

**AGENDA**  
**Hailey Planning and Zoning Commission**  
**Monday, May 20, 2024**  
**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:** Janet Fugate, Jordan Fitzgerald, Dan Smith, Owen Scanlon, Sage Sauerbrey

**Staff:** Robyn Davis, Emily Rodrigue, Ashely Dyer, Christian Ervin

**5:30:52 PM Call to Order**

- Public Comment for items not on the Agenda.

**5:31:45 PM Consent Agenda**

- **CA 1** Motion to approve Meeting Minutes dated May 6, 2024. **ACTION ITEM**

**5:31:52 PM Smith motion to approve CA 1. Sauerbrey seconded. All in Favor.**

**Public Hearing**

- **5:32:05 PM PH 1** Consideration of a Design Review Application by Holly McCloud for the construction of a new 2,389 square foot single family residence to be located at 216 S. 4<sup>th</sup> Avenue (Lots 19 & 20, Block 104, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

**5:32:28 PM** Dyer introduced project and summarized requests from Pre-Design Review Application. Dyer turned floor to applicant team.

**5:33:24 PM** Steve Purse, architect, summarized changes from last presentation noting garage is now off alley way and how project design complies with requirements. Purse clarified how design

differs from historic layout of area is the proposed interior courtyard space. Purse explained the shed roof design of the garage and snow storage area. Purse explained proposed materials to be used and reasons for materials proposed.

[5:37:50 PM](#) Scanlon asked about concrete driveway connecting to the alleyway, noting the distance from the garage. Scanlon expressed concern of parking in driveway. Scanlon suggested a window on the south side of garage wall and a high window above the shower to help break up the south elevation. Scanlon asked if coloring of downspouts is purpose. Purse confirmed meant to blend in with the stucco. Scanlon asked if the gabled entry on rear attaches to the garage. Purse confirmed does not attach. Davis clarified setbacks from alleys.

[5:42:56 PM](#) Fitzgerald asked about onsite parking requirements. Purse confirmed the garage space takes care of the parking requirements. Fitzgerald asked what the fire feature would look like on the south exterior wall. Purse stated would prefer stucco. Fitzgerald asked if snow storage really works for the driveway and courtyard. Purse explained the plan for snow storage and that can see it both sides of the driveway being used. Fitzgerald asked about snow retention. Purse confirmed would have over the doors that open into the courtyard.

[5:45:44 PM](#) Smith reinforced Scanlon's comments on south exterior wall. Purse explained reasoning for lack of windows on south walls. Smith suggested opportunity, even another way to help break up that side of the house.

[5:48:56 PM](#) Sauerbrey complimented design. Sauerbrey agrees south side is a blank slate, suggested possible details of chimney and high windows along the garage. Sauerbrey asked if 1 inch caliper trees need to be 2 inches. Davis confirmed.

[5:51:08 PM](#) Chair Fugate reiterated at least garage windows to be added. Chair Fugate expressed concern of hedges along alley, to allow for visibility for whoever is pulling in and out of the alleyway. Purse understands not impeding point out. Purse expressed concern of alley overgrown.

[5:53:03 PM](#) Fitzgerald asked if missing a grading and drainage plan. Purse explained site was flat. Scanlon asked where water is going from slope proposed from house. Fitzgerald asked if there has been any coordination with the group of residents that maintain the alley. Purse stated no and is not aware if there have been any conversations set for future.

[5:55:08 PM](#) Scanlon asked about energy efficiency. Purse explained how to plan to achieve energy efficiency, that goal is 0.

[5:56:23 PM](#) Chair Fugate complimented design.

[5:56:38 PM](#) Chair Fugate opened public comment.

[5:57:08 PM](#) Renee Catherine, 221 S 5<sup>th</sup> Ave, right to the east of the property. Does look like a really charming and quaint structure, that if owner was there would welcome to the neighborhood. That close neighborhood. Stated had to abandon her dream of parking in the alley, its really 10 ft clearance. That the power lines, telephones, snow berms make the alley quiet the challenge. That making a 90 degree was quite difficult, that was nto possible with snow

and ice on the ground. Asked there was a description that there would not be plowing. That the neighbor to the south plowed the alley to her residence which caused snow storage in the alley. That the city will occasionally plow the alley but believes last on the list. That there is a really tight turn due to telephone pole. Her extensive bird feeders attracted the elk. Because their alley is exceptionally narrow, it does not offer a very easy access. Additionally, and selfishly, her sliding glass windows are about 15 ft from the alley, that when exits the garage that is a very short distance from alley to her sliding glass doors.

[6:03:02 PM](#) Chair Fugate closed public comment.

[6:03:28 PM](#) Chair Fugate and Fitzgerald asked background on alley maintenance and consequence for plowing/storing snow. Davis explained how residents are to work together to plow residential alleys. That staff would request neighbors work together if a neighbor blocks a neighbor with snow.

[6:04:50 PM](#) Smith noted that the alley is 26 ft. Davis confirmed that the landscaping encroaching could be removed.

[6:05:30 PM](#) Fitzgerald thinks the alley, if the telephone pole is in the way that could addressed. Fitzgerald stated it would be amazing to see a solution that not sure who to direct that request too. Chair Fugate noted that Smith stated can remove overgrowth. Sauerbrey noted all lots come with their restraints. Chair Fugate noted that lights will be dark sky compliant.

[6:08:40 PM](#) Commission discussed amendments to conditions – tree caliper changed 2 inches. Sauerbrey asked about options to address pole. Davis stated they can contact Idaho Power, but that does tend to be expensive. The Commission continued to discuss conditions of approval – tree caliper, drainage plan, chimney, snow storage.

[6:11:11 PM](#) Sauerbrey motioned to approve this Design Review Application by Holly McCloud for the construction of a new 2,389 square foot single family residence to be located at 216 S. 4th Avenue (Lots 19 & 20, Block 104, Hailey Townsite) within the Limited Residential (LR-1) and Townsite Overlay 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 Zoning Title, and City Standards, provided conditions (a) through (n) are met. Smith seconded. All in Favor.

- [6:12:05 PM PH 2](#) Consideration of a Stream Alteration Application, submitted by the Wood River Land Trust and the City of Hailey, for Heagle Park Floodplain Restoration, adjacent to Heagle Park and located at 1151 War Eagle Dr (Della View Sub TI 4057a & TI 4057b Park & Sewer Sites Easement W/ Idaho Power Co), within the Flood Hazard (FH) Overlay. **ACTION ITEM**

[6:12:41 PM](#) Dyer introduced application, described the location of the project and summarized request due to ongoing erosion. Dyer introduced Corey McCaffery with WRLT.

[6:13:31 PM](#) McCaffery, River Program director with WRLT, provided a summary of the history the area, associated flooding and impacts. McCaffery explained origin of this project, and how it connects

with the Hailey Greenway Master Plan. McCaffery noted restoration project implemented successfully in 2022 near Colorado Gulch. McCaffery explained the benefits of the project.

[6:17:47 PM](#) Scanlon asked about notes of certain things noted to disintegrate over time. McCaffery explained intent of these materials proposed, that it acts like a catchers net.

[6:20:48 PM](#) Fitzgerald asked what this will look like to the average passerby. McCaffery explained how this will improve the look, hoping it will look more like their other natural preserves. McCaffery explained initially it will look like a construction zone but will be re-vegetating it with natural landscape.

[6:21:57 PM](#) Smith asked the difference of rip raff sizing. McCaffery would need to defer to their engineer. Smith suggested following up with a consultant. Smith about the minimum size for the pilings. McCaffery explained the reasoning for sizing of pilings. Smith suggested to monitor material run into when digging, that he has run into variety of materials while digging at his home which is about 100 yards away. Smtih asked if have a monitoring and maintenance plan in place. McCaffery confirmed they do, and summarized metric used. McCaffery explained that don't build these to require maintenance but have a fund set aside if needed. Smith suggested putting materials to provide for natural appearance. McCaffery explained the plan. Smith noted could help direct the water with planting.

[6:27:18 PM](#) Sauerbrey asked if there is going to be a measure of erosion protection along banks. McCaffery explained a typical process. Sauerbrey asked about a certain area. McCaffery clarified what they are proposing is not at actual riverbed. Sauerbrey noted that the catchers net is a double edge, asked what measures are put in place to mitigate the safety access. McCaffery explained that rivers are inherently dangerous and if recreating in river you're taking the risk. Sauerbrey stated seems like a large part of this is the excavating. Sauerbrey expressed concern of further erosion at base of Della, referring to alluvial fan. McCaffery explained all trying to do is help guide the river. Sauerbrey stated was wondering if potential of further erosion and destabilizing along Della. McCaffery explained he had that concern early on, more so with avalanches. McCaffery stated that this channel has been in this alignment since the 1940s. Sauerbrey asked if had reached out to other partners to help fund these projects. McCaffery stated this has been a partnership with the City of Hailey and have reached out the Flood District who has committed some funds.

[6:35:17 PM](#) Chair Fugate asked about the straightening out of the river. McCaffery explained how straightening out of the river occurs.

[6:37:18 PM](#) Scanlon asked that going to cut down about 30 inches in bench area, and if all the trees in that area will come out. McCaffery explained area targeting, that there would be some vegetation loss but that not all trees would come out. McCaffery discussed plans for landscaping to be used.

[6:39:05 PM](#) Chair Fugate opened public comment.

[6:39:27 PM](#) Chair Fugate closed public comment.

[6:39:37 PM](#) Scanlon asked if have plan b if situation comes to be if people come to prevent removal of trees. Scanlon complimented the applicant.

[6:41:00 PM](#) Fitzgerald motioned to approve the Joint Flood Hazard Development Permit and Stream Alteration Permit Application for the Heagle Park Stream Restoration project, located at 2N, 16, Lot 2A, Block 1, Stevens Family Ranch. The proposed project is located in the Special Flood Hazard Area (SFHA) of FIRM Panel 0664E, dated November 26, 2010, 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 Title 17: Flood Hazard Development Review Guidelines, applicable requirements of the Flood Hazard Overlay District (FH), and City Standards, provided conditions (1) through (10) are met. Scanlon seconded. All in Favor.

[6:41:55 PM](#) Chair Fugate confirmed the pilings are not going to be treated, does the water with expansion make them more stable. McCaffery explained how that works. Sauerbrey requested to please keep doing this, to continue to make our river a healthier place.

- [6:43:46 PM PH 3](#) Consideration of a Design Review Application submitted by Idaho Lumber & Ace Hardware, represented by Mark Gasenica, for the construction of a new 3,090 square foot addition, to be located at 921 Airport Way (Lot 7, Block 1, Friedman Park), within the Light Industrial (LI) Zoning District. **ACTION ITEM**

[6:44:15 PM](#) Rodrigue introduced and summarized proposed project and turned floor over to applicant. Rodrigue noted that staff will be exploring a joint parking option with USPS to the north. Rodrigue stated the staff is working together to develop a typical design similar to River Street, that the applicant is encouraged to work with staff, and that staff would prefer to see in lieu fees but is amendable to sidewalk.

[6:46:48 PM](#) Mark Gasenica, architect, explained proposed changes, that aligns with the southside of the existing building in the back of the building. Gasenica stated a big issue is the parking. Gasenica explained the proposal for parking, requiring a separate entrance/exit. Gasenica expressed concern of addition of trees in right of way. Gasenica noted the proposed desk is only partially visible from the east side of the property. Chair Fugate asked about delivery. Gasenica explained delivery access. Todd Hunter stated delivery comes in generally before 7:30am.

[6:51:17 PM](#) Smith asked if had any issues with traffic with delivery. Hunter stated not really, usually have someone out there with a flagger vest. Hunter is not aware of any issues.

[6:52:11 PM](#) Sauerbrey asked if there was ever a point that the parking lot situation across the street would change, if could access another way. Hunter explained some long-term ideas.

[6:56:50 PM](#) Smith expressed concern of corner, suggested making an angle to facilitate deliveries.

[6:58:36 PM](#) Gasenica explained the proposed floor plan, and that proposed materials will match existing materials. Gasenica provided existing photos to show where the proposed addition is located.

[7:03:02 PM](#) Scanlon asked about distance difference in parking, that would like to see continuation of what USPS is doing. Scanlon asked about square footage noted in the staff report. Gasenica confirmed square footage. Scanlon asked what the deck material is. Gasenica

confirmed materials used on deck. Scanlon asked to make the railings 42 inches instead of 36 inches. Gasenica confirmed. Scanlon asked about the location of HVAC location. Hunter explained the HVAC system. Scanlon confirmed no additional signage. Gasenica confirmed no new signage proposed at this time.

[7:07:36 PM](#) Fitzgerald asked if the mismatched material areas will be updated. Gasenica confirmed. Fitzgerald asked about the roof. Gasenica explained two slopes proposed. Fitzgerald stated thinks both railings should be 42 inches. Fitzgerald suggested keeping roof top things away from north east corner.

[7:10:24 PM](#) Smith is excited to see change to parking, and glad to see business expanding. Smith complimented the design. Smith asked when anticipate construction to begin. Gasenica hopes to submit for permit in two weeks.

[7:12:04 PM](#) Sauerbrey complimented design. Sauerbrey would like to follow staff suggestion on landscaping. Sauerbrey suggested more bollards or heavier gauge metal.

[7:14:23 PM](#) Davis noted this is in the new urban renewal district and how that would work for this project.

[7:16:46 PM](#) Chair Fugate glad that addressing parking. Chair Fugate suggested painting big arrows to help assist direct traffic in parking lot. Chair Fugate things asking for curb in the meantime, who knows how long typical street section will come. Smith suggested using jersey barriers. Chair Fugate suggested seasonal planting. Applicant confirmed does have seasonal planting. The Commission discussed the benefit of collecting in lieu fee vs. installing sidewalk while typical section is designed. The Commission discussed the benefits of some sort of temporary guideline to lead cars around for new parking. Hunter asked if cost of barriers could go towards in lieu fee. Davis stated can work with the applicant team for temporary options. Discussion continued regarding sidewalk.

[7:28:45 PM](#) Chair Fugate opened public comment.

[7:29:05 PM](#) Chair Fugate closed public comment.

7:30:03 PM Davis noted that need to remove conditions, D, F O, P and little c3.

[7:29:19 PM](#) Smith motioned to approve the Design Review Application by Idaho Lumber and Ace Hardware, represented by Mark Gasenica, for the construction of a new 3,090 square foot addition, to be located at 921 Airport Way (Lot 7, Block 1, Friedman Park), within the Light Industrial (LI) 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 Hailey Municipal Code Titles 17 and 18, and City Standards, provided conditions (a) through (I), as amended are met. [7:30:57 PM](#) Smith amended motion. Fitzgerald 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:
  - June 3, 2024:
    - DR Cueva
    - Discussion of potential amendments
  - June 17, 2024:
    - Misc: Idaho Conrad LLC (Croy St Exchange)
    - PP: Block 7 Quigley Farms
    - PP: Shapi Shay Sub

[7:31:37 PM](#) Davis summarized upcoming projects.

[7:34:14 PM](#) Sauerbrey motioned to adjourn. Smith seconded.