

AGENDA

Hailey Planning and Zoning Commission

Monday, November 20, 2023

5:00 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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Phone Conference ID: 602 369 677#

Present:

Commission: Dustin Stone, Owen Scanlon, Dan Smith (*acting chair*), Sage Sauerbrey

Staff: Lisa Horowitz, Robyn Davis, Brian Yeager, Ashley Dyer, Emily Rodrigue, Jessie Parker, Christian Ervin

Absent: Janet Fugate

(Stone attended virtually, requested Smith to chair meeting.)

5:00:00 PM Call to Order

- Public Comment for items not on the Agenda.

5:03:06 PM Presentation

- **PP 1** Presentation of the Downtown Master Plan by GGLO (5:00 pm to 6:00pm)

Lisa Horowitz summarized the Downtown Master Plan. Mark Sindell, GGLO, presented Downtown Master Plan via pdf presentation on record with Community Development Department.

Sindell summarized phased plan. Staff and commission discussed presented plan and proposed phases.

6:04:27 PM Smith opened public comment.

6:04:44 PM Smith closed public comment.

6:05:05 PM Consent Agenda

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

6:06:40 PM Scanlon noted that the Findings for The Senior Connection needs to read as approved.

6:06:52 PM Scanlon motioned to approve CA 1 and CA 2 as amended. Stone seconded. Scanlon & Stone in Favor. Smith and Sauerbrey abstained.

Public Hearing

- 6:07:26 PM PH 1 Consideration of a Conditional Use Permit Application by the Blaine County School District (BCSD) to allow for the Residential Construction Academy, an internal program of the BCSD's, to construct single-family dwellings – one (1) at a time onsite – at 1250 Fox Acres Road (Lot 1A, Block 3, Wood River High School Campus PUD Subdivision) within the General Residential Zoning District. Constructed dwellings will be relocated offsite once sold. **ACTION ITEM**

6:07:51 PM Dyer introduced the project and turned floor to applicant team.

6:09:23 PM Samantha Stahlnecker introduced project, describing location and applicants plan. Stahlnecker asked commission if had any questions.

6:10:18 PM Scanlon complimented program. Scanlon asked about how the houses would be moved and sizing of units. Ian Blacker, BCSD, stated units would be 30 ft wide and 40 ft long and working with professionals to ensure able to be moved. Scanlon asked what would be building on. Blacker explained what would be building per engineer working with, that intent is to have gravel pad and infrastructure to build next unit on once house moved.

6:12:26 PM Stone asked who are they selling the units too. Blacker explained units would be put up for auction. Stone asked what would do if can't sell it. Sean Benion, BCSD, auction process and options if does not sell in auction. Stone asked about visibility. Benion confirmed it is visible and explained the benefits. Stone asked if could build somewhere else. Benion explained other locations would require additional infrastructure and more of an impact to neighbors. Stone asked about screening fencing plan. Benion explained would use 6 ft construction fence with

cloth base material to help block view. Benion confirmed would be up during construction. Stone asked if will be using cranes, man lifts, etc. Blacker stated no, explained occasional use but most part would be students framing walls. Blacker explained how does not think it would impede pedestrian access to the high school. Stone asked if considering ADU's or THOW. Blacker explained concerns of building ADU's or THOW's. Stone suggested to allow for two to be built at same time if building smaller units.

[6:20:43 PM](#) Sauerbrey assumes has plan for snow removal. Sauerbrey complimented project. Sauerbrey believes there could be less intrusive places but understands why chose the location. Sauerbrey suggested to be aware of construction noise.

[6:23:30 PM](#) Smith stated he attended a similar program and it was something he was able to build on. Smith complimented the project.

[6:24:15 PM](#) **Smith opened public comment.**

[6:24:51 PM](#) **Smith closed public comment.**

[6:25:02 PM](#) Scanlon asked staff about chain link fencing and would they ever be criticized for allowing temporary housing. Davis explained when chain link fencing is allowed.

[6:28:21 PM](#) Commission asked staff about changing language from one to two homes being allowed. Staff and applicant are in agreement to amendment to allow up to two builds at the same time.

[6:30:19 PM](#) **Sauerbrey motioned to approve the Conditional Use Permit Application submitted by the Blaine County School District to allow the Residential Construction Academy, an internal program of the BCSD's, to construct single-family dwellings – up to two (2) dwellings onsite at a time onsite - , to be located at 1250 Fox Acres Road (LOT 1A, Block 3, Wood River High School Campus PUD Subdivision), 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. Scanlon seconded. All in Favor.**

- [6:31:23 PM PH 2](#) Consideration of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.06, Design Review, and Chapter 17.07, Supplementary Location and Bulk Requirements, to clarify certain landscaping requirements for nonresidential, multi-family, and mixed-use buildings, include provisions for deck setbacks, and to modernize various Design Review Standards for certain zoning districts. **ACTION ITEM**

[6:32:00 PM](#) Rodrigue explained proposed amendments are to clarify and clean up certain parts of the code. Rodrigue summarized proposed amendments, referring to report showing additions as underlined and items removed in strike.

[6:35:05 PM](#) Sauerbrey believes these are general housing keeping items. Sauerbrey asked if attached decks would still need a building permit. Davis confirmed, but that if had a detached

deck below certain height, as long as complies with IBC IRC would not need a permit. Davis explained reasoning for setbacks.

[6:38:03 PM](#) Stone believes should give developer option to put in deciduous tree if they want. Stone asked if City is considering ADU's in LI. Davis explained reasoning why have not progressed with adopting residential in LI. Davis confirmed can consider amending to allow deciduous trees.

[6:41:05 PM](#) Scanlon agrees with Stone regarding trees and suggested checking with Airport regarding height restrictions on trees near airport. Scanlon asked about dust free driveways. Davis confirmed code requirement for driveways. Scanlon would not consider gravel as dust free.

[6:43:31 PM](#) Smith agrees with allowing choice of trees.

[6:43:49 PM](#) Smith opened public comment.

[6:44:17 PM](#) Smith closed public comment.

No further discussion needed per all commissioners.

[6:44:39 PM](#) Scanlon motioned to recommend approval to the Hailey City Council an Ordinance amending Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes, and Uses Within Zoning Districts, Chapter 17.06: Design Review, and Chapter 17.07: Supplementary Location and Bulk Requirements, to provide design standard modernizations and new provisions for nonresidential, multi- family, and/or mixed use buildings, as these standards and provisions relate to site planning, building design, and landscaping; to create uniformity in design standards for the Hailey Municipal Code, as it relates to minimum tree caliper size; and to include "decks" of any size as a qualifying attached accessory structure, subject to building permit and setback requirements., 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. Sauerbrey 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:
 - December 4, 2023 at 5:30 PM:
 - DR PreApp: Advocates
 - DR & PP for MID RVR
 - December 18, 2023
 - DR PreApp: Torre, 17 E Myrtle St
 - DR PreApp: Uhrig
 - DR & CUP: Rivian
 - January 2, 2023 – Cancel, keep, reschedule?

Davis summarized upcoming hearings.

Staff and Commission discussed January 2, 2024 meeting and decided to cancel this meeting.

[6:51:23 PM](#) Sauerbrey motioned to adjourn. Scanlon seconded. All in Favor.