 2018. Engelhardt seconded and all were in favor.**

***PH 2*** *Consideration of a Final Plat Application for Lupine Subdivision, represented by Galena Engineering, where Lots 21A and 21B, Block 49, Woodside Subdivision No. 12 (3140 and 3144 Snow Bank Drive), are resubdivided into six (6) lots, ranging in size from 6,026 square feet to 16,034 square feet. A private access road off of Snow Bank Drive was approved as part of the preliminary plat. The project is located in the General Residential (GR) Zoning District. Pursuant to Hailey Municipal Code Title 16.03.030, this Final Plat Application will be heard by City Council on May 14, 2018.*

**Motion Language:**

No motion on this item.

***PH 3*** *Consideration of a Text Amendment to Title 18, Mobility Design, Section 18.14, Standard Drawings, to modify the Standard Drawings to reflect updated materials and infrastructure goals. Proposed modifications include: revision of the water division drawings to allow for polyethylene water service lines in lieu of copper lines, transitions on the street division drawings to start working toward utilization of the "Idaho Standards of Public Works Construct" (ISPWC), which is a master document containing specifications and standard drawings for numerous infrastructure needs. Additional drawings have also been proposed by the street division for items such as: additional dry well and catch basin details, street tree planter details, and others.*

[6:40:50 PM](#) Yeager went on to present background information regarding the City of Hailey's Standard Drawings (i.e., water meters, sidewalk specifications, etc.). Yeager is proposing to amend drawings and text associated, to reflect new goals and objectives with the Water Department and Public Works Department. Yeager went on to explain the amendments to the Standard Drawings. Discussion ensued.

[6:47:47 PM](#) Yeager discussed the changes made to the Standard Drawings: concrete collars around catch basins, drywell updates, addition of an Index Sheet, ISPWC Drawings (standardized statewide). Discussion ensued. Chair Fugate questioned what happens if pipes were to freeze. Yeager noted that pipes are

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typically located below frost line and freezing hasn't been an issue at this time. The new water system will only be going into new builds and will have a blue board insulation over the top to assist in preventing freezing. Engelhardt questioned the cause of pinholes in copper. Yeager believes it is age. Scanlon questioned pipe sizing. Yeager confirmed fittings will correlate with existing. Discussion ensued.

[6:56:57 PM](#) Scanlon questioned whether or not copper pipes would be replaced as pinholes continue to grow. Scanlon also questioned whether or not Yeager plans to block road to complete work. Yeager confirmed no plan to dig into current pipes as most are working. Chair Fugate confirmed poly pipes for new construction only. Yeager agreed.

[6:58:09 PM](#) Chair Fugate opened the item for public hearing. Chair Fugate closed the item for public hearing.

[6:59:11 PM](#) Commissioners agreed with amendments and updates to standardized drawings.

[6:59:53 PM](#) **Engelhardt moved to recommend approval to the City Council of the attached revisions to Hailey Municipal Code Title 18, Mobility Design, Section 18.14, Standard Drawings, to modify the Standard Drawings to reflect updated materials and infrastructure goals, finding the amendments are in accordance with the Comprehensive Plan, that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare. Smith seconded and all were in favor.**

#### **New Business**

#### **Old Business**

#### **Commission Reports and Discussion**

#### **Staff Reports and Discussion**

**SR 1** Discussion of current building activity, upcoming projects, and zoning code changes.  
*(no documents)*

[7:02:33 PM](#) Yeager presented on the past flooding event in Laurelwood/Winterhaven/Hiawatha area.

**SR 2** Discussion of the next Planning and Zoning meeting: **Monday, April 30, 2018**  
*(no documents)*

#### **Adjourn**

[7:18:47 PM](#) Pogue motioned to adjourn. Engelhardt seconded and all were in favor.