

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, March 15, 2021
Virtual Meeting
5:30 p.m.

From your computer, tablet or smartphone: <https://www.gotomeet.me/CityofHaileyPZ>

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Present

Commission: Richard Pogue, Janet Fugate, Dan Smith, Dustin Stone

Staff: Lisa Horowitz, Robyn Davis, Jessica Parker

Absent: Owen Scanlon

[5:30:23 PM](#) Chair Fugate called to order.

[5:31:19 PM](#) Public Comment for items not on the agenda. No comment.

[5:31:39 PM](#) Consent Agenda

CA 1 *Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Rebecca Wilkinson for a new 475 square foot detached, two-car garage. This project is located at 323 North 2nd Avenue (Lots 1-4, Block 51, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.*

CA 2 *Adoption of the Meeting Minutes from the March 1, 2021 PZ Hearing. ACTION ITEM.*

[5:31:56 PM](#) Pogue motioned to approve CA 1 and CA 2. Smith seconded. All in Favor.

Public Hearing

PH 1 [5:32:44 PM](#) *Consideration of a Design Review Application by Grocery Outlet Bargain Market, represented by BRR Architecture, for a new 590 square feet bale storage. This project is located at 615 North Main Street (Lots 1-5, and Lots 11-15, Block 68, alley between Lots 1-5 and Lots 11-15 150' x26' alley, Hailey Townsite) within the Business (B) and Townsite Overlay (TO) Zoning Districts. ACTION ITEM.*

Horowitz turned floor over to applicant team. Jenna Markley, BRR Architecture, introduced team and explained adding bale storage in front of existing structure. The bale storage will match the exterior coloring, noting the baler will be located inside.

[5:34:53 PM](#) Stone asked if have other locations with same design. Markley explained has other bale storages, but this one is fancier than other locations since matching the existing building. Stone if access it the typical way with a pallet jack? Markley confirmed access is the same.

[5:35:43 PM](#) Smith stated 17.5x37.4 comes up to 653 square feet, asked applicant to verify square footage. Markley stated inside usable space with 590 square feet, the 653 square feet is the outside dimensions. Confirmed losing the additional space due to wall space. Markley

confirmed. Smith asked what the roof material will be. Markley stated it will be a sloped metal roof. Smith asked what color or type of metal. Markley stated it will be a corrugated metal, and will match the rest of the building. Smith asked if it will be similar to the shoreline. Markley confirmed. Smith asked if shoreline material will match the existing building. Markley confirmed the shoreline will be painted onto the existing building. Smith asked what the materials the doors are made out of. Markley stated metal gates. Smith confirmed will be solid. Markley confirmed. Smith asked about the gap between the top of the wall and roof. Smith asked if there are any concerns to it being opened to the weather and/or birds nesting. Markley stated has not had issues in the past but has done chain link fences in the past and are open to that if needed. Smith recommends doing something to minimize exposures to unwanted birds and etc. Horowitz stated chain-link fencing is not permitted. Smith suggested a woven wire or mesh. Markley stated could do a woven wired mesh. Smith suggested to look at adding an overhang to help minimize moisture exposure. Smith asked about the bale size and weight. Markley explained it is on a pallet, that is basically a 4x4 cube, that there would be about 4-6 bales accumulated a week. Smith confirmed the actual baler will be located inside the store. Markley confirmed.

[5:40:25 PM](#) Pogue asked how often the bales are taken out to the storage facility. Markley explained depends on sale, up to once a day. Pogue asked if has a private company that picks up the bales. Jeff Demearais, bales are typically sent back with the trucks when delivery grocery to the store. Pogue confirmed all in house. Demarais confirmed. Pogue hates that trash will be located in front but the shelter for it is well thought out. Markley explained this is just for the bales, noting the location of where actual trash will go. Horowitz stated that is an important clarification, as cardboard is a priority to be recycled.

[5:43:50 PM](#) Chair Fugate agrees with Smith points to having it enclosed and the overhang. Chair Fugate asked if there are parking spaces next to the enclosure. Markley confirmed there are. Chair Fugate asked if the parking would impede their access. Markley explained doors on the northside, so will be clear of the adjacent parking.

[5:45:49 PM](#) Stone asked what is done when the storage area is full. Demarais does not anticipate it ever getting full, where overflowing. Stone asked what happens if does get full. Demarais stated could leave it in the store and schedule a pick up. Stone confirmed no intention of storing it out front along the building. Demarais confirmed not typically.

[5:47:08 PM](#) **Chair Fugate opened public comment.**

[5:47:33 PM](#) **Chair Fugate closed public comment.**

[5:47:37 PM](#) Stone thinks as long as there is no intention to have overflowing cardboard sitting out front, that this company seems concerned about s

[5:48:37 PM](#) Smith thinks they have done the best they can. Smith agrees with Pogue it's unfortunate the bale storage has to go out front but with by siding it they way they have it will diminish the impact. Smith would say it's going to be a benefit to them to have additional storage so can have a larger area for merchandise.

[5:49:21 PM](#) Pogue thinks the business will be good for the community, no further questions.

[5:49:43 PM](#) Chair Fugate agrees with all that has been said, appreciates the attention to the aesthetics and fact that does want the storage for this. Chair Fugate noted that need to correct the square footage is corrected in the motion. Horowitz confirmed correct square in the reports.

[5:50:31 PM](#) **Smith motioned to approve the Design Review Application by Grocery Outlet Bargain Market, represented by BRR Architecture, for a new 653 square feet bale storage. This project is located at 615 North Main Street, 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 Title 17, Title 18, and City Standards, provided conditions (a) through (i) are met. Pogue seconded. All in Favor.**

Staff, commission and applicant discussed need to remove condition (i), agreed to remove.

[5:53:47 PM](#) **Smith amended the motion to strike condition (i). Pogue seconded. All in favor.**

PH 2 [5:54:36 PM](#) *Consideration of a Design Review Application by Kim and Terry Hayes, represented by Chip Maguire of M.O.D.E. LLC, for a new 3,459 square feet single family residence. This project is located at 313 South 2nd Avenue (Lot 5A, block 22, Hailey Townsite) within the Limited Residential 1 (LR 1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.***

[5:55:08 PM](#) Stone stated he lives across the street from this location, does not know the people looking to build and feels comfortable can make a fair judgement.

[5:55:45 PM](#) Davis introduced applicant team and turned floor over to Chip Maguire. [5:57:12 PM](#) Maguire explained project is for a new residential, similar location to existing house. Maguire summarized property and brief history with ADU above garage built in 2019. Maguire explained why proposing new house as existing house is not structurally sound. Maguire provided site plan of the existing and proposed homes, noting new house is setback slightly further and will be connected to the existing ADU. Maguire explained proposing basement, 1st floor and 2nd floor, describing the layouts of each. Maguire is proposing to keep landscape similar to what is there. Maguire stated parking will be in the back where it is now. Maguire stated the lighting proposed is going to be can lighting to be dark sky compliant. Maguire went into more detail of the floor plan for each level, noting patio and courtyard locations. Maguire stated the roof pitch is steeper in pitch on the upper story, with corrugated metal. Maguire explained existing ADU/garage materials and that brought that material into the house to tie them together. Maguire explained how plans to breakup of the roof and that plan to use a brick in the front of the house that is a combination of red/white. Maguire provided elevation perspectives showing how the house relates to the ADU and how complimenting the project as whole. Maguire explained design to make this house stand out as the primary residence of the property.

[6:08:22 PM](#) Stone asked if there is a picture of the existing garage/adu looking towards the east. Maguire asked if elevation or picture, Stone stated anything. Maguire explained that because it is existing, did not focus a lot on the backside. Stone asked if doing anything to the ADU. Maguire stated only change is where the lower wing will connect. Stone noted door on the site plan. Maguire stated that door already exists. Stone asked staff if applicant is following stipulations of an attached or detached garage. Horowitz stated from planning standpoint, it

falls as detached. Stone asked if there was some recommendation causing them to keep the two spruce trees. Maguire stated there was no reason to take them out, the owners wanted to keep the existing landscaping.

[6:11:59 PM](#) Smith suggested adding the setbacks in Townsite Overlay to the matrix. Smith asked if using corrugated metal for the roofing. Smith recommends using snow clips or snow rail. Maguire agrees, back door entry will for sure have snow clips. Smith stated happy the applicant wants to keep the spruce trees, but wants to be sure the applicant is aware if one or both are damaged during construction applicant will have to replace. Smith suggested to make sure those are well protected during construction. Smith is glad to see as mentioned the proportion between the main house and ADU will be much better than what it was before.

[6:15:05 PM](#) Pogue commented that the applicant team has done a great job, no questions or further comments.

[6:15:30 PM](#) Chair Fugate opened public comment.

No comment.

[6:16:15 PM](#) Chair Fugate closed public comment.

[6:16:20 PM](#) Chair Fugate complimented the design of the project and texture of the roofing.

[6:17:20 PM](#) Stone appreciates the applicant working with the city to make an improvement in old town and the effort it took.

[6:18:31 PM](#) Smith and Pogue no further comments.

[6:18:44 PM](#) Chair Fugate agrees with Stones comments.

[6:19:13 PM](#) Stone motioned to approve the Design Review Application by Terrence and Kimberly Hayes, represented by Chip Maguire of M.O.D.E. LLC, for a new 3,459 square foot single-family residence. This project is located at 313 South 2nd Avenue (Lot 5A, Block 22, Hailey Townsite), 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 Hailey Municipal Code, and City Standards, provided conditions (a) through (k) are met. Pogue seconded. All in Favor.

PH 3 [6:20:44 PM](#) *Consideration of a Design Review Pre-Application by Summit View Land Company, LLC for two new multi-family buildings, building A1 will consist of 16 units and building A2 will consist of 8 units, all units will range in size from 374 square feet to 488 square feet. This project is located at 760 and 750 North 2nd Avenue (FR NE NW TL 8360 SEC 9 2N 18E and FR NE NW TL 8361 SEC 9 2N 18E) within the General Residential (GR) Zoning District. **ACTION ITEM.***

[6:21:19 PM](#) Davis turned floor to Errin Bliss, architect. Bliss provided drawings showing site location. Bliss provided site plan of existing buildings, with a total of 52 units onsite. Bliss stated the project was constructed in 1977 and originally there was a 7th building onsite with 8 units, but at some point in time that 7th building burned down. Bliss discussed existing layout of parking, entrances, trash enclosures and

landscaping. Bliss provided conceptual site plans, noting this submittal is to get input and feedback from city staff and commission. Bliss stated presenting two options. Option 1, rebuilding existing building that burnt down – parking, architecture would remain the same. Would be a straight forward submittal, replicating what is there. Bliss discussed option 2, increase density further applying for a PUD, would build two buildings two stories each for a total of 24 new units increasing the number of units to 76. Bliss stated with option 2, would move forward PUD, that at least 20% of units would be deed restricted or low-income housing. Bliss explained with option 2, intent was to make some site improvements – add new outdoor structure, provide some type of outdoor space and gather place for tenants. Bliss stated intent was to also make improvements along 2nd Ave – new curb cuts to be safer to enter and exit, and add landscaping. Bliss stated another idea to try to make the complex more attractive and appealing, is adding a new sidewalk, creating new curb cut and street trees also with this option an idea is to create new trash enclosures. Bliss stated with increased density, would be adding more parking will not be asking for concessions for parking. Bliss went on to discuss the base floor plans for each building. Bliss explained intent is to match existing architecture, siding and roof. Bliss turned floor to Kevin Garrison, property owner.

[6:35:32 PM](#) Garrison explained he purchased this property roughly 6 years ago, that has full onsite security for the property. Garrison explained has easy opportunity to put back what was already there but given the housing needs is trying to split this up. Garrison noted that roughly 50% of his bedrooms are unoccupied. Garrison stated he is trying to help the community, as a business right on the edge, not sure if makes sense to do this. Garrison is estimated to be around \$700-800 for the studios and \$800 - \$900 for 1 bedroom, and 2 bedrooms estimated to be around \$1000-\$1050. Garrison summarized would like to get feedback. Garrison noted this property has been upgraded dramatically over the last 6 years – broken sidewalks replaced, most units new paint, etc. Garrison wants this to be a great place, crime rate has gone down with security system in place.

[6:41:17 PM](#) Stone asked for clarification on what will be affordable housing – 20% or 30%. Bliss explained the different options. Garrison stated what can guarantee, is that 100% of these units will fit within the 30% of 50%-100% of the medium income. Stone asked if expect the owners to self-regulate this percentage. Horowitz stated it is managed through the Blaine County Housing Authority if use PUD or deed restricted. Horowitz stated she is seeing different number them but that they can further discuss in future. Garrison stated number he saw was just under 52,000. Garrison stated right on the edge of the lower limit, not able to commit to lower because literally right on that edge. Stone asked if there is one that is trying to use for density bonus. Bliss stated no, going on further explain the density bonus. [6:47:35 PM](#) Garrison added that was not sure how to apply those bonuses due to how far they are behind. Stone explained does not expect them to go back in time on other buildings. Garrison stated all the windows are now conforming, the landscaping even. Garrison when on to discuss changes made. [6:49:13 PM](#) Bliss added in terms of density bonus, section 17.10.020 allows the commission to increase the density of the site. [6:50:07 PM](#) Stone stated it does make it hard to make recommendations when not sure what the applicant is requesting. Stone asked if project is currently within the density requirements. Horowitz stated they are an existing non-conforming, and able to rebuild the 7th building that burned down. Horowitz suggested the commission should focus on the increase density in exchange for this restricted housing. [6:52:01 PM](#) Garrison stated Horowitz's clarification is right.

[6:52:18 PM](#) Smith referred to code Bliss mentioned, 17.10.020. [6:53:02 PM](#) Smith noted because the applicant is grandfathered already exceed the density allowance. Smith stated if look at all options to increase density, even under PUD limited to 10-20%, and has some concerns with going over 200%. Smith is glad to see them look at rebuilding the existing building that was burned. Smith referenced the

ARCH PUD, stating they were allowed 20 units per acre and with the units they put in was given approximately a 10% bump because all the units were deed restricted. Smith would not want to move to additional density over what is grandfathered without seeing what the impacts are – traffic study, etc. Smith is hoping with all of this happening going to see much approved affordable housing the community. Smith really has problem with going over the 20% available, that the project is adjacent to school, and single-family homes. Smith has real problem with idea of increasing of density over and above what would typically be allowed in this zone. Smith is curious about the improvements discussed, glad to see idea of landscaping and street trees. Smith stated thinks there is a lot of benefits and positives but to go beyond what is grandfathered in is a step to far without additional information.

[6:56:54 PM](#) Pogue agrees with Smith, thinks very fortunate to have Garrison as owner of this property. Pogue agrees community needs more housing, but thinks has responsibility to city to keep it within the GR guidelines. Pogue thinks it would be a disservice to the community to allow this project to go beyond the GR Guidelines. Pogue recommends look at rebuilding portion that burned down and see if could modernize that without adding more rooms.

[6:58:39 PM](#) Chair Fugate understands the concern with the density and that it is obvious this site is being taken care of. Chair Fugate asked how many total parking spaces would be if went to the 76 units. Bliss stated there would be a total of 114 onsite. Chair Fugate if just rebuild the building, does that leave out the other amenities proposed. Bliss confirmed. Chair Fugate explained that is one reason she would consider the PUD, and likes idea of outdoor space and improving the playground equipment. Chair Fugate would like to see recycling with new trash enclosures. Chair Fugate thinks if were to do this, does need additional parking and would like to see stop signs at the curb cuts. Chair Fugate asked if there was a laundry facility in this complex. Garrison confirmed. Chair Fugate understands concerns of increased density, thinks traffic study and additional parking would be helpful. Chair Fugate would rather see increased density with the proposed amenities. [7:04:47 PM](#) Garrison explained with proposal would only be adding six additional cars per day. Garrison would like to be careful of adding additional cost as this is a low-income housing project. Garrison stated going to put in the secondary eating/shading area and new playground will happen regardless.

[7:06:58 PM](#) **Chair Fugate opened public comment.**

No comment.

[7:07:58 PM](#) **Chair Fugate closed public comment.**

[7:08:10 PM](#) Stone asked if a PUD could override the nonconforming statutes. Horowitz confirmed, that the council could go higher if choose too. Stone is not directly opposed to increasing density and appreciates if truly have rent controlled. Stone stated if truly rent controlled that has special value to him. Stone suggested targeting something in density to get the density bonus. Stone agrees with the Chair Fugate, that this is a dense location and about to get denser either way. Stone stated so getting some value whether be parking, stop sign would not fall on deaf ears.

[7:11:11 PM](#) Smith complimented Garrison, work done and is pleased to hear intends to provide amenities to his tenants. Smith noted this would come back for design review and could stipulate trash enclosures. Smith's concerns are the density and to make it even higher at the price of impacting the sense of place, life in that area and those attending school, he is concerned about going further than what already have. Smith is very hesitant to go above what is grandfathered.

[7:13:26 PM](#) Pogue complimented Garrison and work done. Pogue's concern with adding the number of units is the traffic, its adjacent to the school and existing single-family homes built under GR code. Pogue is glad to hear of improvements intend to do whether go forward or not. Pogue has problem with that high of density adjacent to the school and single family.

[7:15:23 PM](#) Chair Fugate asked if just replaced the previous building that would be 8 units which would be 16 bedrooms and if would also have 16 bedrooms in the one new building. Chair Fugate summarized, basically the one building would have the same number of bedrooms and 2nd building would have 8 – a net of 8 bedrooms total. Staff and applicant confirmed. Chair Fugate understands density concern, but at this point leaning towards increasing density as it is a net of only 8 bedrooms. Chair Fugate thinks if applicant gets back with more specific details on amenities, landscaping, parking and safety in mind.

[7:18:40 PM](#) Stone stated in end, talking about the a2 building that the building to the west is something the owner has the right to build.

[7:20:28 PM](#) No questions from Bliss. Garrison thanked commission and staff for their time. Garrison explained why he does not feel they would be adding to traffic – i.e. kids walking and riding bus. Garrison would really like to build this, does not think cost wise makes sense business wise.

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: **April 5, 2021**

- TA: Fence Height
- DR: Croy Street Exchange
- PP: Winterhaven Estates

Horowitz provided summary of upcoming projects. Horowitz stated at the second meeting in April, will be having the 5year meeting regarding DIF – Horowitz stated it is likely will start at 4:30 but that is not decided.

[7:27:17 PM](#) Pogue motioned to adjourn. Smith seconded. All in Favor.