

**Meeting Minutes**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, August 16, 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: Owen Scanlon, Janet Fugate, Dan Smith, Richard Pogue**

**Staff: Lisa Horowitz, Robyn Davis, Jessica Parker**

**Absent: Dustin Stone**

[5:30:01 PM](#) Chair Fugate called to order.

[5:30:12 PM](#) Public Comment for items not on the agenda.

[5:32:30 PM](#) Mike Bradshaw, resident of Sweetwater, heard about how bad traffic was going to be due to traffic. Thought would tell City of Hailey appreciate being able to get through town so quickly.

[5:33:24 PM](#) **Consent Agenda**

**CA 1** *Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Larry Green, represented by Errin Bliss of Bliss Architecture, for a new 16,535 square foot commercial building, to be located at 21 East McKercher Boulevard (Lot 1, Block 2, Northridge X Subdivision). The project will include retail and warehouse space, an outdoor space and storage space. The proposed project is located within the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.***

**CA 2** *Adoption of Findings of Fact, Conclusions of Law and Decision of a Zone Change Application by Joan A. Williams revocable Trust, represented by Galena Engineering for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed change includes amending 910 North Main Street (Hailey FR SESW TL 7589 SEC 4 2N 18E) from General Residential (GR) to Business (B). **ACTION ITEM.***

**CA 3** *Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Kevin and Stefanie McMinn, represented by Owen Scanlon, for a 5,457 square foot orthodontist office (1,512 square foot unfinished basement, 2,312 square foot main floor office and 1,633 square foot second floor residence), located at Lot 2, Block 1, Taylor Subdivision (801 N 1st Avenue) within the Business (B) Zoning District. **ACTION ITEM.***

Previous Motion for McMinn, this needs to be motioned again as the last hearing did not have this listed as an Action Item.

[5:33:25 PM](#) Pogue motioned amend Condition N, to remain as originally proposed at satisfaction of Staff and 1 commissioner or total elimination of Condition N. Stone seconded. Stone, Smith, Pogue, Fugate in Favor. Scanlon recused.

[5:33:29 PM](#) Scanlon recused himself from consent agenda.

[5:33:55 PM](#) Pogue motioned to approve CA 1, 2 and 3. Smith seconded, with comment CA 3 is still under review. All in Favor.

#### **Public Hearing**

**PH 1** [5:34:41 PM](#) *Consideration of a Preliminary Plat Application by Emerald City, LLC, represented by Galena Engineering, where the existing building located on Lot4HA, Block 4, Airport West Subdivision Phase II (110 Gulf Stream Lane) is converted into a total of three (3) commercial condominiums. This project is located within the SCI Industrial (SCI-I) Zoning District. **ACTION ITEM.***

[5:35:05 PM](#) Davis turned floor to applicant team.

[5:35:20 PM](#) Sean Flynn, Galena Engineering, fairly straight forward condominium application. Flynn explained it is a 3-unit condominium for live work situation. Flynn explained property owner is wanting to convert to live work units. Flynn stated applicant team is ok with abandoning unused service.

[5:38:13 PM](#) Scanlon asked what the downside is in not designating commercial bays as garages. Davis explained staff felt did not need to designate as garage as they were not being used as a traditional garage. Staff felt leaving the space as a work space is appropriate. Scanlon asked if units are to be sold or rented. Robert Del Signore stated could be either. Staff and commission discussed benefits of leaving as a work space. Del Signore asked if designated as garage, would it prohibit future use as a shop space.

[5:41:27 PM](#) Smith asked if units currently have bathroom and kitchen facilities. Del Signore stated no, he is the only tenant currently. Smith confirmed it is his intent to develop these. Del Signore confirmed. Smith asked if there is AC installed upstairs. Del Signore confirmed and stated building is fully sprinklered.

[5:42:25 PM](#) Pogue asked if units would be for sale or lease. Del Signore confirmed. Pogue complimented project. Del Signore stated if successful will eventually do seven more units.

[5:43:25 PM](#) Chair Fugate asked what the minimum is for a residential unit. Davis confirmed would need to have a bathroom and kitchen area with a stove.

[5:44:14 PM](#) Pogue asked if has to go through PZ again. Staff confirmed if no exterior changes, would not need to come back to staff.

[5:44:45 PM](#) Chair Fugate opened public comment.

[5:45:11 PM](#) Chair Fugate closed public comment.

[5:45:19 PM](#) Scanlon thinks it makes sense, likes when someone comes in and says going to establish a building and provide the housing with it.

[5:46:01 PM](#) Smith thinks will be a good benefit of the community, thinks there is a fair demand for this.

[5:46:32 PM](#) Pogue thinks it is a definite benefit.

[5:46:42 PM](#) Chair Fugate agrees with comments said.

[5:46:59 PM](#) Scanlon motioned to approve the Preliminary Plat Application by Emerald City, LLC, represented by Galena Engineering, where an existing building on Lot 4HA, Block 4, Airport West Subdivision Phase II, (110 Gulf Stream Lane) is converted into a condominium plat/subdivision. The existing building would be converted into three (3) units, finding that the application meets all City Standards, and that Conditions (a) through (k) are met. Smith seconded. All in Favor.

[5:47:52 PM](#) Chair Fugate asked if going to have an HOA. Del Signore confirmed there will be an HOA and has submitted the CC&Rs.

**PH 2** [5:48:21 PM](#) *Consideration of a Design Review Application by Kilgore Properties, LLC, for construction of Sweetwater Condominiums (Phase I) to be located at Block 2, Sweetwater PUD Subdivision. Phase I includes five (5), ten-plex, three-story condominium buildings and one (1) amenity building, which includes a clubhouse and pool. The live/work units in Phase I will remain as approved. The total number of units proposed for Phase I is 57 units (50 residential units and seven live-work units). **ACTION ITEM.***

[5:49:14 PM](#) Davis provided a summary of project, stating discussing Block 2 Phase 1. Davis turned floor to Mike Bradshaw.

[5:50:34 PM](#) Bradshaw explained location change of amenity building, bringing it in more central along the trail way. Bradshaw stated in comparison to 2019 plan, this proposal has 14 more units. Bradshaw discussed improvements from 2006 & 2019 plan with the new proposed plan. Bradshaw stated attempted to mute the colors slightly, that open for suggestions but not opposed to make more muted earthy tone.

[5:54:15 PM](#) Chair Fugate asked about snow storage. Bradshaw confirmed meeting snow storage requirements, and that have tried to provide additional storage in additional parking.

[5:56:30 PM](#) Scanlon asked how they would access snow storage along bike path. Bradshaw explained access point and some areas could not use large equipment. Scanlon confirmed not using the bike path. Bradshaw confirmed.

[5:57:43 PM](#) Chair Fugate asked about existing working going on now. Bradshaw that is the Live Work units, and no changes have been proposed to those units.

[5:58:49 PM](#) Davis provided a table comparing numbers from 2006 approved project to tonight's proposal. Davis provided the plan that was approved in 2006, describing the various units approved then.

[6:02:01 PM](#) Horowitz stated the entire Sweetwater project was approved in 2006 with 421 units, and that the Council believes it is important to not under build during a housing crisis. Horowitz stated working with applicant to address this concern. Horowitz explained Council concern of these homes being second home owners.

[6:03:48 PM](#) Davis went on to provide elevation plans comparing today's proposal to the 2006 proposal. Horowitz explained Davis and her went through the previous approvals and feel the plans do not differ dramatically.

[6:04:57 PM](#) Scanlon complimented the development team for responding to recommendations. Scanlon asked about the rendering not showing the trellis showing in the elevations along the long side windows. Bradshaw confirmed trellis is still proposed. Scanlon likes the proposed colors, thinks they are muted enough. [6:07:10 PM](#) Scanlon asked if not providing AC to all units. Bradshaw stated AC has been included in all units to this point and will most likely continue. Scanlon encouraged to keep providing ACs.

[6:08:19 PM](#) Bradshaw show confirmed they are committed in trying to find ways to target market of those living hear.

[6:08:55 PM](#) Scanlon asked if understood correctly, that 55% of owners of Sweetwater are second home units. Horowitz stated that was determined by going through assessor's office. Bradshaw confirmed that is a staggering number.

[6:09:47 PM](#) Smith asked if still putting out over 16,000 feet of turf, that suggested artificial turf at the last meeting. Smith noticed the club house is shown for a project out of Utah, asking if this is a standard design being proposed. Bradshaw confirmed it is modeled after one built in Utah. Bradshaw confirmed not a corporate or propriety design. Bradshaw confirmed materials and colors will be different. Smith agrees with Scanlon regarding colors. Smith requested an accurate clubhouse drawing for this package. Bradshaw confirmed will provide the detailed architectural plans once ready.

[6:14:36 PM](#) Pogue asked if HOA will be separate from existing HOA. Bradshaw stated working with the current HOA. Pogue asked if had looked at solar panels for the units. Bradshaw has not, but can go back and look if they would like. Pogue stated that is at their discretion. Pogue appreciates them taking homeowners and commissioners comments.

[6:16:23 PM](#) Chair Fugate likes the colors as well, and that it is great the way they shifted the building orientation. Chair Fugate is pleased with the club house being included.

[6:16:59 PM](#) **Chair Fugate opened public comment.**

[6:17:10 PM](#) Wes Ares, Chairman of Sweetwater HOA, at last HOA meeting had a large attendance and Bradshaw shared his vision, that the home owners found this plan to be much improved. Ares appreciates concern for density but part of reason why it was endorsed was because of having another clubhouse. Ares thinks these are much better numbers. [6:18:34 PM](#) Ares does want to address snow removal, number of dogs, lives at edge of park and has not seen more than 6-8 dogs at a time. [6:19:29 PM](#) Ares stated the addition of the second club house and pool helps with the concern with overcrowding the current pool. HOA and Homeowners approve of this plan.

[6:20:14 PM](#) Mike McQue, full time Sweetwater resident, thinks the changes made, and agreement for more amenities is a huge step forward. Fully in support of plan as see it.

[6:21:07 PM](#) Kelly Gnat, primary resident of Sweetwater, love the colors of her units and also approve the proposed colors. Very pleased with some of the changes from last meeting, thinks have come along way. Also, in agreement that need to focus of housing for 1<sup>st</sup> time homeowners and primary residents. Gnat stated just moved from a community that went from primary to secondary, that it changes the community. Gnat stated needs to find some way to try to control this. Gnat said anything they can do would be appreciated, and that she would like to see young couples in there so they can start those investments.

[6:23:44 PM](#) **Chair Fugate closed public comment.**

[6:23:57 PM](#) Chair Fugate appreciates the developer's willingness to respond to homeowners and commission.

[6:24:39 PM](#) Scanlon compliments team, that certainly cannot get a higher approval than the HOA.

[6:25:20 PM](#) Smith agrees, responsiveness and willingness to take comments and apply to design is appreciated. Smith is looking forward to see this project, likes how the flipped the buildings around.

[6:26:09 PM](#) Pogue has no further comments.

[6:26:39 PM](#) Chair Fugate asked if should include the revised clubhouse plan as a condition. Staff confirmed.

[6:28:19 PM](#) Scanlon complimented HOA and neighbors for being proactive and coming to the meetings.

[6:29:09 PM](#) **Smith motioned to approve the Design Review Application by Kilgore Properties, LLC, for construction of Sweetwater Condominiums (Phase I) to be located at Block 2, Sweetwater PUD Subdivision. Phase I includes five (5), ten-plex, three-story condominium buildings and one (1)**

amenity building, which includes a clubhouse and pool. The live/work units in Phase I will 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 (q) are met. Pogue seconded.

[6:30:33 PM](#) Scanlon asked if need to discuss the pool. Watson stated the pool is 45' long and 25' wide. Chair Fugate asked the current pool size. Watson stated existing pool is 32' x 18'. Bradshaw explained this pool has a kid section. Commission and staff discussed condition for pool plans. All agreed condition on condition q.

#### **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: **September 7, 2021.**

- Tommy's Holiday Cabin

Horowitz summarized upcoming projects, Tommy's Holiday Cabin, Farmhouse Garage and Bungalow Garage.

[6:36:38 PM](#) Pogue motioned to adjourn. Smith seconded. All in favor.