

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, June 7, 2021
In-Person and Virtual Meeting
5:30 p.m.

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

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Present

Commission: Janet Fugate, Owen Scanlon, Dan Smith, Richard Pogue

Staff: Lisa Horowitz, Robyn Davis, Jessica Parker

Absent: Dustin Stone

[5:30:22 PM](#) Chair Fugate called to order.

[5:30:35 PM](#) Public Comment for items not on the agenda. No Comment.

[5:30:57 PM](#) **Consent Agenda**

CA 1 *Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application by Marlow Non-Exempt Family Trust, represented by Galena Engineering, where Lots 5 and 7, Block 3, Quigley Farms Subdivision (1421 and 1401 Red Tail Lane) are subdivided into four (4) townhome sublots, ranging in size from 5,638 square feet to 6,620 square feet. This project is located within the General Residential (GR) Zoning District. **ACTION ITEM.***

CA 2 *Adoption of Findings of Fact, Conclusions of Law and Decision of a Zone Change Application by Larry Green, L.L. Greens, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed changes include amending Lot 1, Block 2, Northridge X from Limited Business (LB) to Business (B), and Lot 1, Block 27, Northridge IX from Limited Residential (LR-1) to General Residential (GR). **ACTION ITEM.***

CA 3 *Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application by Larry Green, L.L. Greens, represented by Galena Engineering, where Lot 1, Block 2, Northridge X (21 McKercher) is subdivided into 2 (2) lots, Lot 1A, 43,785 square feet and Lot 1B, 31,855 square feet. This project is located within the Limited Business (LB) and Downtown Residential Overlay (DRO) Zoning Districts. **ACTION ITEM.***

CA 4 *Adoption of Meeting Minutes dated April 19, 2021. **ACTION ITEM.***

[5:31:04 PM](#) Scanlon recused himself from CA 1 and 2.

[5:31:27 PM](#) Pogue motioned to approve CA 1 and CA 4. Scanlon seconded. All in Favor.

[5:31:53 PM](#) Smith motioned to approve CA 2 and CA 3. Pogue seconded. Pogue-yes, Smith-yes, Scanlon abstained.

Public Hearing

PH 1 [5:32:25 PM](#) *Consideration of a City-initiated Text Amendment to the Hailey Municipal Code to Title 17: Zoning Regulations, Chapter 17.05, Official Zoning Map and District Use*

Matrix, Section 17.05.040, District Use Matrix, to amend General Residential Zone District setbacks by adding a new note, Note #23, to the Minimum Side and Rear Setbacks, which establishes new light and air setbacks from property lines abutting private property based on building height, and amending the base side yard setbacks abutting private property from ten (10) feet to eight (8) feet. ACTION ITEM.

[5:33:54 PM](#) Horowitz introduced project, stating this will be the 3rd hearing on this item and summarized recommendations from last hearing. Horowitz explained staff went back and reviewed what was working and recommendations from commission. Horowitz explained the setback requirements within Townsite, using Hailey Sheep Shed that are separated by 12'. Horowitz explained suggestion of 8' setbacks instead of 10'. Horowitz provided another example of smaller setbacks is Sunburst, which is 6' from the property line.

[5:37:19 PM](#) Chair Fugate stated the issues with Sunburst were not the setbacks. Scanlon does not recall anyone arguing about the setbacks.

[5:37:25 PM](#) Smith stated it seemed him to that the neighbors had issues the density. Horowitz clarified only looking at changing the side yard setbacks.

[5:38:25 PM](#) Smith stated there are several 4500 square foot lots. Smith thinks the 8' is an improvement, that limited to 14 now. Horowitz noted that townsite overlay setbacks are different. Smith suggested pursuing some type of front to back setback for the smaller lots, wondering if locking themselves into something in the future that not really wanting. Smith suggested looking at some sort of offset requirements. [5:40:36 PM](#) Smith is still a bit concerned about the adjacency going to see between some of the smaller odd shape lots outside of the TO and not built out. Horowitz asked for an example. Smith stated those were pointed out last time off North River Street, near Galena Engineering and believes there is also some north of this area. Staff and commission reviewed the areas in question. Horowitz provided aerial view of lots off North River and also in China Garden.

[5:45:55 PM](#) Chair Fugate stated 16' between houses seems decent to her and stack going up makes a big difference. Chair Fugate confirmed would still need to follow the height requirement from the property, that is it possible these homes have less than required setbacks. Horowitz confirmed likely. Horowitz explained at 20' would have to meet the 2-1 setback requirements, falling away from the property.

[5:48:24 PM](#) Smith likes idea that coming in a little closer, so folks with smaller lots can do something in the future. Smith noted believes China Gardens works well, because the houses primarily run east to west so receive decent sunlight.

[5:49:58 PM](#) Pogue is comfortable with the 8', he tried to explore why go to 8' instead of 6' but thinks having 12' between houses is too narrow. Pogue could not find a way where that 2' difference would give the developer the opportunity to make more housing. Pogue is comfortable with the 8' and the 2.5 height.

[5:51:10 PM](#) Scanlon agrees with the 8' setback, gives the developers more flexibility. Scanlon is intrigued by the idea of a building envelope. Horowitz cannot think of any lots outside of TO in GR. Scanlon wanders if would help to have a clause where with a PUD if the lot is a smaller could have setback of 6'. Horowitz does not believe need to build something in the code for this, as will have that control in the design review process.

[5:54:05 PM](#) Chair Fugate believes the 8' is appropriate and allows for more leeway without causing problems. Agrees that the 6' is too narrow. Chair Fugate confirmed ADU setbacks remain the same. Horowitz confirmed, ADUs follow the setbacks of the zone district. Chair Fugate is glad staff and commission took the time to review this.

[5:56:19 PM](#) Chair Fugate opened public comment.

No Comment.

[5:56:42 PM](#) Chair Fugate closed public comment.

Chair Fugate confirmed all in agreement with decision and asked if any further concerns or issues. No further questions or concerns from Commissioners.

[5:57:58 PM](#) I, Scanlon, moved to recommend approval to the Hailey City Council an Ordinance amending Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.05: Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to amend the General Residential (GR) Zoning District setbacks by adding Note #23 to the Minimum Side Setbacks, which establishes new light and air setbacks from property lines abutting private property based on building height, and amending the base side yard setbacks abutting private property from ten (10) feet to eight (8) feet, finding 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. Pogue seconded. All in favor.

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: **June 21, 2021**

- DR: The Sage School

Horowitz confirmed next meeting is June 21st for the new campus for Sage School out in Quigley. Chair Fugate asked if anyone knows the estimated amount of students. Staff does not know, but will provide in the staff report.

SR Discussion of county wide housing issues

[6:01:02 PM](#) Horowitz discussed concern of housing issues throughout the valley. Horowitz stated Ketchum is having a special meeting tonight to discuss options. Horowitz went through the list of ideas that Ketchum is discussing. Horowitz noted that Hailey is also looking at allowing RVs as an option for housing for 6 months. Commission and staff discussed potential options, primarily option involving temporary RV living. Staff thinking would do RVs as a temporary C of O. Scanlon as concern about water. Horowitz noted all cities combined are about 5% of the county water usage. [6:14:56 PM](#) Pogue mentioned to past conversations with contractors but allowing construction workers living onsite during the job. Horowitz stated code does not currently permit, but believes we should allow. Commission and staff agreed. Chair Fugate thinks should peruse temp c of o for short term occupancies in RVs. [6:20:51 PM](#) Commission continued to discuss location ideas for RV parking. Commission discussed idea of hearing this again at June 21st meeting. All agreed to hear it time permitting at the next meeting.

[6:31:25 PM](#) Smith motioned to adjourn. Scanlon seconded. All in Favor.