

**AGENDA**  
**Hailey Planning and Zoning Commission**  
**Monday, April 3, 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**

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**530 Call to Order**

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

**531 Consent Agenda**

- [CA 1](#) Adoption of Meeting Minutes dated March 20, 2023. **ACTION ITEM.**

[5:31:47 PM](#) Sauerbrey motioned to approve CA 1. Stone seconded. All in Favor.

**Public Hearing**

- [532 PH 1](#) Continuation of a Design Review Application, submitted by Blaine County School District c/o ARCH Community Housing Trust, Inc. for one (1), two-story multi-family unit consisting of four (4) attached residential units and a one (1), one-story detached studio unit, to be located at 128 W. Bullion (Lot 10A, Parkview Estates) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

532 Rodrigue summarized previous hearing and items requested from commission and public comment received. Rodrigue turned floor to applicant team.

534 Michelle Griffith, ARCH Community Housing, introduced herself and applicant team. Griffith summarized changes made – parking, relocated ADU location, moved entrances of North and South units to the side, reduced turf and replaced with suggested shrubbery and lowered roof pile, and reduced height of building. Chair Fugate asked what the contingency is if project not funded. Griffith stated have more than enough funding to do this. 536 Sauerbrey asked if can change language to say all units shall built. Staff confirmed can make change.

537 Sauerbrey asked how the discussion went with the adjacent property owner, any feedback. Sauerbrey noted no change to help break up the roof. Sauerbrey asked if talked to Idaho Power about prewiring for solar. Griffith stated has not yet, but once approved will go to Idaho Power to determine if have enough power from the existing transmitter. Staff stated no comments received from property

owner on the revised plans. Sauerbrey asked about trash pickup. Griffith explained plan is to have individual trash cans per unit. Sauerbrey asked about lease agreement restrictions, what those restrictions are, if still restricted to BCSD employees and what happens down the line. Griffith explained proposed restrictions. Staff confirmed PUD Agreement is recoded and goes with land.

542 Smith noted transmitter size does not impact solar, possibly EV charging. Smith noticed almost a third of the snow storage is on the northwest corner of the property. Smith questioned how they intend to properly utilize it. Griffith believes the landscape company will have to bring it around and put it there. Smith suggested relocating bump out. Griffith stated would be happy to remove it. Smith suggested tree location there could be difficult there as well. Griffith confirmed she is good with removing the bump out and relocating the tree. Smith would like staff to take a look at min. lot size in Townsite overlay.

548 Stone asked for clarification on condition J and M. Davis confirmed condition J and explained condition M is asking for design review approval that is valid for 18 months not 12 months and why. Stone noted would have been nice to see an elevation with the ADU. Stone asked if anything is changing for parking in front of district office. asked Griffith stated its flip flopping. Foudy noted street parking remains the same and moving parking. Davis confirmed street right of way parking will remain. Davis explained location of existing parking. Griffith explained her experience.

553 Smith thanked applicant team for responding to their requests. Sauerbrey clarified rent restriction is not 30% of AMI but that teacher's salary. Griffith confirmed and explained reasoning behind. Griffith noted it's the debit service that drives affordability.

555 Stone asked about trees up front being Maples and did not see that in the conditions. Commission and staff discussed project being heard by the tree committee.

556 Chair Fugate thanked the applicant team. Chair Fugate suggested addition of color to help make it pop. Commission in agreement of addition of accent color.

#### **559 Chair Fugate opened public comment.**

Barb Crayton, 200 W Bullion, thanked committee for taking into account their comments. Crayton asked if remember the cycle in August 1<sup>st</sup> 2021, the sewer manhole and overflowed and became a small fountain, Crayton suggested might want to move drywell little closer to edge of property. Do appreciate comments earlier; this is a huge project for small property but continues to be disappointed with waivers. It's not just them that are disappointed with the waivers and density of the project, there's a number of school board employees that live on this street that probably don't want to say anything. It is a huge project, do look forward to having more workforce housing still have concerns for waivers of density and whole project is not in character of existing neighborhood. Thank you for your consideration and listening to our comments.

#### **601 Chair Fugate closed public comment.**

602 Chair Fugate confirmed no problems with conditions of approval and recommended changes proposed tonight. Commission discussed relocation of drywell, suggesting applicant work with city on final design.

603 Stone noted he doesn't particularly like waivers either, and explained when they are appropriate. Stone explained why he believes the waivers are justified. Stone feels great about the project.

605 Sauerbrey agreed with Stone's comments, and explained why he believes location is good. Sauerbrey really likes the incorporation of what's been determined an acceptable rental rate and hopes something like these pops up more. Sauerbrey appreciates the way after the last meeting produced a much better project. Sauerbrey hopes some of the accommodations made help make it easier for the neighbors.

607 Smith is encouraged to see this kind of partnership. Smith applauds idea put together and thanked applicant team.

608 Chair Fugate agrees with all the comments. Chair Fugate explained how have to weigh benefits and need when reviewing waivers. Chair Fugate stated thinks its brilliant with the additional parking proposed. Chair Fugate believes will have good neighbors, a good group of responsible people there. Chair Fugate thanked applicant team.

**6:10:46 PM Stone to approve the Design Review Application by Blaine County School District ("BCSD") c/o ARCH Community Housing Trust, Inc ("ARCH") for one (1) two-story multifamily building consisting of four (4) residential units and one (1) detached one-story studio unit for a total of 5 residential units on approximately 0.31 acres, finding that the project does not jeopardize the health, safety or welfare of the 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 (m) are met. Smith seconded. All in favor.**

- **PH 2 614** Continuation of City-Initiated Text Amendment to the 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 include amendments and additions to modernize the matrix requirements. **ACTION ITEM.**

615 Osborn suggested starting with the redline version. Davis confirmed starting with changes made since last hearing.

616 Smith asked if staff thinks premature with this amendment since just starting comp plan amendments. Davis explained her reasoning why does not believe overall amendment to matrix is acceptable to proceed and that does expect some changes to occur after the comp plan amendment which staff will bring back for minor amendments then.

617 Osborn went through changes since last meeting and reasoning for each change. Commission made recommendations on proposed changes. Staff made note changes as recommended by commissioners.

640 Osborn and Davis picked up where last meeting left off at, at office. Davis explained conversations had about offices, and that at this time does not feel like should regulate offices. Davis does hope that at future time after comprehensive plan and downtown master plan are complete and can see where those take us. Commission and staff continued discussion of regulating offices. All in agreement to not regulate at this time and possibly review in future.

649 Osborn moved on to proposed changes of matrix picking up at recreation facility, indoor. Commission and staff continued to review proposed changes to matrix. Staff made notes of edits as recommended by commission.

717 Stone asked if City has considered adding shelters for immigrants to the code. Davis explained that it has been an ongoing discussion with Council. Commission and staff discussed idea of shelter and how situation is currently being handled.

722 Commission and staff continued on with proposed changes of matrix, picking up with the footnotes. No questions or changes to proposed footnotes.

724 Commission and staff moved on to discuss proposed changes to definitions. Commission made recommendations and staff made note of suggested changes made by commission.

756 Chair Fugate opened public comment.

757 Chair Fugate closed public comment.

**7:57:22 PM** Sauerbrey motioned to recommend approval by the Hailey City Council an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.02 Definitions, Section 17.02.020: Meaning of Terms or Words and amending, consolidating, and reorganizing Title 17: Zoning Regulations, Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to modernize the Matrix language and related definitions. Smith 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: **April 17, 2023**
  - DIF (Starting at 4:30 PM)
  - Text Amendment: Height in TO/GR
  - Text Amendment: Preliminary Plat Extension Process

759 Davis updated upcoming projects.

**8:01:57 PM** Smith motioned to Adjourn. Stone seconded. All in Favor.