

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
Monday, September 11, 2017
Hailey City Hall
5:30 p.m.

Call to Order

5:28:39 PM Chair Fugate called the meeting to order.

Public Comment for items not on the agenda

No public comment made.

Consent Agenda

CA 1 Adoption of the Meeting Minutes of August 14, 2017.

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision for a Conditional Use Permit Application by Keith Davis Corrals, to permit two horses at 360 West Meadow Drive (Lot 2, Block 1, Northridge Subdivision), in the Limited Residential 2 (LR-2) Zoning District. The parcel is 1.189 acres in size. A fence with wooden posts, mesh wire and green paneled gates are existing and a 12' x 12' shed will be built out of wood and metal to provide shade and shelter for the horses.

CA 3 Adoption of the Findings of Fact, Conclusions of Law and Decision for a Conditional Use Permit Application by Four Paws Grooming, to operate a pet day spa at 519 South Main Street (Lots 8, 9, 10, Block 8, 20' of Chestnut Street adjacent to Lot 10, Block 8), which is located in the Business (B) Zoning District.

CA 4 Adoption of the Findings of Fact, Conclusions of Law and Decision for a Design Review Application by Matthew Spence and Naomi Knapp, for a 704 square foot first floor addition, a new 726 square foot garage and the renovation of the 1,252 square foot first floor. This project is located at 402 South 2nd Avenue, Hailey (Lot 13A, Block 14, Hailey Townsite) in the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts.

CA 5 Adoption of the Findings of Fact, Conclusions of Law and Decision for a Lot Line Amendment for 110 South 2nd Avenue, Hailey (Lots 17A, Block 35, Hailey Townsite), within Section 9, T.2N., R.18E., B.M., City of Hailey, Blaine County, Idaho. The proposal would create two lots, Lots 17B and 23A. Lot 17B would comprise of 17,850 square feet and Lot 23A would comprise of 6,100 square feet. Lot 23A currently contains Jimmy's Garden Park.

CA 6 Adoption of the Findings of Fact, Conclusions of Law and Decision for a Design Review Application by Chuck Christopher for a new 3,395 square foot industrial building, to be located at Lot 4E, Block 4, Airport West Subdivision #2, within the Service Commercial Industrial (SCI-I) Zoning District.

CA 7 Adoption of the Findings of Fact, Conclusions of Law and Decision for a Design Review Application for a City-initiated Text Amendment to Title 17, Section 17.06, Design Review, to create a Pre-Application Design Review process.

5:29:31 PM Scanlon motioned to approve the Meeting Minutes of August 14, 2017, and other Consent Agenda items. Engelhardt seconded and all were in favor.

Public Hearings

For further information regarding this agenda, or for special accommodations to participate in the public meeting, please contact planning@haileycityhall.org or (208) 788-9815.

PH 1 *Consideration of a Design Review Application by Wood River Insurance, represented by Mark Gasenica of Gasenica Architecture, for a 764 square foot second floor addition to be utilized as office space for Wood River Insurance. All materials, colors and details to match existing materials and color scheme. The proposed project is located at 410 North Main Street (Lot 13, N. 20' of 14, Block 57, Hailey Townsite).*

[5:30:20 PM](#) Mark Gasenica provided background information on the project, noting the intent of adding a second story to the back of the building. Gasenica also noted that exterior windows, paint and materials would match existing colors and materials.

[5:34:53 PM](#) Scanlon questioned where the existing flat roof drains. Gasenica noted that it drains in the back and the new addition would not alter the current drainage setup.

[5:35:43 PM](#) Chair Fugate opened/closed the item for public hearing.

[5:36:39 PM](#) Scanlon questioned whether or not City Staff would require on site snow storage. Gasenica noted that snow is currently being hauled off site; however, there is some room to store on site, if need be.

[5:38:18 PM](#) **Scanlon motioned to approve the Design Review Application by Wood River Insurance, represented by Mark Gasenica of Gasenica Architecture, for a 764 square foot second floor addition to the existing 5,140 square foot building, located at 410 North Main Street (Lot 13, N. 20' of 14, Block 57, Hailey Townsite) within the Business (B) Zoning District, 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 (h) are met. Smith seconded and all were in favor.**

PH 2 *Consideration of a Preliminary Plat Application by International Church of the Foursquare, represented by Galena Engineering, Inc., to resubdivide Lots 21A and 21B, Block 49, Woodside Subdivision No. 12, located within Section 23, T.2.N., R.18 E., B.M., City of Hailey, Blaine County, Idaho. Current zoning is General Residential (GR).*

[5:39:54 PM](#) Brian Yeager introduced the project and intent. Yeager went on to explain that the idea would be to resubdivide two lots into six lots to accommodate for future development. Yeager then went through the Staff Report, explaining in detail, the scope of the project (i.e., drywells, private streets, adequate snow storage, private parking, sidewalks and parks, utilities and easements, plat notes, grading, draining and cross slopes. Yeager then went on to elaborate on any unaddressed Conditions of Approval. Discussion ensued.

[6:02:31 PM](#) Chair Fugate questioned the details of Parcel A and the parking associated with it. Yeager explained what parking could look like, and noted that the plat would allow each parcel to provide at least four parking spaces. Horowitz added that she would like to see the trees on lot boundary remain (which may include a different platting pattern; however, same number of units, to retain trees). Horowitz also suggested that the Applicant look at alternative methods of development that may better suit the subdivision.

[6:06:24 PM](#) Pogue questioned whether or not the adjoining lots are all built out. Yeager believes all adjoining lots are built out. Pogue also questioned existing sidewalks on Snow Bank. Smith questioned why driveways have not been delineated. Yeager noted that driveways have not yet been determined exactly. Smith also questioned the perimeter easement and whether or not it would be added to the plat notes. Yeager confirmed that that would be the case. Pogue questioned whether or not lots would be offered for sale.

[6:08:28 PM](#) David Morgan noted that lots are potentially going to be spec single family homes. Smith questioned whether or not C, C & R's would exist. Yeager noted that no C, C & R's would exist; however, an HOA would be put in place.

[6:11:03 PM](#) Chair Fugate opened the item for public hearing. Janice Corkery shared concerns of losing portion of lot if project was approved, as her fence, lawn and landscaping encroach on potential subdivision. Cassidy Thompson expressed concerns of new housing development impeding view. Sherry Grant Simmons also expressed concerns about fencing and losing land that realtor deemed as hers. Lot 4 – clarification on lot 4. Neasha Alder questioned snow removal and fire truck turnaround, as well as how taxes would be assessed. Matt Bauer questioned the validity of a home without a driveway (i.e., Lot 5), as well as whether or not the parcel is for sale, or pending a sale, and whether or not developer owns all lots associated with project.

[6:21:50 PM](#) Chair Fugate questioned the history of the lot and any plat notes previously written. Yeager noted that original plat includes notes regarding both lots. Yeager went on to answer questions from the public regarding: flag lot, minimum lot size of 6,000 square feet, snow removal in the fire truck turnaround, a sale is pending; however, closing is contingent upon approval, church would be relocated and utilized as a residential home, encroachment issues, clarification on plat notes and more. Horowitz noted that the minutes from 2006 would be pulled and available in Community Development Office for anyone who'd like a copy. Yeager also suggested that item be continued to another meeting, which would allow Applicant Team to better prepare for and provide a more in-depth look at proposed project.

[6:35:13 PM](#) **Smith motioned to continue the public hearing upon the Preliminary Plat Application for Lupine Subdivision, by International Church of the Foursquare, located at 3140 Snow Bank (Lots 21A and 21B, Block 49, Woodside Subdivision #12), to October 10, 2017. Engelhardt seconded and all were in favor.**

PH 3 *Consideration of a City-initiated Text Amendment to Title 17, Section 17.02, Definitions, to clarify and amend the definition of: Dwelling Unit. The amendment would include changes to the minimum gross floor area of a habitable room in that every dwelling unit shall have not less than two hundred (200) square feet of gross floor area, instead of one hundred twenty (120) square feet of gross floor area.*

[6:38:25 PM](#) Horowitz explained the intent behind increasing the gross floor area to two hundred (200) square feet, instead of maintaining a gross floor area of one hundred twenty (120) square feet. Horowitz noted that 200 square feet was chosen as a place to start; however, the Commission may decide how they'd like to proceed. Chair Fugate questioned the limitations as to why the State of Idaho recommends a dwelling unit larger than 120 square feet. Horowitz noted that that number was chosen based on State plumbing requirements. Discussion ensued.

[6:42:13 PM](#) Engelhardt would like to increase the minimum dwelling unit gross floor area to 175 square feet, which could include a really good project, but not negate the Small Residential Overlay Project. Smith suggested 150 square feet as the minimum dwelling unit size, which would provide affordable housing within the City. Pogue, Engelhardt and Chair Fugate agreed. Scanlon suggested changing the language from gross floor area to net floor area. Pogue agreed. Discussion ensued.

[6:46:51 PM](#) Chair Fugate opened the item for public hearing. Jay Cone liked the idea of suggesting 150 square feet for a minimum dwelling unit size, and also suggested that Staff and Commissioners let the market decide what may be most appropriate. Tony Evans questioned the difference between gross floor and net floor area. Discussion ensued.

[6:49:57 PM](#) Chair Fugate closed the item for public hearing. Horowitz suggested that we re-notice the item for the first meeting in November and alter the language to: every dwelling unit shall not be less than 150 square feet of gross floor area, unless noted otherwise in the International Residential Code or International Building Code. Commissioners agreed.

[6:54:42 PM](#) **Smith motioned to direct staff to change the wording of the minimum dwelling unit size from 120 square feet of gross floor area to 150 square gross floor area, as well as re-notice the item for a future meeting date, to be determined by Staff. Pogue seconded and all were in favor.**

Staff Reports and Discussion

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

- General discussion of other possible code changes

[6:55:48 PM](#) Horowitz went on to discuss Code Revision Ideas:

1. Mid Residential Overlay District
2. Accessory Dwelling Unit
3. Fixes needed to Subdivision Code:
4. Convenience Stores/Gas Stations in LI, LB and B
5. Commercial Parking Requirements
6. Dwelling Units in Mixed Use Buildings

7. Recommended Color Palette

8. Require 3D Models for Larger Projects

Jay Cone addressed the Mid Residential Overlay District and is strongly in favor of outlining such district, which would encourage apartments throughout the downtown area. Chair Fugate agreed and believes this would encourage more development on River Street, as well as the Business District. Discussion ensued.

[7:02:48 PM](#) Chair Fugate suggested that Staff and Commission discuss the above items in more detail at future meetings. Commissioners also suggested discussing excessive storage in residential neighborhoods and other nuisance projects. Horowitz informed Commission that all nuisance projects are the responsibility of the Hailey Police Department. Discussion ensued.

SR 2 Discussion of the next Planning and Zoning meeting: **Tuesday, October 10, 2017**
(no documents)

Adjourn

[7:16:35 PM](#) Smith motioned to adjourn. Scanlon seconded and all were in favor.