

AGENDA
Hailey Planning and Zoning Commission
Monday, September 18, 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:

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Present

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

Staff: Robyn Davis, Emily Rodrigue, Jessie Parker

5:30:05 PM Call to Order

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

5:31:17 PM Consent Agenda

- **CA 1** Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Design Review Application by Trent and Kristy Heitzman for a new 1,736 square foot addition to an existing residence which includes an 872 square foot master bedroom, a 576 square foot garage with 288 square feet of storage above the proposed garage. This project is located at 214 N 2nd Avenue (Lot 18A, Block 47, Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**
- **CA 2** Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Preliminary Plat Application by Darin and Kathleen Barfuss wherein Tax Lot 7731 (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E), at the intersection of Silver Star Drive & Broadford Road, is subdivided into six (6) lots for single-family dwelling units within the Limited Residential (LR-2) Zoning District. This project is in tandem with a Planned Unit

Development Application and is to be known as Star Light Lane Subdivision. **ACTION ITEM**

- **CA 3** Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Planned Unit Development (PUD) concept by Darin and Kathleen Barfuss for the proposed Star Light Lane Subdivision, located at the intersection of Silver Star Drive and Broadford Road, within the Limited Residential (LR-2) Zoning District (1371 Silver Star Drive; Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E). The Applicant has drafted a concept for a forthcoming PUD Agreement and Preliminary Plat Application, including five (5) single-family lots and a sixth (6th) lot that will remain as-is. At this time, the Applicant is proposing a Community Housing amenity of one (1) deed-restricted, single-family home in exchange for a waiver to the requirement below:
 - Minimum lot size of the LR-2 Zoning District. **ACTION ITEM**

Stone abstained.

5:31:27 PM Scanlon motion to approve CA 1 – CA 3. Smith seconded. 4-0.

Public Hearing

- **5:31:48 PM PH 1** Consideration of a Design Review Application submitted by ARCH Community Housing Trust, Inc., represented by Opal Engineering, for construction of an eight (8) unit cottage development, to be located in Sunbeam Subdivision Phase I (LOT 64, BLK 5, SUNBEAM SUBDIVISION PHASE 1). This project is located off of Gray's Starlight Drive in the Sunbeam Subdivision and is within the Limited Residential (LR-2) Zoning District. This project is to be known as Sunny Townhomes. **ACTION ITEM**

Rodrigue introduced project, providing brief summary of project history with associated preliminary plat application. Rodrigue turned floor to applicant team for presentation of design review.

5:33:53 PM Michelle Griffith, ARCH, noted error that largest home is 1096 square feet. Griffith summarized HOA design review process and changes that occurred from that process.

5:36:34 PM Scanlon encourages applicant to add more color to unit 1. Scanlon stated he was curious about the wall height being 9'1/8", encourages contractors to limit fill. Scanlon suggested routing all interior vents to one out the roof. Scanlon suggested minor changes to the bathrooms that could allow for a window. Scanlon asked why the mechanical room is higher than the floor in the living room. Scanlon complimented the project.

5:39:33 PM Stone asked about proposed fencing. Griffith explained it would be the perimeter of the property to help provide relief to the adjacent neighbors. Stone asked what is being built in phase 1. Griffith explained units 1-4 in phase one, and remaining 3 in phase 3. Stone asked staff about condition j. Staff explained its to require water runoff to go towards landscaping.

5:42:17 PM Smith asked if HOA has approved colors. Griffith confirmed. Smith suggested adding windows in door or wall of garages to allow for natural light.

5:43:21 PM Sauerbrey suggested adding exterior man-door to garage. Sauerbrey recommended snow clips and a gutter system. Sauerbrey complimented the project.

[5:45:29 PM](#) Chair Fugate asked about concern of snow storage expressed. Griffith explained that haul off snow when needed.

[5:46:55 PM](#) Stone and Sauerbrey expressed concern of pedestrian access to sidewalk from Units 4-8.

[5:48:52 PM](#) Chair Fugate opened public comment.

[5:49:24 PM](#) Courtney Vorhees, resident nearby, curious of where fence will be located and height and material of fence. Asked if parking would be permitted along Grays Starlight.

[5:50:23 PM](#) Chair Fugate closed public comment.

[5:50:36 PM](#) Griffith explained location, height and material of fence proposed. Griffith summarized proposed parking.

[5:52:16 PM](#) Davis explained right of way parking would follow city code.

[5:52:39 PM](#) Scanlon no further questions and complimented project.

[5:52:51 PM](#) Stone stated liked idea of moving toilet to interior wall and that it would be cool if could find a way to provide a pathway for children.

[5:55:28 PM](#) Smith stated beside few deficiencies already noted, it's a well-designed project.

[5:56:05 PM](#) Sauerbrey asked if the garage is heated. Applicant shook her head. Sauerbrey recommended snow clips. Sauerbrey complimented project.

[5:57:01 PM](#) Chair Fugate agrees with comments made and complimented project.

[5:58:08 PM](#) Sauerbrey motioned to approve the Design Review Application by ARCH Community Housing Trust, Inc., for a cottage development of eight (8) single-family units on eight (8) sublots with a parking access lane, three (3) visitor parking spaces, and a shared common space, to be located at Sunbeam Subdivision Phase 1, Lot 64 Block 5 — along the public street of Gray's Starlight Drive — within the Limited Residential (LR-1) Zoning District,, 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 (j) are met. Scanlon seconded. All in Favor.

- [PH 2](#) [5:59:34 PM](#) Consideration of a Design Review Application submitted by Morgan's Fine Finishes, represented by Teton West Construction, for the construction of a new, 7,966 square foot office/shop industrial space, to be located 4303 Glenbrook Drive (Lot 14, Block 42, Woodside) within the Light Industrial (LI) Zoning District. **ACTION ITEM**

[5:59:57 PM](#) Rodrigue summarized proposed project and turned floor to applicant team.

[6:00:59 PM](#) Matthew Ward, applicant, asked commission if they had any questions.

[6:01:42 PM](#) Scanlon asked if this is a pre-engineered building. Ward confirmed. Greg Larsen, Teton West Construction, introduced himself and confirmed his company building the building.

[6:02:55 PM](#) Scanlon asked if an architect is involved and if the building will be sprinklered? Larsen stated it will not be sprinklered. Chair Fugate confirmed with Staff fire requirements are part of the conditions of approval.

[6:04:13 PM](#) Christian Ervin, Fire Marshall, confirmed all plans will be reviewed during the building permit review process and will be verified meet fire code.

[6:05:23 PM](#) Scanlon expressed concern if additional penetration is needed, it should at least approved by staff.

[6:07:38 PM](#) Stone asked if drainage will be going into drywells. Larsen stated there are 3-4 drywells. Stone suggested grouping conditions g-j into one condition. .

[6:09:28 PM](#) Smith stated he is glad to see the business and believes the design will fit into surrounding area. Smith suggested possibly extending Juliet balcony and adding one to conference room in rear of building. Smith agrees another level of review should be required if additional exterior access is required.

[6:11:05 PM](#) Sauerbrey asked what the use is for the main floor. Ward explained intent for main uses proposed for each floor. Sauerbrey complimented project. Sauerbrey believes should keep roof color as proposed. Sauerbrey agrees with addition of back balcony.

[6:15:38 PM](#) Chair Fugate agrees with roof color but that would like to see something on doors to help break it up think the wood would do the job. Chair Fugate asked if there is any outdoor space that could be utilized for outdoor breaks. Ward confirmed will have space around the building and plan to put few tables outback.

[6:16:59 PM](#) Stone asked if need to add a condition of approval if there's major changes. Chair Fugate confirmed already addressed.

[6:17:12 PM](#) Chair Fugate opened public comment.

[6:17:40 PM](#) Chair Fugate closed public comment.

[6:17:57 PM](#) All commissioners complimented project and are happy to see a local business building.

[6:20:25 PM](#) Scanlon motion to approve the Design Review Application submitted by Morgan's Fine Finishes, represented by Teton West Construction, for the construction of a new 7,966 square foot office/industrial space, to be located at 4303 Glenbrook Drive (Lot 14, Block 42, Woodside Subdivision #10) within the Light Industrial Zoning District, 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, as amended. Stone seconded. All in Favor.

- **PH 3** [6:21:26 PM](#) Consideration of a Conditional Use Permit submitted by Blaine County Recreation District, represented by RLB Architectura PA, for the placement of a 707 square foot yurt, to be used as a recreational Nordic skier warming hut, and located along Huckleberry Lane (Quigley Large Block Plat, Block 10) within the Recreational Green Belt (RGB) Zoning District. **ACTION ITEM**

[6:21:51 PM](#) Rodrigue summarized proposed yurt project.

[6:23:15 PM](#) Michael Smith, RLB, explained intent for the yurt. Smith asked if there were any questions or need further details.

[6:24:01 PM](#) Scanlon confirmed no water or sewage. M. Smith confirmed there are portable toilets. Scanlon asked if the use of the building is for kids training, if there is any accessible ADA route. M. Smith confirmed will have that.

[6:25:24 PM](#) Stone asked if outgrew other yurt. Michael with SVED, confirmed that they have grossly outgrew it last year. M. Smith stated other yurt is operated by BCRD. Stone asked what it is used for. Applicant summarized use of the BCRD yurt.

[6:27:51 PM](#) Smith asked about the green circles. M. Smith explained crop circles.

[6:28:54 PM](#) Sauerbrey complimented project. Chair Fugate agrees with comments made.

[6:30:06 PM](#) Chair Fugate opened public comment.

[6:30:31 PM](#) Chair Fugate closed public comment.

[6:30:42 PM](#) No further comments from commission.

[6:31:09 PM](#) **Stone motion to approve the Conditional Use Permit Application submitted by the Blaine County Recreation District, represented by Michael Smith of RLB Architectura PA, for the addition of a temporary 707 square foot yurt, to serve as a recreational Nordic ski warming hut, to be located on Block 10, Quigley Farm Large Block Plat (N/A Huckleberry Trail), within the Recreational Green Belt Zoning District,, finding that the application meets each of the Criteria for Review, (a) through (h) cited in the Hailey Municipal Code, that the Conditional Use Permit complies with the Comprehensive Plan, and that Conditions (a) through (c) are met. Smith seconded. All in Favor.**

- **Staff Reports and Discussion**
- **SR 1** Discussion of building activity, upcoming projects, and zoning code changes.
- **SR 2** Discussion: Next Planning and Zoning Meeting: **October 2, 2023 at 5:30 PM.**
 - DR PreApp: MID RVR
 - TA: Sidewalk in Lieu Fees

[6:33:03 PM](#) Davis summarized upcoming projects.

[6:35:42 PM](#) **Smith motioned to adjourn. Stone seconded. All in Favor.**