

AGENDA

Hailey Planning and Zoning Commission

Monday, February 6, 2023

5:30 p.m.

Hailey Planning and Zoning Meetings are open to the public, in person, and by electronic means when available. The city strives to make the meeting available virtually but cannot guarantee access due to platform failure, internet interruptions or other potential technological malfunctions. Participants may join our meeting virtually by the following means:

From your computer, tablet, or smartphone: <https://meet.goto.com/CityofHaileyPZ>

Via One-touch dial in by phone: <tel:+15713173122,,506287589#>

Dial in by phone: United States: +1 (571) 317-3122 Access Code: 506-287-589

Present

Commission: Dan Smith, Dustin Stone, Owen Scanlon, Janet Fugate, Sage Sauerbrey

Staff: Robyn Davis, Cece Osborn, Jessie Parker

5:30 PM Chair Fugate called to order.

- Public Comment for items not on the Agenda. No comment.

Consent Agenda

- [CA 1](#) Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application submitted by Pilling Family Trust, to subdivide Lots 41 & 49, Block 3, Sunbeam Subdivision Phase I into ten (10) sublots. This project is located within the Limited Residential (LR 1) Zoning District. This project is known as Panorama Point. **ACTION ITEM.**
- [CA 2](#) Adoption of Findings of Fact, Conclusions of Law and Decision of a Zone Change Application by Silver Creek Living, LLC c/o Mark Caplow, for an amendment to the City of Hailey Zoning District Map, Title 17, Chapter 17.05, Section 17.05.020. The proposed change includes amending 31 East McKercher Boulevard (Northridge X Subdivision, Lot 1, Block 1) from Limited Residential (LR-1) to Limited Business (LB). **ACTION ITEM.**
- [CA 3](#) Adoption of Findings of Fact, Conclusions of Law and Decision of a Text Amendment to the Hailey Municipal Code, submitted by Silver Creek Living, LLC, c/o West of First, LLC, to amend Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.02.020: Meaning of Terms or Words, to define Residence Hall, as well as amend Section 17.05.040: District Use Matrix, to include Residence Hall as a permitted use within the Limited Business (LB) Zoning District only, to allow for a maximum density of 20 units per acre within the district, and to amend Chapter 17.09: Parking and Loading Spaces, Section 17.09.040.01: Residential, to include parking regulations for the new use. **ACTION ITEM.**

[CA 4](#) Adoption of Meeting Minutes dated April 4, 2022. **ACTION ITEM.**

- [CA 5](#) Adoption of Meeting Minutes dated June 21, 2022. **ACTION ITEM.**

- [CA 6](#) Adoption of Meeting Minutes dated September 6, 2022. **ACTION ITEM.**
- [CA 7](#) Adoption of Meeting Minutes dated September 19, 2022. **ACTION ITEM.**
- [CA 8](#) Adoption of Meeting Minutes dated November 7, 2022. **ACTION ITEM.**
- [CA 9](#) Adoption of Meeting Minutes dated January 17, 2023. **ACTION ITEM**

Sauerbrey recused himself from CA 4-8.

5:32 PM Scanlon motioned to approve CA 1-CA3 and CA 9. Smith seconded. All in Favor.

5:32 PM Stone motioned to approve CA 4- CA 8. Scanlon seconded. All in Favor. Sauerbrey abstained.

Public Hearing

- 5:33 PM [PH 1](#) Consideration of a Design Review Pre-Application submitted by Tanner Investments, LLC, for two (2), twelve-unit apartment buildings consisting of 24, two-bedroom units, to be located at Block 1 of the Sweetwater PUD Subdivision within the Limited Business (LB) Zoning District.

Davis introduced project and turned floor over to applicant team. Samantha Stahlnecker stated this application is for 24 units, proposing two buildings with 12 units each and with parking facility between the buildings. Stahlnecker noted location of green space and that all parking will be onsite with some covered. Stahlnecker confirmed will be modifying plans to match ROW improvements to match those with the Sweetwater PUD. Stahlnecker summarized meeting with Fire Department, only comment was desire to increase radius at turn around. Stahlnecker moved explain design of buildings – entrance locations, 6 units on ground floor and 6 on second floor. Stahlnecker summarized coloring of buildings. Stahlnecker turned floor to Dean Hernandez to discuss landscaping.

5:38 PM Dean Hernandez summarized proposed and existing landscape. Hernandez discussed green space for residents to hangout and landscaping proposed there. Hernandez noted location of dumpster and recycling units. Scanlon asked if one of the dumpsters are for cardboard. Hernandez explained design includes dumpsters and recycling bins proposed. Hernandez noted location of fencing and proposed design for fencing. Hernandez confirmed all plant material is drought tolerant, most native. Scanlon asked if existing trees are in good health. Hernandez confirmed, noting one issue is that they are Ash Trees. Hernandez confirmed if a tree were to die, it would have to be replaced. Stahlnecker added that owner would prefer to see more landscaping than asphalt suggesting change to parking strip proposed on property line.

Scanlon asked siding material that is vertical. Applicant confirmed vinyl. Scanlon would like to see some colors.

Stone asked what elevation would be facing the road. Stahlnecker referred to page 133 of packet, noting little green space. **5:43 Stone 5:46** Stone asked if plan to carry load all year for carports. Stahlnecker confirmed that plan is to design to snow load requirements. Stahlnecker added that plan to heat sidewalk along frontage of buildings to property line. Stahlnecker will discuss EV chargers with owner. Stone suggested working with any local employers to help populate with locals working in area.

Smith noted typo on plan. Smith supports Scanlon's comments to coloring, possibly similar to what Tanner did on Woodside. Smith noted discrepancy in fence line, Stahlnecker noted that is an existing fence that will be removed. Smith suggested gate access to bike path. Smith asked sidewalk width. Stahlnecker confirmed it will match what is being constructed for Sweetwater. Stahlnecker noted will review gate but that there is a canal there that could make access to bike path difficult. Stahlnecker added staff commented that sidewalk needs to extend to bike path and that change will be made. Smith and Stahlnecker discussed parking. Smith noted elevation on page 132 of packet needs some breaking up, that it could look better. Smith noted few items really liked about design including 2-bedrooms and that installing more than required parking.

Sauerbrey agrees with Smith and Scanlon's comments about color, especially taking into account the existing buildings. Sauerbrey referenced staff comments about balconies and that he agrees with concern with dumpster/recycling location suggested possibly moving closer to entrance way or moving it to the adjacent side from where it is. Sauerbrey expressed concern of few doorways where roof pitches angle towards the doorway. Sauerbrey agrees with Stones comments about workforce housing, suggesting potential of a couple units being deed restricted or working with staff to draft something similar to what is in the works on another development.

Chair Fugate echoes a lot of the comments especially the color-recommending a pale yellow, the two bedroom design, parking, that will be mirroring bulb out and sidewalks with rest of Sweetwater. Chair Fugate also thinks important to have some type of buffer on south end to avoid encroachment. Chair Fugate also agrees would be wise to relocate the trash enclosure and would expect to have recycling units available with trash. Chair Fugate agrees with side of building needs to be broken up in some way. Chair Fugate noted other items she liked – sidewalk extending to bike path and bike racks. Chair Fugate encouraged workforce housing and possibility of working with local employers.

Applicant team confirmed will take all comments into consideration and come back for design review.

6:03 PM Chair Fugate opened public comment.

6:03 PM Chair Fugate closed public comment.

Smith asked the applicant their timeline. Scanlon asked if will be phased.

Staff Reports and Discussion

- [SR 1](#) Discussion of current building activity, upcoming projects, and zoning code changes.
 - Housing Report

Staff summarized housing report. Staff asked if there was a commissioner who would be interested to volunteer for the Downtown Master Plan and another to assist in the interviews for the Comp Plan. Scanlon volunteered for Downtown Master Plan. Commission and Staff discussed housing.

- [SR 2](#) Discussion of the next Planning and Zoning Meeting: **February 21, 2023**
 - DR: Copper Ranch

- TA: District Use Matrix

Davis summarized upcoming meeting.

6:25 PM Stone motioned to adjourn. Smith seconded. All in Favor.