

AGENDA
Hailey Planning and Zoning Commission
Monday, November 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 Microsoft Teams.

Present:

Commission: Owen Scanlon, Dustin Stone, Janet Fugate

Staff: Robyn Davis, Emily Rodrigue, Ashley Dyer, Chris Simms, Jessie Parker, Christian Ervin, Rebecca Bundy

Absent: Dan Smith, Sage Sauerbrey

5:30:06 PM Call to Order

- **5:30:15 PM** Public Comment for items not on the Agenda.

5:31:05 PM Janet Fugate, commented on large tree being removed on corner of 3rd and that thinks it is so much safer and glad to see new tree planted.

5:31:44 PM Consent Agenda

- **CA 1** Motion to approve the Findings of Fact, Conclusions of Law, and Decision 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%). **ACTION ITEM**

5:31:47 PM Scanlon motion to approve CA 1. Stone seconded. All in Favor.

Public Hearing

- **PH 1** **5:32:08 PM** Consideration of a Design Review Application by The Senior Connection, represented by Jolyon Sawrey of Vital Ink Architecture, for the construction of a new 706.5 square foot carport addition, as well as the relocation of a 100 square foot trash enclosure. This project is located at 721 South 3rd Avenue (Lots 11 & 12, Block 126, Townsite and Lots ½ of Cedar Street Adj to Lot 1, Block 135 50x 120, Townsite) within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

5:32:44 PM Rodrigue introduced application and summarized proposed work to be done.

[5:33:42 PM](#) Joylon Sawrey, Architect, introduced himself and applicant team. Sawrey addressed addition/changes of gates for garbage enclosures, enhanced planting, and colors of materials since staff report was published. Sawrey explained in more detail the proposed project include where the garbage enclosure is proposed to be relocated, carport location, snow storage, planting for screening, and potential addition of extra parking space.

[5:38:03 PM](#) Chair Fugate asked if trash is wheeled to street. Sawrey explained trash is accessed by dump truck and recycle bins wheeled out to the road by staff.

[5:38:50 PM](#) Sawrey explained design of carport and enclosure.

[5:39:44 PM](#) Scanlon asked if the motif is cut in the metal gates as shown on A5.0 of the plans submitted to staff. Sawrey explained symbol will be cut into the metal. Sawrey discussed proposed coloring of materials to be used.

[5:42:01 PM](#) Sawrey suggested amending condition regarding solar ready to allow for solar on top of the main building. Scanlon asked where Sawrey would recommend to install mechanical portion for the solar panels.

Sawrey asked if could condition, that would the owners the ability to select different yellow if needed. Davis confirmed they would have the option to select within the yellow family.

[5:44:41 PM](#) Scanlon asked if add an additional parking space, if it could be ADA. Sawrey explained intent for parking. Scanlon asked staff if applicant installs solar ready equipment, if staff can guarantee applicants ability to install at a future point.

[5:46:53 PM](#) Simms expressed concern making solar mandatory, but if applicant offers should agree. Discussion ensued regarding whether applicant would need to come back through CUP process. Applicant suggested staying the regular course. Discussion continued. Staff confirmed CUP would not be required.

[5:50:25 PM](#) Stone asked the lot coverage. Sawrey confirmed 44%. Stone suggested increase of size to the garbage enclosure. Jovita Pina, confirmed thinks it could be slightly bigger but confirmed that the recycling bins do fit inside the current size nicely. Staff and applicant explained reasoning for not increasing size. Stone asked about the drywell. Sawrey explained drywell location and back location.

[5:53:27 PM](#) Scanlon suggested not recommending drywell under traffic areas. Stone encourages testing the pain on side of building.

[5:54:27 PM](#) Janet Fugate confirmed all her questions answered complimented application.

[5:54:41 PM](#) Chair Fugate opened public comment.

[5:55:21 PM](#) Chair Fugate closed public comment.

[5:55:30 PM](#) Commission all in agreement nothing further needs deliberated, simple project and well designed. Applicant estimates starting spring 2024.

[5:56:53 PM](#) Stone motion to approve the Design Review Application by The Senior Connection, represented by Jolyon Sawrey of Vital Ink Architecture, for the construction of a new 706.5 square foot carport addition, as well as the relocation of a 100 square foot trash enclosure, to be located at 721 South 3rd Avenue (Lots 11 & 12, Block 126, Townsite and Lots ½ of Cedar Street Adj to Lot 1, Block 135 50x 120, Townsite) within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts, 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 Titles 17 and 18, and City Standards, provided conditions (a) through (k) are met. Scanlon seconded. All in Favor.

- [PH 2 5:58:13 PM](#) Consideration of a Design Review Pre-Application by Williams Family Trust, represented by Opal Engineering and Pivot North, for construction of a three-story, multifamily apartment project, which consists of eighteen (18) units in total. Twelve (12) of the units are proposed as one-bedroom units, and six (6) of the units are proposed as two-bedroom units. This project is proposed to be located at 111 Empty Saddle Trail (Sublot 1, Block 1, Saddle River Subdivision), and is known as RVR North. **ACTION ITEM**

[5:58:49 PM](#) Rodrigue summarized proposed project and turned over to the applicant.

[5:59:33 PM](#) Brian Wenzel, Architect, introduced himself. Wenzel explained location of project, proposed design including shared stairs, completion of right of way improvements, parking, and proposed materials to be used and how exterior of building has been designed. Wenzel went on to discuss proposed floor plans.

[6:07:34 PM](#) Scanlon asked if discussed trash enclosures with Clear Creek. Wenzel confirmed has adequately provided for trash and recycling per Clear Creeks requirements. Scanlon confirmed providing 12 parking places onsite and 6 off right. Sam Stahlnecker, explained in lieu parking spaces that were granted from the original PUD Agreement and that 6 of the in lieu parking spaces were dedicated to this lot located on River Street. Scanlon stated the building needs more color.

[6:10:40 PM](#) Stone asked for clarification on parking. Staff and applicant explained agreement from the Movie Theater that in exchange for right of way improvement connecting River to Main adjacent to the three parcels the applicant was allotted 37 in lieu parking spaces. Stone expressed concern of parking. Stone asked if considered installing studios. Wenzel confirmed could explore the option. Stone expressed concern on size of master bedroom on 2-bedrooms. Wenzel confirmed will bring back a plan with the dimensions. Chandler Austin believes master bedrooms are 10 x 10 but will confirm. Stone is ok with the proposed coloring, suggested including band along the north view. Wenzel confirmed happy to study options for coloring. Stone asked applicant if plan to install AC units. Wenzel explained looking at various options. Austin confirmed d 10'9" x 10'6".

[6:19:21 PM](#) Chair Fugate agrees needs more colors. Chair Fugate asked about open space. Wenzel explained design for open space. Chair Fugate asked about snow storage. Wenzel stated to be hauled off site.

[6:21:27 PM](#) Scanlon suggested using double doors or bi-fold doors on laundry rooms.

[6:22:10 PM](#) Chair Fugate opened public comment.

[6:23:07 PM](#) Chair Fugate closed public comment.

[6:23:12 PM](#) Chair Fugate summarized would like to hear more specifics on trash enclosures, color, ac. Scanlon asked if there are bike racks proposed. Wenzel noted location proposed for bike racks. Chair Fugate asked about work force housing, category I. Wenzel will come back with that information after discussing with team.

No motion.

- **PH 3** [6:25:54 PM](#) Consideration of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 16: Subdivision Regulations, Chapters 16.01, Definitions, 16.04, Development Standards and 16.08, Townhouses and Title 17: Zoning Regulations, Chapters 17.02, Definitions; 17.05, Official Zoning Map and District Use Matrix; 17.06, Design Review and 17.09 Parking and Loading Spaces to modify/create definitions and standards for detached townhouse and cottage housing developments. **ACTION ITEM**

[6:26:36 PM](#) Davis provided summarized history of why this application has been brought forward, and previous hearings held earlier this year.

[6:28:29 PM](#) Rebecca Bundy, provided examples of existing Cottage housing in and outside of Hailey. Bundy explained average design and intent of cottage developments. Bundy summarized proposed change that would allow one garage attached, courtyard. Chair Fugate confirmed court yard would be one distinction of this development, parking – will not have a curb cut per unit. Bundy confirmed and if unit is facing street, porch has to be visible. Bundy explained idea behind these communities. Chair Fugate asked what else would be unique to cottage developments. Bundy listed various proposed requirements that would make the developments unique such as unit sizing. Bundy discussed results of research for density bonus and what staff has proposed. Discussion ensued regarding density bonus between staff and commission. Stone asked staff if think anything written in proposed code that would cause people to prevent building these, Stone asked if should push for parking to be off. Bundy stated in her experience in most cases would be driven to have consolidated parking. Davis provided aerials of existing cottage developments in Old Cutters. [6:52:44 PM](#) Bundy went on to option of allowing same density bonus to detached townhome units. Commission and staff discussed potential option of allowing the proposed density to be used with detached townhouses.

[6:59:31 PM](#) Stone asked limits on cottage developments. Staff explained proposed limitation.

[7:00:18 PM](#) Bundy moved on to discuss allowing detached townhouses and cottage developments in LR 1 and 2 without any density bonus. Commission and staff discussed if should allow in LR 1 and 2, all in agreement as proposed.

[7:06:44 PM](#) Chair Fugate opened public comment.

[7:07:04 PM](#) Sam Stahlnecker, appreciates work done by staff. Noticed that cottages and detached townhomes are proposed as conditional in limited business, suggested considering if wanting to encourage multi-family should not be permitted. Complimented lower density proposed in LR 1 and 2, suggesting reconsideration of parking requirements. Asked if there is a maximum floor area in LR 1 and 2. Stahlnecker complimented staff on work done.

[7:10:25 PM](#) Chair Fugate closed public comment.

[7:10:34 PM](#) Bundy explained reasoning why limited business as conditional. Bundy stated if the commission is amenable to the cottages and detached townhouses in LR 1 and 2 would apply same requirements have been requiring as move towards council. Bundy believes that do not need additional parking as driveway to garage would allow for 2 spaces. Davis confirmed will confirm requirements match.

[7:12:20 PM](#) Commission complimented staff and all in agreement to proceed moving forward.

[7:15:15 PM](#) Scanlon motioned to recommend approval by the Hailey City Council an Ordinance amending the Hailey Municipal Code, Title 16: Subdivision Regulations, Chapters 16.01, Definitions, 16.04, Development Standards and 16.08, Townhouses and Title 17: Zoning Regulations, Chapters 17.02, Definitions; 17.05, Official Zoning Map and District Use Matrix; 17.06, Design Review and 17.09 Parking and Loading Spaces, 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. Stone 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: **November 20, 2023 at 5:00 PM.**
 - Downtown Master Plan Presentation
 - BCSD CUP – Construction Academy
 - Title 17 DR & Supp Amendment

[7:17:13 PM](#) Chair Fugate confirmed will not be attending next meeting. Stone is vice chair and meeting begins at 5:00 pm.

[7:17:55 PM](#) Davis summarized upcoming hearing.

[7:19:03 PM](#) Davis introduced new employee, Ashley Dyer.

[7:19:19 PM](#) Stone motioned to adjourn. Scanlon seconded. All in Favor.