

DIF Advisory Committee

[5:30:50 PM](#) Chair Fugate called to order.

CA 1 Motion to adopt Meeting Minutes dated April 17, 2023. (ACTION ITEM) Adjourn

[5:31:09 PM](#) Smith motion to approve CA 1. Scanlon seconded. Stone abstained. Remaining in Favor.

[5:31:34 PM](#) Scanlon motion to adjourn. Stone seconded. All in Favor.

AGENDA

Hailey Planning and Zoning Commission

Monday, May 1, 2023

5:30 p.m. (Begins after DIF Advisory Committee Hearing)

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#](tel:+15713173122,506287589#)

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

Present

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

Staff: Robyn Davis, Cece Osborn, Emily Rodrigue, Chris Simms, Christian Ervin

[5:31:47 PM](#) Call to Order

- Public Comment for items not on the Agenda.

[5:32:40 PM](#) Sue Ahern, Copper Ranch Lane, wanted to talk about something new from their meeting with the Board of Directors for Copper Ranch. There is new discussion going between Lido Apartments and Copper Ranch regarding north property line on Northside of Copper Ranch. Developer stated wants to eliminate the walkway between the two properties and add additional landscaping along the property line. This would help maintain privacy for the copper ranch owners who are the most affected by the size and scope of the Lido Apartments. It was also stated that screening will be provided to shield headlights that will shine directly into the copper ranch units. Woodside Blvd very conveniently connects Lido Apartments to the Gravity Fitness Center. Apartment residents can easily use Woodside for the Gym access. There is no need for these residents to cut through Copper Ranch Property. It's an invasion of privacy and security. Residents of Copper Ranch are in total support of the developers plan to move forward with this.

She respectfully request commissioners to look at this issue and approve that as this is an important improvement for the health safety and welfare for Copper Ranch residents.

[5:34:26 PM](#) Cindy Shearstone, Copper Ranch, would also like to comment on what Sue just said.

[5:34:54 PM](#) Chris Simms and commissioners discussed if these comments need to wait till Copper Ranch, PH 3.

[5:38:01 PM](#) Cindy Shearstone, wanted to thank the staff and developer of Lido Apartments that they were willing to go back to the drawing board look over what's going over there and the non necessity of having a walking path. The other comment wanted to make is that its a sad state of affairs in our City that it has come to this a year and half later and she was there starting off at the very first meeting of PZ and she was ignored and so were several other who came were ignored about issues of this being so close.

[5:39:08 PM](#) Bozena Morawski, distinctly seconds Sue Aherns comment about the walkway.

Consent Agenda

- [CA 1](#) Adoption of Meeting Minutes dated April 17, 2023. **ACTION ITEM.**
- [CA 2](#) Adoption of Findings of Fact, Conclusion of Law of a Amendment to the Hailey Municipal Code, Title 15: Buildings and Construction, Chapter 15.16: Development Impact Fees, Section 15.16.130: Development Impact Fee Schedule, to provide for annual adjustments tied to year-over-year inflationary increases in the cost of providing services. **ACTION ITEM.**
- [CA 3](#) Adoption of Findings of Fact, Conclusion of Law of a Text Amendment Application submitted by F & G Idaho, LLC, to amend Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article M: Townsite Overlay, Section 17.04M.060(C): Maximum Building Height to remove the General Residential (GR) Zoning District from the maximum building height of thirty feet (30') outlined within the Townsite Overlay (TO) Zoning District. **ACTION ITEM.**
- [CA 4](#) Adoption of Findings of Fact, Conclusion of Law of a City-Initiated Text Amendment to amend Title 16: Subdivision Regulations, Chapter 16.03: Procedure, Section 16.03.020: Council Preliminary Plat Approval, Item D., to allow for City Staff and the City Engineer to approve and grant an extension of the preliminary plat. **ACTION ITEM.**

[5:39:56 PM](#) **Stone motioned to approve CA 2-4. Scanlon seconded. Sauerbrey abstained. Remaining in Favor.**

[5:40:37 PM](#) **Stone motioned to approve CA 1. Smith seconded. Sauerbrey abstained. Remaining in Favor.**

Public Hearing

- [PH 1](#) [5:41:03 PM](#) Consideration of a Rezone Application, in conjunction with a Development Agreement, submitted by Wood River Land Trust to rezone Lots 5 & 6,

Block 39, Townsite (119 N 2nd Ave) from General Residential (GR) to Transitional (TN) Zoning Districts. **ACTION ITEM.**

[5:41:27 PM](#) Osborn introduced project location and provided summary of proposed project and site history. Osborn summarized why it's a sound basis for the proposed rezone. Osborn turned floor to applicant team.

[5:43:28 PM](#) Scott Boettger, stated the rezone was done in 2000. Boettger explained why proposing development agreement and projects history. Osborn noted she had conflicting dates on when structures were built. Boettger explained shacks were built earlier and then placed on the property in 1916.

[5:45:01 PM](#) Chair Fugate asked what would happen if the property changes hand, if zoning stays in place. Davis confirmed zoning would stay in place and development agreement would stay in place as its recorded.

[5:45:46 PM](#) Scanlon asked, referring to page 35 of staff report under subsection F about the verbiage, asking if applicant has existing plans in place in the event of a disaster. Boettger confirmed.

[5:47:06 PM](#) Stone asked for clarification on verbiage of null and void in the agreement. Simms and Stone discussed language proposed. Stone asked if trying to get more office space. Boettger confirmed. Stone asked if there's a reason not looking at existing office space. Boettger explained reasoning.

[5:49:20 PM](#) Smith referred to development agreement, noting document refers to eastern and in his mind is northern. Staff confirmed can amend language. Smith noted two typos- party and endure. Smith asked if there have been any comments from the neighbors. Boettger explained before even started process talked to the neighbors. Smith confirmed no negative comments. Boettger confirmed.

[5:51:30 PM](#) Sauerbrey asked for more information on conceptual garage/adu. Boettger explained new property in works for staff housing and how interns would still need space.

[5:52:37 PM](#) Smith asked if intended to utilize any of the bedrooms in the Anderson home. Boettger confirmed could potentially. Smith suggested amending language 1A.

[5:53:28 PM](#) **Chair Fugate opened public comment.**

[5:53:52 PM](#) Elizabeth Jeffery, block away, this is a chronically, there are like 8 cars parked in front of the original structure every day and wondering if this will move that parking strip all the way up the block in front of the buildings.

[5:54:49 PM](#) **Chair Fugate closed public comment.**

[5:54:58 PM](#) Boettger confirmed do not intend to expand the parking and opportunity to move the residents will help elevate the parking concern.

[5:55:30 PM](#) Stone asked if parking is called out. Osborn explained parking incentive for transitional zone. Davis noted right of way parking is allowed year round in the Townsite.

[5:56:08 PM](#) Scanlon asked if right of way parking covers the parking requirements. Staff confirmed. Scanlon asked if have onsite parking. Boettger explained parking and confirmed no issue parking for employees. Scanlon explained believes this project complies and should move forward.

[5:57:05 PM](#) No questions by Stone.

[5:57:15 PM](#) Smith agrees with Scanlon's comments. Sauerbrey agrees with what has already been said. Chair Fugate agreed as well.

[5:58:12 PM](#) **Smith motion to approve the Zone Change Application, submitted by the Wood River Land Trust for an amendment to the City of Hailey Zoning District Map, Section 17.05.020, proposing to change the underlying zoning for 119 N. 2nd Avenue (Hailey Lots 5 & 6 Blk 39 .138@ 6,000 Sf Exempt App Received 2022) from the General Residential (GR) to the Transitional (TN) Zoning District, within the Townsite Overlay (TO), finding that the changes are in accordance with the Comprehensive Plan, essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, the proposed uses are compatible with the surrounding area, and the proposed amendment will promote the public health, safety and general welfare. Scanlon seconded. All in Favor.**

- [PH 2 5:59:20 PM](#) Continuation of Design Review Application by F & G Idaho, LLC for an eighteen (18) unit residential project, three stories in height, to be known as Maple Street Apartments. The proposed project will be located at 50 W. Maple Street (Lots 16-20, Block 5, Hailey Townsite), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, and the Downtown Residential Overlay (DRO). The proposal also includes: eighteen (18) parking spaces, thirteen (13), two-bedroom units and five (5) studio units. **ACTION ITEM.**

[6:00:01 PM](#) Rodrigue summarized the original proposed project and how it exceeded proposed building height. Rodrigue summarized proposed text amendment that applicant submitted. Rodrigue explained since text amendment hearing, applicant has submitted revised plans adjusting project to be within current allowed building height.

[6:02:14 PM](#) Scanlon recused himself from this project and the commission for this project. Scanlon discussed alley and Maple Street paving requirements and that need some understanding on how to proceed. Scanlon noted adjustments made to landscaping and terrace. Scanlon made few comments regarding River Street Design Concept standards.

[6:05:25 PM](#) Sam Stahlnecker, asked for feedback on actual width of concrete for River Street Design, that they are proposing 8.5 feet. Stahlnecker explained reasoning on why would like to incorporate a retaining wall and how creating a small landscape strip would be difficult to maintain.

[6:07:02 PM](#) Scanlon asked to go to page 82 of staff report. Scanlon explained change to floor plan and how it amended the overall proposed height. Scanlon explained the design of the parapets and that

applies to the elevation design. Scanlon discussed the design of the garbage enclosures and that has submitted to Clear Creek for review.

[6:10:11 PM](#) Chair Fugate asked if it's his intention to go to the other plan should the zoning change. Scanlon explained what would do with the increased height and how that primary relates to drainage of the property.

[6:11:46 PM](#) Sauerbrey asked if would reincorporate the two bedroom design if that's the case. Scanlon confirmed. Sauerbrey asked about snow storage location. Scanlon area he is referring to his handicap parking. Sauerbrey asked if there is any snow storage. Scanlon stated it will all be hauled away. Sauerbrey asked if the property manager would handle all snow removal and if it needs to too. Davis explained a right of way maintenance agreement will be developed and that is where it would be captured. Sauerbrey asked about mini splits and if still has space. Scanlon confirmed will still install, and that will occur on the south or east of the roof. Sauerbrey asked if the change to go back to the lower height. Scanlon explained would like to get approval to tonight so can move forward and start construction. Sauerbrey asked about community and employee housing. Scanlon explained applicant's intent. Sauerbrey asked if could make sure as condition of approval as some sort of draft agreement. Davis stated staff would like to see deed restriction or language for community housing Scanlon will work with staff on that. Sauerbrey asked since losing the two bedrooms, if studio units would be better fit for employee housing. Scanlon stated that was discussed with the applicant.

[6:19:02 PM](#) Stone does not see condition of approval for community housing. Staff will add.

[6:19:31 PM](#) Smith asked if portion of building is flat roof. Scanlon confirmed all flat roof. Smith suggested staff make that note of flat roof. Smith asked about landscaping. Scanlon confirmed trees will be reasonable to obtain and install. Smith suggested that be clarified as well. Smith believes this proposal has some benefit. Smith thinks this will be a nice fit for the area. Smith asked if the sidewalk will extend out pass the street trees. Stahlnecker confirmed concrete does extend to asphalt.

[6:23:14 PM](#) Stone does not recall a landscaping strip needs to be there asked if city opposed to retaining wall. Staff confirmed no opposition. Stone is interested in the condition of approval that discusses work force housing.

[6:24:14 PM](#) Chair Fugate thinks need to see language for work force housing as well and that landscaping needs to be clarified too. Chair Fugate asked staff about the alley and striping. Davis stated alley is not paved, and that city will expect the applicant to regrade the alley but will not expect them to pave the alley. Davis explained the sidewalk. Davis confirmed will work with the applicant team internally to refrain what they have proposed. Stahlnecker confirmed that sounds good.

[6:26:47 PM](#) Stahlnecker explained what is before them is a design review and do not have a planned unit development. Stahlnecker does not believe the owner is ready to deed restrict the units, but happy to come up with some language with staff. Chair Fugate asked what work force housing means to the owner. Stahlnecker stated the owner's intent is to rent to community members and employees. Scanlon explained not afraid of language but concerned about saying cant rent for more than X. Discussion continued regarding language for work force housing.

[6:31:03 PM](#) Chair Fugate opened public comment.

[6:31:11 PM](#) Robert Richardson, 630 S River Street, appreciate landscaping and fencing modification. Believes verbiage states fence is only on the east but drawing shows east and west and would like that stated. Developer stated not tied to the pavers and he would be open to removal. [6:32:06 PM](#) Appreciate the changes to the height in this revision, then the alternative revision if the change is approved.

[6:32:39 PM](#) Chair Fugate closed public comment.

[6:33:13 PM](#) Commission reviewed conditions of approval, noting changes staff needs to make.

[6:40:19 PM](#) Commission staff and applicant discussed potential of removal of the proposed pavers near the pavers.

[6:46:48 PM](#) Sauerbrey motion to approve the Design Review Application by F & G Idaho, LLC, for an eighteen (18) unit residential project, three stories in height, to be known as Maple Street Apartments and located at 50 W Maple Street (Lots 16-20, Block 5, Hailey Townsite, 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 Hailey Municipal Code, Title 18, and City Standards, provided conditions (a) through (o) are met), as amended. Smith seconded. All in Favor.

[6:47:52 PM](#) Chair Fugate called for 5-min. break.

[6:54:59 PM](#) Chair Fugate called meeting back to order.

- **PH 3** [6:55:11 PM](#) Consideration of a Design Review Application submitted by Lido Equities Group Idaho, LLC c/o Edward Smith for seven (7) condominium buildings with three to five (3-5) units each, for a total of thirty-one (31) units, ranging in size from 778 square feet to 1,278 square feet. The proposed project is located on Woodside Boulevard, between Laurelwood and Winterhaven Drives on COPPER RANCH CONDO #1 AM PARCEL A5 PHASE 6 within the Limited Business (LB) Zoning District. This project is known as Copper Ranch Phase 6 and subject to the Copper Ranch Planned Unit Development Agreement. **ACTION ITEM.**

[6:55:52 PM](#) Osborn introduced project and provided summary of project history and proposal. Osborn noted amendments to application since last hearing. Osborn explained parking history and requirements and how the applicant has addressed concerns expressed. Osborn explained snow storage changes. Osborn explained applicants additional proposed waivers – setbacks, seven less housing units per the development agreement and to reduce parking requirement to standard required at time of subdivision development. Osborn noted applicants proposed amenity – bus pull out. Osborn turned floor to applicant team.

[7:01:42 PM](#) Jeffery Smith, introduced himself and his applicant team. J. Smith summarized efforts of working with staff and residents then turned floor to Sam Stahlnecker.

[7:02:55 PM](#) Stahlnecker went through the proposed changes. Stahlnecker noted existing condo plat where building 17 was proposed and will be going through the plat process for that.

Stahlnecker continued explain proposed changes with parking and snow storage. Stahlnecker confirmed snow storage is accessible. Stahlnecker explained there is a lengthy explanation for the proposed waivers.

[7:09:28 PM](#) Rick Stewart, addressed exterior lighting, snow clips, gutters and downspouts. Stewart stated explained where downspouts drain off too, confirming none go into or under roadways. Stewart went on to address energy efficiency, and the widening of the garage doors. Stewart provided a material board for the commission to review.

[7:14:21 PM](#) Scanlon asked if garages have man doors. Stewart stated all garages are overhead doors only. Scanlon expressed concern of only having overhead doors. Sauerbrey asked if could increase the garages. Stewart explained buildings were designed to code.

[7:16:56 PM](#) Smith noted have opportunity to install man doors. Smith pointed out options on floorplan where could install man doors to the garage. Commission discussed with applicant benefits of man doors and really encouraged applicant to consider including man doors to the garage.

[7:24:45 PM](#) Chris Simms offered options regarding discussion of man door.

[7:25:06 PM](#) Stewart explained changes from original design while trying to match existing structures.

[7:26:18 PM](#) Chair Fugate asked if the snow clips and downspouts will remedy the issue with ice on doorsteps and walkways on the other buildings. Stewart stated it will be better than nothing, will address to the best of their ability.

[7:27:14 PM](#) Sauerbrey asked if there are exterior lights for heat tape. Stewart confirmed.

[7:27:39 PM](#) **Chair Fugate opened public comment.**

[7:28:01 PM](#) Sue Ahearn, Copper Ranch, very encouraged with the applicant and that they have considered their concerns and acted on them. The parking is a huge huge issue for them who live there. Very encouraging fact that it is going to be paved. Ahern stated does have garage door with no man door, and when moved in was given a key that will unlock the garage door if it fails.

[7:29:22 PM](#) Jeff Hamilton, same as Sue, have a key. Copper Ranch owner and involved in our community and voting citizen of Hailey. Like many others had serious concerns about the safety and quality of our 200 residents. Understands the economic benefits of progress and a responsible project should never compromise safety and quality. Appreciate the City staff working with the developer. Hope whatever is approved here is worthy.

[7:31:20 PM](#) **Chair Fugate closed public comment.**

[7:31:48 PM](#) Scanlon complimented applicant team and how they worked with the residents.

[7:33:11 PM](#) Stone asked about the proposed snow storage access. Stahlnecker believes it could be accessed from the existing parking lot and the new parking lot. Stone suggested removing two trees in way of moving snow from new parking lot.

[7:34:24 PM](#) Chair Fugate asked how wide the access is from Gravity to the snow storage. Stahlnecker estimates that it is about 40 ft from edge of building. Stahlnecker explained showing areas and that can certainly look at other areas.

[7:36:13 PM](#) Stone complimented developer on listening to people in the neighborhood.

[7:37:16 PM](#) Smith suggested leaving as open as possible given the snow received last year. Smith complimented residents and applicant team on parking change and larger garage doors. Smith noted appreciation of addition of downspouts and gutters. Smith is looking forward to addition of landscaping. Smith stated thinks did good a job in trying to minimize issues raised.

[7:40:45 PM](#) Sauerbrey agrees with comments made, thanked applicant team considering neighbors' concerns. Sauerbrey thinks these are very well designed buildings. Sauerbrey hopes that in the future get to a point where can minimize parking and have adequate housing. Sauerbrey asked if the developer or applicant if they would be amendable to community housing. Stahlnecker explained applicant team did have a lengthy discussion and at this point does not believe it is a viable option at this time.

[7:46:14 PM](#) Smith thanked residents who attended. Chair Fugate agrees, and appreciate what the applicant team has done to accommodate the current and future owners. Chair Fugate is glad to see the snow shedding should be alleviated. Chair Fugate asked if applicant team is willing to find garage doors with a specific keep, suggesting making that a condition of approval.

[7:48:23 PM](#) Commission and staff reviewed conditions of approval.

[7:51:33 PM](#) Scanlon motion to approve the Design Review Application by Lido Equities Group Idaho, LLC, for construction of Phase 6 of the Copper Ranch Development, which includes the addition of thirty-one (31) residential units, 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 Title 17, Title 18, and City Standards, provided conditions (a) through (u) are met. Smith seconded. All in Favor.

Staff Reports and Discussion

- [SR 1](#) [7:54:31 PM](#) Discussion of current building activity, upcoming projects, and zoning code changes. *(To be presented as time permits)*
 - [2022 Annual Report](#)
 - [GGLO Presentation](#)

Davis summarized Annual Report and GGLO presentation from last City Council meeting.

- [SR 2](#) [8:01:32 PM](#) Discussion of the next Planning and Zoning Meeting: **May 15, 2023 starts at 4:30 PM**
 - TA: Cottage Housing
 - DR: City Water Shop

- PP: Starlight Lane

Staff summarized upcoming projects.

[8:06:44 PM](#) motioned to adjourn. seconded. All in Favor.