

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, October 4, 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: Richard Pogue, Dan Smith, Owen Scanlon

Staff: Lisa Horowitz, Jessica Parker

Absent: Janet Fugate, Dustin Stone

[5:31:20 PM](#) Vice Chair Pogue called to order.

[5:31:30 PM](#) Public Comment for items not on the agenda. No Comment.

[5:32:07 PM](#) Consent Agenda

CA 1 *Adoption of Findings of Fact, Conclusions of Law and Decision of a Conditional Use Permit Application submitted by Broadford Beverage LLC, represented by Lawson and Laski, for a brewery (Hybrid Production Facility) to be located next to Powerhouse, an existing restaurant. This project is located at Lots 17-20, Block 64, Townsite (502 N. Main Street), 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 Planned Unit Development Application by 410 North River Street, LLC, represented by CK Property Group, LLC, for twelve (12), three-story single-family townhomes with a request for waivers and proposed benefits. This project is located at Lots 14-17, Block 56, Townsite, (410 North River Street), within the Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.***

[5:32:16 PM](#) Smith motioned to approve CA 1 and 2. Scanlon seconded. All in Favor.

Public Hearing

PH 1 [5:32:47 PM](#) *Consideration of a Preliminary Plat Application by Kilgore Properties, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase I of Block 2 is subdivided into 12 sublots consisting of seven (7) live-work units, four (4), ten-unit condominium buildings, and a clubhouse, for a total of 57 residential units. This project is located along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District. **ACTION ITEM.***

[5:33:37 PM](#) Horowitz summarized previous application and how applicant has slightly reconfigured the layout. Horowitz turned floor to Matt Watson.

[5:34:28 PM](#) Watson noted typo in description, should be 5 ten-unit condominium buildings. Watson summarized recently went through design review for proposed changes and now submitting for revised plat. Watson asked for questions. Horowitz stated no comments from staff, majority of issues were addressed at last meeting. No questions from Smith.

[5:36:14 PM](#) Scanlon asked about the driveway easements, Horowitz confirmed typically done and could require applicant to make the modification. Scanlon asked what the driveway width is for the 10plexes. Watson stated condos are single car garages and driveway goes across the building, it is not broken up. Scanlon asked if would back in to garages. Watson confirmed and that residents could also park in front of the garage. Scanlon asked how much of the property is located within the flood zone. Watson explained block 2 was excluded in last FEMA map. Scanlon asked if Shenandoah Drive and Countryside were in the flood zone. Watson confirmed.

[5:38:57 PM](#) Vice Chair Pogue asked for clarification of comment of all onsite parking located below grade. Horowitz clarified it is at grade, confirmed will clarify in report.

[5:39:30 PM](#) **Vice Chair Pogue opened public comment.**

No Comment.

[5:40:35 PM](#) **Vice Chair Pogue closed public comment.**

[5:40:39 PM](#) Smith stated as mentioned have seen before, in reference to Scanlon's question Davis referred to PUD regarding plat note stating unbuildable and that applicant did not have an issue including it. Smith suggested may be beneficial. Smith complimented live work units. Smith would like to see in future to get deed restrictions on upcoming project to make more affordable. Smith does think this will be a good project and provide much needed housing.

[5:42:46 PM](#) Scanlon agrees with Smith on affordable units. Scanlon asked if will build entire phase at once. Watson confirmed, just pulled live work units last week and condo units are under review. Watson stated will start second phase next year. Scanlon asked when plan to build clubhouse. Watson confirmed with this phase, working on pool design which will finalize clubhouse design. Scanlon echoes Smith, applicant has always been commendable in listening to recommendations and should be applauded.

[5:45:07 PM](#) Pogue would like to see an agreement in having streets non buildable. Watson confirmed no issue, will be sure addressed. Pogue applauded the development and team.

[5:46:00 PM](#) Horowitz suggested new condition i, the private drive shall be noted as unbuildable on the plat. Commissioners agreed.

[5:46:24 PM](#) **Smith motioned to approve Phase I of the Preliminary Plat Application by Kilgore Properties, LLC, represented by Matt Watson, to be located at Block 2, Sweetwater P.U.D. Subdivision (vacant lot along Shenandoah Drive), finding that the application meets all City Standards, and that Conditions (a) through (i) are met. Scanlon seconded. All in favor.**

PH 2 [5:47:20 PM](#) *Consideration of a Preapplication Design Review by Lido Equities Group-Idaho, LLC, represented by Michael McHugh of Pivot North Design, for the construction of eighty (80) residential units on 4.27 acres (186,001 square feet), to be known as known as Lido Apartment Homes formerly known as Copper Ranch Development. The project is located at 940 Winterhaven Drive (Lots 1-14, Block 85, Parcel EE, Woodside Subdivision #24 and Lot 1, Block 67, Woodside Subdivision #18) in the Limited Business (LB) Zoning District. This parcel is subject to a Development Agreement dated June 11, 2007.*

[5:48:19 PM](#) Horowitz introduced applicant team, and noted this project has been part of the development agreement since 2007.

[5:49:12 PM](#) Jeffery Smith, owner developer of the 80 units. J. Smith summarized his experience and his history with the Copper Ranch Development. J. Smith explained this project is a separate development from Copper Ranch.

[5:50:41 PM](#) Michael McHugh, architect, provided a summary of the proposed plans walking through the drawings within the packet. McHugh noted staff concerns on landscape and will be working with landscape architect. McHugh provided a general overview of the floor plans and how design integrates into surrounding home designs. McHugh noted BBQ space and green space proposed. McHugh discussed exterior elevations and color variations proposed.

[5:59:04 PM](#) Smith has question, but would prefer to hear public comment first.

[5:59:24 PM](#) Scanlon asked about snow storage area, some appear thin. McHugh confirmed do meet criteria of minimum of 10'. Scanlon asked why all exterior doors open out instead of into the vestibule. McHugh stated will need to review, but typically in multifamily doors go out and single-family units' doors go in. Scanlon noted weather concern with door swinging out. Scanlon asked width of stairs, recommending they be at least 42 inches wide. McHugh confirmed, stairs are at least 48 inches wide.

[6:02:52 PM](#) Vice Chair Pogue will wait until after public comment.

[6:02:54 PM](#) **Vice Chair Pogue opened public comment.**

[6:03:21 PM](#) Cynthia Sheastone, owner in Copper Ranch, lives back to what is going on. Has few questions and concerns. From what she understands there was sheet flooding several years ago and her unit had to be sandbagged. Wanted to be sure developer knows that is an area for sheet flooding and needs mitigation. Sheastone asked if these are the same floor plans? If they have garages? Will not be on the same HOA as Copper Ranch.

[6:05:49 PM](#) Bill Dyer, resident directly north at Silverstone Townhomes, concern is traffic patterns onto Winterhaven Drive asking if any opportunity to have them come onto Woodside Blvd. He is familiar with fire access points, and wondering, if possible, for a cul-de-sac.

[6:07:54 PM](#) **Vice Chair Pogue closed public comment.**

J. Smith was not aware of sheet flooding and this is the first he has heard of that and he has been involved with the project since 2003 and he is the President of the Copper Ranch HOA. Stahlnecker noted there was significant sheet flooding across the valley in 2017. Stahlnecker went on to explain drainage will be improved as the site is developed and will work with staff. Stahlnecker explained staff was not supportive of access off Woodside and that Winterhaven access was preferred by staff and Developer. J. Smith confirmed this will not be part of the Copper Ranch HOA. J. Smith explained this project was designed with sensitively to the Copper Ranch project. J. Smith noted per agreement able to build 85 units and reduced to 80 units, heights are lower than what is permitted and setbacks meet code. J. Smith believes this will be a very nice-looking project. J. Smith confirmed there will be surface parking, no garages. J. Smith explained parking design. J. Smith noted that maybe 20% of Copper Ranch residents use garage for parking, the majority use it for storage.

[6:13:22 PM](#) Horowitz stated per code, there is more than enough parking. Horowitz stated the rain/snow event was a 100 year or more event.

[6:14:08 PM](#) Vice Chair Pogue asked about Woodside access, Horowitz does not believe Public Works will allow for more Woodside Blvd access points.

[6:15:13 PM](#) Smith asked how large are the storage units. McHugh believes the smallest is 5'x6'x8'. Applicant team confirmed one storage unit per apartment. Smith suggested reviewing artificial turf in high traffic areas, possibly break up shingles with lap siding. McHugh noted current proposed materials, Smith suggested differentiating between 1st and 2nd floor. Smith suggested maybe little more color. Smith suggested small bump outs to help break up the building sides. J. Smith stated these units are for rent, not for sale.

[6:20:15 PM](#) Scanlon agrees with Smith. Scanlon is concerned with how dark the buildings are, almost wonders if the highlight colors could be switched around. Scanlon thinks the first floor was done fair, but the 2nd floor is just straight walls. Scanlon agrees with Smith, more articulation on 2nd story would be helpful. Scanlon believes minimum should go with a lighter color. Scanlon believes will be functional.

[6:22:11 PM](#) Vice Chair Pogue believes will have a lot of children and recommends applicant look at areas for children to mix and play. Vice Chair Pogue recommends landscape architect and city arborist connect. Vice Chair Pogue suggested trees between existing Copper Ranch units and parking areas. Vice Chair Pogue agrees with dark colors shown, and thinks adding some more color. McHugh stated does have 3 body colors, and that the darker color is on 2 buildings and are very beautiful against landscaping. McHugh discussed idea behind coloring. McHugh confirmed will work on commissioners' suggestions.

[6:25:26 PM](#) Horowitz asked if should reopen public comment as some have arrived late.

[6:25:38 PM](#) **Vice Chair Pogue opened public comment second time.**

No comment.

[6:26:04 PM](#) **Vice Chair Pogue closed public comment second time.**

[6:26:06 PM](#) Smith suggested similar park design as what is being built at Sunbeam Subdivision. Applicant team agrees and likes the idea. Smith asked what the construction style is. J. Smith is hoping to have foundations in spring and build out in a year, going on to explain phased approach.

[6:29:04 PM](#) Horowitz added that staff is in discussion with applicant team for deed restricted units.

[6:29:54 PM](#) Vice Chair Pogue asked if late attendant would like to make comment.

[6:30:11 PM](#) Oliver Whitcomb, hear on behalf of J. Smith, runs Gravity Fitness. He is in full support of development; it is part of the housing community and part of their survival. Whitcomb appreciates the applicant team hanging in there and now has a chance to finish the original vision. He hopes that can find a way to have opportunity to have some of the local residents be able to have some of that housing and not 2nd home owners.

New Business

NB 1 [6:32:42 PM](#) *Consideration of Resolution 2021-001, a resolution of the Planning and Zoning commission for the City of Hailey, Idaho, validating conformity of the urban renewal plan for the Airport Way district urban renewal project with the City of Hailey's comprehensive plan. **ACTION ITEM.***

[6:33:40 PM](#) Horowitz introduced Meghan Conrad, Legal Counsel for Urban Renewal Agency. Horowitz apologized for not including new plan link in PZ packet. Horowitz turned floor to Conrad.

[6:34:54 PM](#) Meghan Conrad explained has a resolution within the packet that confirms the validation of conformity of the new plan with the Hailey Comprehensive Plan. [6:35:40 PM](#) Conrad provided high level summary of process the URA Agency has undergone to adopt the new district and the role of PZ in this process. [6:42:45 PM](#) Horowitz added that majority of URA agencies have multiple districts, and our Agency has been looking at Hailey to determine where we would develop a second district. Horowitz explained reasons why decided to proceed. Horowitz also noted that when Airport West was developed Aviation was supposed to extend to Broadford, and could possibly be included with the URA district.

[6:45:18 PM](#) Smith suspects some may take offense with the area being determined deteriorating. Smith asked if about half of the area is vacant. Conrad confirmed there are significant amount of vacant land and believes it is close to 50%. Smith asked what kind of personal property a URA may acquire. Conrad explained it is uncommon but is included for the rare scenario needed. Conrad provided examples of when could apply, noting again it is rare. [6:47:59 PM](#) Horowitz stated one item HURA has discussed is parking, and that possibly HURA may purchase property to for parking lot. [6:48:58 PM](#) Smith asked about work force housing, and how that would work in URA situation. Conrad explained an agency itself is unlikely to build work force housing, but to an extent there could be an opportunity to work with a developer that may provide an opportunity for restricted rent. [6:50:37 PM](#) Horowitz stated all numbers are rough estimates. Smith wants to understand before votes to City Council. [6:51:17 PM](#) Smith confirmed just potential leverage. Horowitz confirmed. Conrad stated line items are best estimates for types of improvements that were identified as needed done for that area. Conrad stated it does take time for district to provide revenue. Conrad explained there are some opportunities to prioritize projects as they occur, the agency is required to adopt an annual budget. [6:53:10 PM](#) Conrad provided example of if something was not identified, may need to do a plan amendment. Conrad stated perhaps categories are broad, does believe it is specific to where will fund improvements in area. Smith understands.

[6:54:10 PM](#) Scanlon asked if those who complained about infrastructure asked for a URA district. Horowitz stated they had not, but guess they did not know this was a tool. Scanlon asked what the difference is between URA and LIDs. Conrad explained Local Improvement Districts are covered by separate statutes, that actual properties are assessed a value that have to pay a certain amount of a time period. Conrad summarized it's really an allocation for the area, its not a specific assessment to each parcel.

[6:57:36 PM](#) Vice Chair Pogue stated housing is an important part of opportunities in this area and want to be sure zoning allows for it. Vice Chair Pogue believes property and usage of property may change in 10-15 years from now and wants to be sure this project can be used for this. Vice Chair Pogue wants to ensure those coming from the Airport feel like Hailey is a special place. Vice Chair Pogue referred to summary of projects, asking about tax increment not being used on all projects. Horowitz confirmed.

Vice Chair Pogue asked staff if they have any concerns. [7:00:22 PM](#) Horowitz stated she does not and is very excited about this opportunity. Horowitz explained reason she felt the urgency to get something going.

[7:01:10 PM](#) Smith agrees with Vice Chair Pogue regarding usage and housing opportunities. No further comments from Scanlon and Vice Chair Pogue.

[7:01:52 PM](#) Vice Chair Pogue opened public comment.

No Comment.

[7:01:52 PM](#) Vice Chair Pogue closed public comment.

[7:02:38 PM](#) Smith motioned to adopt Findings of Conformity and Resolution 2021-001, a resolution of the Planning and Zoning commission for the City of Hailey, Idaho, validating conformity of the urban renewal plan for the Airport Way district urban renewal project with the City of Hailey's comprehensive plan. Scanlon 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: **October 18, 2021.**

- PP: Lena Cottages (*The preliminary plat on this expired and is identical to the previous approval.*)
- DR PreApp: Spruces Duplexes

Horowitz summarized upcoming projects. Horowitz noted next City Council hearing at 5:30 on October 12th, ARCH Community Housing will be presenting.

Smith will not be attendance for 10/18/21 hearing.

[7:06:26 PM](#) Smith motioned to adjourn. Scanlon seconded. All in Favor.