

AGENDA
Hailey Planning and Zoning Commission
Monday, October 2, 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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Meeting ID: 249 576 139 181

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Phone Conference ID: 602 369 677#

5:30:12 PM 5:31:05 PM Call to Order

- Public Comment for items not on the Agenda.

-

5:31:09 PM Dan Smith thanked City for flower barrels and basket.

5:31:41 PM Consent Agenda

- **CA 1** Motion to approve the Findings of Fact, Conclusions of Law, and Decision 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**
- **CA 2** Motion to approve the Findings of Fact, Conclusions of Law, and Decision 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**
- **CA 3** Motion to approve the Findings of Fact, Conclusions of Law, and Decision 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**

[5:31:44 PM](#) Sauerbrey motion to approve CA 1- CA3. Smith seconded. All in Favor.

Public Hearing

- [PH 1 5:31:59 PM](#) Consideration of a Design Review Pre-Application by CK Property Group, LLC, for a new multifamily development consisting of ten (10) townhomes, to be located at 317 North River Street (Lots 1-3, Block 54, Hailey Townsite), within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts. This project is to be known as MID RVR. **ACTION ITEM**

[5:32:33 PM](#) Rodrigue introduced project and turned floor over to applicant team.

Brian Wenzel provided summary of proposed project design, materials and project location. Wenzel discussed proposed floor plans and site access.

[5:38:58 PM](#) Scanlon asked if any accessible units. Wenzel stated no. Scanlon asked where peak height measured too. Wenzel stated measured to top of stairs. Scanlon asked about the design is on east elevation. Wenzel explained it is the balcony. Scanlon asked what the surface material of the roof decks will be. Wenzel explained proposed material thinking of. Scanlon asked if knows for sure if need a 3 phase transformer. Wenzel explained that they do not know for sure yet and what their intent is with the transformer. Scanlon asked if transformer ends up on their property would it be in a vault or in in a building. Wenzel explained proposed location and landscaping for screening.

[5:42:37 PM](#) Stone asked how rear units would leave the parcel, expressing concern of not having enough room to turn around. Stone asked about right of way improvements along Silver. Wenzel explained proposed parking. Discussion ensued of sidewalk and no parking along Silver. Stone asked what the plan is for the snow on roof. Wenzel explained intent is to melt and have internal drains. Stone suggested not having beige on south end due to existing structure beige as well adjacent to proposed location.

[5:50:06 PM](#) Smith asked for about the benches and items on the eastside. Wenzel clarified benches and solid two dot line is the property line marker. Wenzel confirmed bike rack locations. Smith stated south elevation will be blank while pending growth of the landscape and suggested breaking up that wall plane. Wenzel and Smith discussed what thermally modified is. Smith suggested having samples. Smith asked what utility area on 3rd floor is proposed to be me. Wenzel explained storage. Smith expressed concern for parking.

[5:58:02 PM](#) Sauerbrey agrees with Stones comment regarding turn around ability. Wenzel stated will have applicant team do an analysis of turn around concern. Sauerbrey asked if possible to request a more mature tree. Commission discussed that yes but potential issues doing that. Sauerbrey asked if same developer who built the River Street Townhomes. Wenzel confirmed, noting similarities. Sauerbrey asked if other units had heated pavers, suggested looking at more energy efficient ways of making the roof top deck usable year around. Sauerbrey asked about snow removal. Wenzel believes it will be onsite. Sauerbrey asked if all 410 N River spaces have been occupied and how many are being lived in full time. Sauerbrey suggested cramped space of main floor bedroom and suggested potential of live work units.

[6:08:22 PM](#) Chair Fugate asked if planning on EV charging or prewired in the garage. Smith suggested change to plan to better allow for sun melting of snow. Chair Fugate encouraged doing something to help break up the walls on the end.

[6:11:16 PM](#) Chair Fugate opened public comment.

[6:12:09 PM](#) Chair Fugate closed public comment.

Commissioners summarized suggestions and asked if Wenzel had further questions. Wenzel thanked commissioners and had no further questions. Commission discussed concern of backing up of vehicles.

No motion.

- [PH 2](#) [6:17:18 PM](#) Consideration of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section 17.06.070: Improvements Required, Item A.1.c., eliminating the requirement of sidewalk and drainage improvement in-lieu fee estimates, as well as the required, additional in-lieu contribution amount of one hundred ten percent (110%). The proposed edits are as follows:

A.1.c. The city may approve and accept voluntary cash contributions in lieu of the above-described improvements, which contributions must be segregated by the city and not used for any purpose other than the provision of these improvements. The contribution amount shall be ~~as per the currently adopted fee schedule, one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements, provided by a qualified contractor, plus associated engineering costs, as approved by the city engineer.~~ Any approved in lieu contribution shall be paid before the city issues a certificate of occupancy. **ACTION ITEM**

[6:18:23 PM](#) Davis introduced proposed amendment, explaining current process requirements and the intent of simplifying process going forward with this amendment. Davis explained issues staff is running into with current process. Chair Fugate asked who rate would be determined. Davis explained it would be done via square yard and reviewed annually. Sauerbrey asked if staff felt good about minimum requirements of sidewalks. Davis confirmed referring to adopted standard drawings. Stone asked if done in other cities. Davis confirmed it is common on most cities. Smith asked if fee schedule exists and if sidewalk in lieu fee has been determined. Davis confirmed fee schedule does exist and sidewalk in lieu fee is to be developed. Smith suggested looking at including linear footage of curb and gutter in addition sidewalk. Davis confirmed. Smith asked how often this would be modified/updated. Davis explained that their edits would be shaped by the market. Commission continued to discuss proposed amendment, all agreeing this is a better alternative to the current process.

[6:36:18 PM](#) Chair Fugate opened public comment.

[6:36:42 PM](#) Chair Fugate closed public comment.

[6:36:49 PM](#) Chair Fugate noted motion does not include proposed edit. Davis confirmed motion is acceptable. Smith suggested including hyperlink to fee schedule. Sauerbrey clarified his comments on eliminating in lieu fees.

[6:39:53 PM](#) Stone motioned to recommend approval to the Hailey City Council the draft Ordinance, Ordinance No. _____, amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section 17.06.070: Improvements Required, Item A.1.c, which would eliminate the requirement of sidewalk and drainage improvement in-lieu

fee estimates, as well as the required additional in-lieu contribution amount of one hundred ten percent (110%), finding that 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, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare. Scanlon seconded. All in Favor.

Administrative Review (No Action)

- [AR 1](#) Tiny Home on Wheels (THOW) Application by Nicholas and Margaret Blatz for a new 204 square foot THOW to be located at 1565 Baldy View Dr.
- [AR 2](#) Design Review Exemption Application by Pamela Plowman for construction of a new covered porch addition and covered back entry patio area located at 111 East Myrtle Street.
- [AR 3](#) Tiny Home on Wheels (THOW) Application by City of Hailey for a new 255 square foot THOW to be located at 617 South 3rd Avenue.
- [AR 4](#) Modification to Accessory Dwelling Unit (ADU) Application by Dana and Liz Larsen to increase the ADU size from 588 square feet to 997 square feet.
- [AR 5](#) Lot Line Adjustment Application by Nicholas and Amy Cole, wherein the interior lot lines of Lots 1-4, Block 50, Hailey Townsite, are eliminated. Parcel located at 218 E Silver Street.

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 16, 2023 at 5:30 PM.**
 - DR PreApp: RVR North
 - TA: Townhouse and Cottage Housing Developments

Chair Fugate will be out of town October 16th.

Smith and Sauerbrey will both out for next two meetings.

Chair Fugate, Stone and Scanlon available for October 24th. Staff will follow-up with commission to confirm new meeting date of October 24 and that there is no meeting on October 6th.

[6:44:47 PM](#) Staff summarized upcoming projects.

[6:46:08 PM](#) Smith motion to adjourn. Scanlon seconded. All in Favor.