

**MEETING MINUTES**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Tuesday, October 10, 2017**  
**Hailey City Hall**  
**5:30 p.m.**

**Call to Order**

**5:29:02 PM** Chair Fugate called the meeting to order. Present were: Commission Chairwoman, Janet Fugate, Commissioner Owen Scanlon, Commissioner Jeff Englehardt, Commissioner Dan Smith, and Commissioner Richard Pogue. Staff present: Community Development Director Lisa Horowitz.

**Public Comment** for items not on the agenda was opened by Chair Fugate. No public content made.

**5:29:56 PM**

**Consent Agenda**

**CA 1** Adoption of the Meeting Minutes of September 11, 2017

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

**5:30:04 PM** Scallion made a motion to approve the Meeting Minutes of September 11, 2017, and other Consent Agenda items. Smith seconded the motion. All were in favor. Motion carried unanimously.

**5:30:47 PM** Chair Fugate recommended that the Commission moved the agenda item PH 4 ahead of PH 3. Following discussion: Pogue made a motion, seconded by Smith, to move the agenda item PH4 ahead of PH3. Motion carried unanimously.

~~**PH 1** Consideration of an Amendment to an approved Design Review Application by Friedman Memorial Airport, represented by Nicholas Latham, AIA of Ruscitto/Latham/Blanton Architectura P.A., for an expansion of the Terminal Apron, new concrete retaining wall, new airport entry road and new parking area ticket gates, to be located at 1616 Airport Circle (FR SEC 10, 15 & 22 TL 8151) in the Airport (A) Zoning District. The initial bid received for the project exceeded the available budget, causing some changes in design. Rebidding of the proposed project is currently underway. Item will no longer be heard, as the Applicant Team has decided to move forward with the previously approved Design Review Application from May 8, 2017.~~

**PH 2** CONTINUATION 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, INTO SIX (6) LOTS RANGING IN SIZE FROM 6,026 TO 16,034 SQUARE FEET. THE REQUEST INCLUDES MODIFICATIONS TO PRIVATE ROAD STANDARDS TO ALLOW FOR A ROAD SECTION OF 36' IN RIGHT-OF-WAY WIDTH. CURRENT ZONING IS GENERAL RESIDENTIAL (GR).

**5:32:27 PM**

Present were: Brian Yeager, PE, PLS, of Galena Engineering and David Morgan, on behalf of the Applicant; Janine Bear of Coldwell Banker Distinctive Properties; and some adjacent property owners.

Lisa Horowitz reported on issues and concerns raised or discussed at the last meeting as directed by the Commission. 1) The plat note on the previous plat that may have precluded 21B from being replatted was reviewed by the City attorney who found the language to be advisory and does not preclude a new plat from being placed on this property or stop the subdivision from going forward; 2) drainage is shown on the revised plat; 3) snow storage is down on the revised plat; 4) guest parking has been called out in plat note #4; 5) private utility easements are shown on the revised plat map; 6) the sidewalk in-lieu payment calculations have been submitted and the Parks & Lands Board and have provided a recommendation in favor of in lieu payment calculations; 6) Lot 5 does meets the minimum lot requirements of 79' in width; and 7) discussed the existing trees slated for removal.

Brian Yeager with David Morgan spoke about corrections to the sidewalk proposal, irrigation, the existing fences and proposed relocation of fences along the property. The fence and sprinklers they propose to move will be at the developer's expense. He concurred that Lisa covered all other outstanding issues. And stated that everything is complete at this point.

Smith asked how many of these hammerhead type dead-ends exist in the City of Hailey?

Yeager reported that there are other existing similar designs in the City on Foxmoor, River Street, Cedar, etc., the fire department criteria are met and stated that they are not uncommon.

Lisa reported that the Fire Department had no comments and the plat meets all their requirements. Lisa further reported that the sidewalk in-lieu payment for the Parks and Lands Board is based on the fair market value of the 7,239 square feet calculation of development (6 units proposed of Lupine Subdivision).

Chair Fugate opened the meeting for public comment. Public comment was given by: 1) Lucinda Sparks of 3321 Flowing Wells Drive who asked if zoning would allow modular homes or only stick-built lumber homes? Is the cul-de-sac going to be paved? Is the City going to require underground utilities? What is the height of homes? On the last larger plat where the church is supposed to be moved where will the driveway be located? 2) Janis Corkery of 3130 Snowbank Drive, who stated concerns about the relocation of the irrigation system and fence along her adjacent property and the negative impacts on her property. 3) Lucinda Sparks asked why there wasn't any consideration to make the property a park for the neighborhood.

Public comment closed.

Brian Yeager responded to questions from public.

David Morgan added that the proposed property is currently being advertised with a development potential of up to 12 homes and condos or townhouses, however, the goal set forth in the proposed replat is not to over populate the property based solely to maximize economic gain, but to enhance what currently exists and provide more opportunities for families seeking homeownership in the Wood River Valley. David stated that they will move the fence and sprinklers and work with Janis Corkery with regard to the fence and irrigation situation she expressed concern about on their (the Applicant's) dime.

Commissioner comment included: that 1.53 acres could be developed into 15 units so 6 is way better, support for single family houses, and happy to see that the Developer will work with Janis Corkery with regard to the relocation of the fence and irrigation system.

Following discussion: Lisa proposed condition of approval number "P" relocating the fence and sprinklers adjacent to 3130 Snowbank to the property line prior to recording of the final plat.

The parties discussed the building envelope for the existing church, setbacks, access, driveway designations, church size (2,450 square feet), and location of the stop sign (Lisa recommended that the parties defer to the Street Department re: the stop sign location or removal during plat review).

Following discussion: Lisa proposed another condition of approval number "O" re: the driveway located on lot 5 shall be located on the west side of the building. The applicant accepted the condition adding as long as they maintained some flexibility. The applicant reported that they are trying to reuse the church building but don't have that step included in their design at this time.

[6:06:05 PM](#) Following discussion: **Pogue made a motion, seconded by Smith, to approve the Preliminary Plat Application for Lupine Subdivision, by International Church of the Foursquare, located at Lots 21A and 21B, Block 49, Woodside Subdivision #12, with conditions (a) through (q) finding that the application meets all City standards. Motion carried unanimously.**

**PH 4** 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 IN THAT EVERY DWELLING UNIT SHALL HAVE NOT LESS THAN ONE HUNDRED FIFTY (150) SQUARE FEET OF GROSS FLOOR AREA, REPLACING THE CURRENT REGULATION OF ONE HUNDRED TWENTY (120) SQUARE FEET OF GROSS FLOOR AREA.

[6:08:41 PM](#)

Chair Fugate opened the meeting.

Public comment was opened: No public comment given.

Public comment closed.

Lisa asked the Commission to explain why they feel 150' square feet is an appropriate number. Scanlon stated that the number aligns with State building requirements and it never hurts to follow someone else's lead. Jeff stated the same reason for him too. Fugate stated it's the same reason for her too and if the market will fare opens opportunity for housing. Smith stated that it's in line with standards and affords better opportunity for affordable housing. Pogue stated the same.

[6:12:14 PM](#) Following discussion: **Smith made motion, second by Engelhardt, to recommend approval to the Hailey City Council of a Text Amendment to Title 17, Section 17.02, Definitions, to clarify and amend the definition of: Dwelling Unit, , which will include the following: The amendment would include changes to the minimum gross floor area in that every dwelling unit shall have not less than one hundred fifty (150) square feet of gross floor area, replacing the current regulation of one hundred twenty (120) square feet of gross floor area with adjustments made. Motion carried unanimously.**

**PH 3** CONSIDERATION 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 STATE STANDARDS AND RECOMMENDATIONS, REFLECT LESSONS LEARNED IN 2017 FLOODING AND CLARIFY EXACTLY WHAT TYPES OF DEVELOPMENT REQUIRE A FLOOD HAZARD DEVELOPMENT PERMIT.

Present were: Rebecca Bundy, Certified Floodplain Manager, and Lisa Horowitz.

Chair Fugate opened the meeting by commending Rebecca for all the work she put into the text amendment.

Rebecca reported on the background: The 2017 flooding event provided an opportunity to see the City's emergency operations plans, regulations and procedures in action; staff assessed the permitting process and determined that now is a good time to "tweak", clarify and improve and update the existing code. Rebecca explained she had initially hoped this would be a minimal tweak but it ended up being substantive. Rebecca reported that she reached out to the State of Idaho Floodplain Coordinator, who provided her with the Model Floodplain Ordinance containing all regulations required by the State, which she used, as well as some recommended regulations, the existing City Zoning Code, insertions specific to the City of Hailey, and guidance from the Idaho Association of Cities to dovetail the existing ordinance into the model code to ensure that no existing regulations were lost. The model code is the basis with the City of Hailey code dovetailed in.

Following discussion: The Commission agreed that they would try to get through the first 17 pages at this meeting. The Commission discussed definitions in detail "A" through "Variance" and made it to page 11. The hearing was continued to the Commission's next meeting.

[7:27:18 PM](#)

### **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 meetings: Monday, November 6, 2017  
[7:27:33 PM](#) Meeting Date Changes – Lisa asked if the Commission could hold their next regular meeting on November 6, 2017, instead of November 13, 2017, as the City Council has requested a change in their regular meeting schedule moving their next meeting to November 13, 2017, and then meeting only once a month thereafter. Following discussion: The Commission agreed to move their regular meetings as proposed: November 6, 2017, November 27, 2017, and December 4, 2017; and discussed items to put on those upcoming meetings with staff.

### **Adjourn**

[7:32:38 PM](#)

Following discussion: **Smith made a motion, seconded by Pogue, to adjourn at: 7:32 p.m. Motion carried unanimously.**