

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, October 18, 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, Richard Pogue, Dustin Stone, Owen Scanlon

Staff: Lisa Horowitz, Robyn Davis, Jessica Parker

Absent: Dan Smith

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

[5:30:26 PM](#) Public Comment for items not on the agenda. No Comment.

[5:30:48 PM](#) Consent Agenda

CA 1 *Adoption of Findings of Fact, Conclusions of Law and Decision 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.

CA 2 *Adoption Meeting Minutes dated August 16, 2021.* **ACTION ITEM.**

CA 3 *Adoption of Meeting Minutes dated September 7, 2021.* **ACTION ITEM.**

CA 4 *Adoption of Meeting Minutes dated September 20, 2021.* **ACTION ITEM.**

CA 5 *Adoption of Meeting Minutes dated October 4, 2021.* **ACTION ITEM.**

Chair Fugate requested to take each item individually.

[5:31:26 PM](#) Scanlon motioned approve to CA 2. Pogue seconded. Stone abstained. Scanlon, Pogue and Fugate in Favor.

[5:31:51 PM](#) Stone motioned to approve CA 3. Chair Fugate seconded. Pogue and Scanlon abstained. Stone and Fugate in Favor.

[5:32:14 PM](#) Pogue motioned to approve CA 4. Scanlon seconded. Stone abstained. Pogue, Scanlon, and Fugate in Favor.

[5:32:41 PM](#) Scanlon motioned to approve CA 5. Pogue seconded. Stone and Fugate abstained. Scanlon and Pogue in Favor.

Davis explained no longer need to approve CA 1.

[5:33:32 PM](#) Pogue motioned to approve CA 1. Scanlon seconded. Fugate and stone abstained. Pogue and Scanlon in Favor.

Public Hearing

[PH 1](#) **[5:34:22 PM](#)** *Consideration of a Preliminary Plat Subdivision Application by Lena Cottages, LLC, represented by Alpine Enterprises, where Lot 9, Block 3, Old Cutters Subdivision is subdivided into seven (7) sublots. This project is located within the General Residential (GR) Zoning District. The preliminary plat on this property has expired; this plat is identical to the previously approved plat. **ACTION ITEM.***

[5:34:44 PM](#) Davis explained commissioner originally heard this item in 2020, and that this application has expired. **[5:35:44 PM](#)** Chair Fugate confirmed project is identical and no changes to circumstances that need to be reviewed. Davis confirmed no change; the construction is causing the delay. Horowitz noted that a text change will be coming in future to extend this time frame. **[5:37:11 PM](#)** Stone asked about possibility to allow these to be addressed administratively. Horowitz stated can discuss during the text change coming up.

[5:37:58 PM](#) Chair Fugate opened public comment.

[5:38:15 PM](#) Elizabeth Jeffery, 201 N 3rd, wonders if the builder would consider electrifying this for electric vehicles. Does not know if an option at this time or not.

[5:38:59 PM](#) Chair Fugate closed public comment.

[5:39:07 PM](#) Horowitz believes commission has more authority under design review than under subdivision and this project was not subject to a design review.

[5:39:35 PM](#) Stone does not have any concerns.

[5:39:47 PM](#) Stone motioned to approve the Preliminary Plat Application for Lena Cottages Subdivision (Lot 9, Block 3, Old Cutters Subdivision), finding that the application meets all City standards, and that Conditions (a) through (i) are met. Pogue seconded. All in favor.

[PH 2](#) **[5:40:33 PM](#)** *Consideration of a Design Review Preapplication by Leonard H. McIntosh Family Trust, for construction of four (4) residential units located in two (2) three-story duplex buildings. Each unit is 2,143 square feet with garage. The proposed project is located at 109 West Spruce Street (Lots 9 and 10, Block 66, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts.*

[5:40:56 PM](#) Davis turned floor over to applicant team.

[5:41:26 PM](#) Leonard McIntosh introduced himself, here for questions if needed and stated will have Errin Bliss do the main presentation.

[5:42:28 PM](#) Bliss introduced project, explaining location of project on Spruce and River St. Bliss explained idea is to do a lot line adjustment that creates two new lots divided in south/north direction. Bliss stated has four units proposed, all floor plans would be the same with a 6ft tall fence along the perimeter of the site with a sliding gate. Bliss noted the units along River St would abut River St closely but the units to the west would be setback to allow open space. Bliss summarized landscape plan including fencing, and screening along north and west. Bliss noted plans show a fire pit but they are thinking of removing it due to liability issues. Bliss explained open space would include seating and tables. [5:47:05 PM](#) Bliss summarized floor plan starting with 2 car garage on ground level, 2nd floor including great room, kitchen and dining and 3rd floor would include the three bedrooms. [5:48:22 PM](#) Bliss provided elevation drawings showing proposed colors, describing materials to be used.

[5:51:05 PM](#) Pogue stated he liked the building more on the right, believes the wood is a little darker and recommends uses the same wood for buildings. Pogue is concerned of snow removal from roofs. Bliss stated there would be snow clips where walkways below and snow/water would be shedding directly on landscaping otherwise. Bliss also stated there will also be downspouts. Pogue recommends installing electric charge points for electric cars – at least in one space.

[5:53:13 PM](#) Stone asked the distance between the two buildings, where residents will have to drive in and park. Bliss stated it will be 26'. Bliss confirmed he is slightly concerned, would like it to be a little larger. Horowitz stated this is larger than a drive aisle. Stone stated would still have to back and turn at same time. Bliss would not mind increasing it to 30'. Bliss stated priority for applicant team is to create as large as possible outdoor space and a buffer between this development and the other developments. Stone stated would be nice to have a material sample. Stone asked if there are going to be two balconies facing each other that are 20' apart. Bliss confirmed.

[5:56:25 PM](#) Scanlon asked about the timber product –is it actually wood. Bliss confirmed it is a wood cedar. Scanlon asked if its engineered. Bliss stated no, it is real cedar. Scanlon asked what the roofing material is. Bliss stated black asphalt roof. Scanlon asked if would be a class a roof. Bliss confirmed. Scanlon asked if gutters and downspouts will be at all eaves or just sidewalk areas. Bliss confirmed all eaves and will also have snow clips at roofs along sidewalks. Scanlon stated looking at sidewalk on north side of building and water is going to run off that and make the sidewalk treacherous, recommends to make sure gutters work really well. Scanlon also shares Stones concern on width of driveway. Scanlon explained thinks it would be better to have the width a little bit wider than the additional few feet of open space. Scanlon asked the depth of the garage. Bliss stated it is 20'. Scanlon stated that is probably the minimum, stating a suburban is 18'. Scanlon stated people here tend to drive SUVs. Scanlon likes the colors, but wonders the difference on windows. Bliss stated at balconies will be sliders, he will need to look into more these are just conceptual at this time. Scanlon asked what the material is on the guard rails. Bliss stated intent is ½ to ¾ inch plate steel powdered coated. Scanlon suggested considering how hot the panels will be in summer with the sun shining on them. Scanlon stated may be code issue with extension over property line, aware code allows for that to extend into setback but unsure of property line. [6:04:11 PM](#) Scanlon noted two different square footages listed for property

size. Scanlon is not sure what a colander tree is. Commission explained it is a tall and narrow type tree.

[6:04:58 PM](#) Chair Fugate agrees with Scanlon, and thinks it is great planned for two car garages. Chair Fugate confirmed same type of wood on both buildings. Bliss confirmed. Chair Fugate stated it will be important for them to see the actual colors. Chair Fugate asked if applicant team is amenable to staff comments. Bliss confirmed open to all comments, did have a question in regards to recycling. Bliss does not recall seeing a recycling comment before and what it meant. [6:07:09 PM](#) Davis explained intent is to have recycling included and applicant can determine how that is included. [6:08:00 PM](#) Chair Fugate asked about the lot line adjustment. Horowitz explained staff worked with applicant team to have access on Spruce not River. Horowitz is unsure if applicant gave thought to street presence on westerly side. Chair Fugate clarified the exceptions. Staff will look it up. [6:09:21 PM](#) Horowitz thinks when looking at urban infill project in business zone, that tighter driveways on this kind of projects is ok. Horowitz stated going back to lot line adjustment, the applicant pointed out that there are some corner lots in the business zone in townsite that were allowed to be flipped the other way. Horowitz would be more comfortable with that if there was any kind of street frontage the way the lot is being flipped instead of just the sides.

[6:11:02 PM](#) Bliss confirmed that made sense. Bliss stated these are not townhomes or condos, there is no property line dividing each unit. Horowitz asked if the plat would have a restriction that there would be no further subdividing the lot. McIntosh confirmed no issue with having that plat note.

[6:12:39 PM](#) Chair Fugate can see driveway going both ways, but thinks a little more separation would be good though she is comfortable both ways.

[6:13:45 PM](#) Staff and Commission discussed access and street presence requirements.

[6:14:20 PM](#) **Chair Fugate opened public comment.**

[6:14:47 PM](#) Elizabeth Jeffery, noticed no view in elevation of what street view would be with 6ft fence. She really likes the trees in the back to buffer it. Really good to outdoor space, but thinks the landscaping gives the privacy looking floor. Jeffery agrees wider separation of buildings would be nicer. Jeffery wonders if landscaping between sidewalk and fence might be more of a desert than grass.

[6:17:04 PM](#) Ben Warner, 520 Calumet Way, roughly 1/3 of his property abuts this project. He wanted to come out and support this project, thinks the architect has done a great job on a very tight lot. He likes the layout and he does appreciate the Spruce entrance, fits the property best and angle is good. Thinks everything has been really thoughtful as far as the buffer. He would support anything to make a better buffer. He is really excited about this, thinks this is a neighborhood architect he can support and will be supporting this project all the way if it continues to look like this.

Chair Fugate closed public comment.

[6:19:08 PM](#) Bliss thanked Jeffery and Warner for their comments. Bliss explained the fence would tie into the side of the building, not go in front of it.

[6:19:44 PM](#) Chair Fugate stated there may be further adjustments to the landscape plan once the project is heard by the Hailey Tree Committee.

[6:20:40 PM](#) Horowitz noted that after the bulb out was completed received feedback from design professionals that there was a lot of hardscapes. Horowitz stated they have worked with applicant team and staff is pleased with planter beds softening the corner.

[6:22:00 PM](#) Chair Fugate asked if applicant had any more questions or needed more feedback. Bliss stated no.

[6:22:16 PM](#) Stone has not seen gated access to buildings in Hailey yet. Stone suggested staggering the buildings, but would change gated zone. Stone suggested possibly removing balconies facing each other does not know the benefit of them. Stone complimented applicant team for reaching out to the neighbors. Stone supports Pogue's recommendation to have at least one electric car charger in each garage.

[6:24:42 PM](#) Pogue complimented applicant team on removing the fire pit.

[6:25:41 PM](#) Horowitz agrees with Stone regarding gated access. McIntosh explained thought would be nice to have area secured, was not thinking to keep people out it was more along idea of keeping dogs in. Chair Fugate asked if would be a deal breaker if did not have it. McIntosh confirmed it would not.

[6:27:06 PM](#) Scanlon asked the commission about their concern regarding having a gate. Stone explained in his opinion it is a look to give security and does not think it is appropriate. Stone stated with a 6' fence around it, there is plenty of space for people to store stuff. Stone expressed noise concern when the gate functions with multiple cars going in and out. [6:28:12 PM](#) Horowitz stated gated communities have not been allowed in Ketchum community. Scanlon is neutral. Commission and applicant team continued to discuss gate.

[6:31:28 PM](#) No further comments.

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: **November 1, 2021.**

- PP Amendment from 1 to 2 years
- Allred Annexation

[6:31:46 PM](#) Staff summarized upcoming projects to be heard at next hearing.

[6:34:58 PM](#) **Stone motion to adjourn. Pogue seconded. All in Favor.**