

**Motion Language**  
**Hailey Planning and Zoning Commission**  
**Monday, August 19, 2024**  
**5:30 p.m.**

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## **Present**

**Commission:** Janet Fugate, Owen Scanlon, Jordan Fitzgerald, Dan Smith, Sage Sauerbrey

**Staff:** Robyn Davis, Emily Rodrigue, Ashley Dyer, Jessie Parker, Christian Ervin.

## **5:30:38 PM Call to Order**

- Public Comment for items not on the Agenda.

**5:31:25 PM** Smith complimented city on work done on corner south of Les Schwab and thanked staff for getting it done.

## **5:31:59 PM Consent Agenda**

- **CA 1** Motion to approve the meeting minutes dated August 5, 2024. **ACTION ITEM**

**5:32:10 PM** Sauerbrey motioned to approve CA 1. Scanlon seconded. All in Favor.

## **Public Hearing**

- **5:32:28 PM PH 1** Consideration of a Design Review Preapplication, submitted by Zachery Griffin, LLC, represented by architect Chad Blincoe, for the construction of a new, two-story self-storage building located at 1140 Airport Way (Lot 3, Block 2, Friedman Park Sub) within the Light Industrial (LI) Zoning District. The Applicant has provided two (2) building options for the Commission to consider at this preapplication stage, with Option A measured at 22,152 square feet, and Option B measured at 21,571 square feet.

**5:33:05 PM** Rodrigue introduced application, noting difference between options A and B. Rodrigue turned floor to applicant team.

[5:33:58 PM](#) Chad Blincoe, Blincoe Architecture, explained project seem liked a great opportunity to get commissioners feedback before going for a full design review. Blincoe explained both options would have similar architecture. Blincoe summarized design as a block building, with office space and storage units. Blincoe described material ideas to be used, that building would be sprinklered and all mechanical equipment would be screened on the roof. Blincoe explained reasoning and thoughts on parking designs. Blincoe summarized parking plan for option A: parking in the rear, and parallel parking along the north property line with the building on the front property line. Option B includes a reduced parking area but full circulation around the building with limited snow storage and two curb cuts with this design. Option B also allows for a planting buffer. Blincoe asked for commissioner feedback and questions.

[5:42:23 PM](#) Scanlon asked if has discussed building with FFA. Blincoe has not yet. Scanlon noted potential issues may face with FFA. Scanlon asked if the storage units will be against the walls and is that why there are few windows. Blincoe confirmed and explained reasoning. Scanlon suggested natural light in the stairwells. Scanlon likes why store front is situated. Scanlon asked if the loading dock is permanent. Blincoe explained just trying to highlight area for one. Blincoe explained if could reduce parking about another space or two could designate areas for drop off. Scanlon asked if garage spaces would be conditioned. Blincoe is unsure at this time. Scanlon asked if had 8 or 7 parking spaces, if one is in the glass corner. Blincoe confirmed parking area and that glass corner consists of entry and elevator areas, no parking. Scanlon would hesitate going away from required parking spaces per 1000 square feet and suspects once connects with FFA will not need as many parking spaces.

[5:49:08 PM](#) Fitzgerald asked for clarification on day to day use. Blincoe explained anticipated access and use. Blincoe noted opportunities that could have for windows. Fitzgerald believes that if could justify how many parking spots would be used, she would be open to less parking. Fitzgerald likes circulation going around, but with one curb cut. Fitzgerald also believes landscape is important. Fitzgerald also appreciates tones and materials proposed, but suggested making the colors stronger so even more varied from one another.

[5:54:23 PM](#) Davis stated parking required is 1 per every 1,000 square feet based off gross square footage.

[5:55:13 PM](#) Smith referenced required parking per code, and believes ordinance ties their hands. Smith clarified materials/colors proposed. Blincoe confirmed. Smith would prefer to see more natural light to the benefit. Smith asked about the transformers located in the front. Blincoe noted possible areas could relocate them. Smith suggested connecting with Idaho Power as well. Smith agrees with suggestion to differentiate color more. Smith suggested some additional detailing to break up the area in front. Smith asked staff when anticipate to have street scape design for that area. Davis estimates beginning of new year. Smith noted this could impact the design as well. Blincoe asked if Galena Benchmark is doing the road design or if getting proposals. Blincoe noted his goal is to work on this over the winter with construction beginning in spring. Blincoe stated holding firm on parking is a critical point for him. Smith suggested also looking at loading zones, noting it is also a *shall* criteria.

[6:05:09 PM](#) Rodrigue noted that there is some discussion to be had where self-storage falls within the loading space requirements.

[6:06:03 PM](#) Sauerbrey explained why he does not believe a storage facility as this does not fit within warehouse requirements of loading docks. Sauerbrey agrees parking issue is straight forward. Sauerbrey asked for clarification on parking credit. Davis explained that parking credit does nto apply in this case. Sauerbrey agrees parking should fit the use, but in this case agrees with Fitzgerald, that

the parking would remain empty most of the time. Sauerbrey asked the distance in front of the garage doors from the west property line. Blincoe confirmed setbacks from property line. Sauerbrey noted should avoid one massive curb cut. Sauerbrey suggested few changes that could be done to assist in parking, windows on the west aspect.

[6:13:45 PM](#) Chair Fugate asked if would make more sense to put parking closer to building and snow storage further away. Chair Fugate, on Option A, loading area seems to block access. Blincoe explained thought process for loading dock. Blincoe explained loading area will be at grade and will look into with more detail. Chair Fgate suggested relocating loading area. Chair Fugate reiterated to take into consideration of what the street view is going to be. Chair Fugate, noting would not have enough storage for snow and that would need to haul. Blincoe stated it is option b that does not meet snow storage. Chair Fugate asked about possibility of having a mural on wall face. Chair Fugate stated the more landscaping added the better. Chair Fugate agrees single curb cut is good and it would be important to have single circulation. Chair Fugate asked if could show circulation with large truck and how they get back out. Blincoe confirmed can accommodate. Chair Fugate confirmed driveway is two way. Chair Fugate would like to see some additional color. Chair Fugate understands argument about parking with this type of facility, but that for them to accomdate something in code would need to change.

[6:20:58 PM](#) Smith suggested possibility of renting rear parking spaces. Smith asked if will have bicycle access. Staff confirmed. Smtih stated would want to minimize to one cut. Davis noted in Option with parking along front, would need to amend as city design would go to property line.

[6:23:15 PM](#) Fitzgerald stated it seems safe to say cannot plan to have entire front access, that would have one typical road cut.

[6:23:44 PM](#) Blincoe stated things he heard loud and clear: one road curb cut, needs to consider potential streetscape design, deal with Idaho Power and FFA. Blincoe appreciates comment about renting parking spaces. Blincoe does like idea to address circulation issues. Blincoe confirmed will address circulation and loading in his design. Blincoe confirmed has a highlight of what he needs to address.

[6:26:22 PM](#) Chair Fugate opened public comment.

[6:27:12 PM](#) Chair Fugate closed public comment.

[6:27:16 PM](#) Sauerbrey stated would prefer to see snow hauled off site then the heated. Sauerbrey suggested working closely with city staff regarding design of street scape. Blincoe stated could potentially heat using the sun.

[6:28:53 PM](#) Fitzgerald stated would be great if could add energy efficiency techniques. Fitzgerald asked if addressed snow storage. Blincoe confirmed one plan accommodates snow storage. Fitzgerald asked if addressed landscaping. Blincoe confirmed how addressed landscaping.

#### **No Motion.**

- [6:31:08 PM PH 2](#) Consideration of a Design Review Application, submitted by Frosty Acres, LLC, represented by Samantha Stahlnecker with Opal Engineering, for the construction of a new 23,380 square foot multifamily townhome development located at 2730 Winterhaven Drive (Lot 1A, Block 61, Woodside Subdivision #15) within the Limited Business (LB) Zoning

District. The development consists of eight (8), two story, multifamily buildings, which includes ~~fourteen (14)~~ sixteen (16) dwelling units in total.

[6:31:59 PM](#) Dyer summarized application proposed, that the commission heard this before as preapplication with suggestions made then and how the applicant had addressed those suggestions. Dyer turned floor to applicant team.

[6:34:31 PM](#) Michelle Griffith confirmed had addressed suggestions made at the pre-application. Griffith confirmed the plans had been stamped by a structural engineer and if it is determined an architectural stamp is needed can make a condition of approval. Griffith confirmed decision to pay in lieu fee for park. Griffith explained reasoning for fencing around for safety purposes due to roads on three sides of the property. Griffith stated not proposing any trees in right of way and wanted to clarify condition of approval stating they maintain the trees in right of way.

[6:37:48 PM](#) Scanlon addressed stamp question that the application clearly states the plans need to be stamped by the architect. Griffith confirmed will be sure to address to staff satisfaction. Scanlon stated called DOPL who confirmed would accept engineer stamp and suggested possible housekeeping item to be more in line with the state. Discussion continued on how to proceed with standard requiring architect stamp. Davis confirmed can condition that unless otherwise approved by city ordinance architectural stamped plans would be required. Commission and applicant team are in agreement.

[6:52:13 PM](#) Scanlon is not a big fan of changing materials on outside corners, suggesting changing areas of lap siding and board and bat. Scanlon was confused on exterior light fixtures, stated to be sure it complies with dark sky lighting. Scanlon noted Insulation in attic needs to be corrected and suggested increase of closest size to 24 inches deep. Scanlon confirmed coloring for materials. Griffith explained materials and colors proposed. Scanlon is glad to see drip irrigation. Scanlon asked if residents able to access Woodside by sidewalk. Griffith explained it is not intended to have gates along Woodside.

[6:59:09 PM](#) Fitzgerald asked about crawl access and door. Griffith confirmed door size. Fitzgerald had similar concerns about functional closets. Fitzgerald confirmed wainscoting is proposed. Griffith confirmed. Fitzgerald confirmed wainscoting is same color for each building and that wood changes color. Griffith confirmed. Fitzgerald expressed concern regarding fence, believes 4 ft would be sufficient. Fitzgerald asked why the drive is not connecting to Serenity. Griffith explained it is not permitted, that Serenity is a private drive. Fitzgerald does not believe light fixtures shown are dark sky compliant.

[7:03:00 PM](#) Smith confirmed these all would be rental units. Griffith confirmed. Smith noted typo. Smith expressed concern of light fixtures as well. Griffith confirmed fixtures will be the standard fixtures used by ARCH. Smith noted several of the buildings that share similar color schemes close together. Griffith does not believe the owner would have a problem with swapping the color schemes. Smith confirmed can show her where referring too. Smith suggested adding designated pet area that utilizes artificial turf. Griffith is unaware if the owner is going to allow pets. Smith asked if there will be mail delivery. Griffith stated expectation is residents will have PO boxes. Smith asked if there will be windows in garage doors. Griffith stated that is not the plan. Smith asked if there will be no natural lighting. Griffith explained reasons why they do not plan to have windows in garage. Smith explained why it may be worth installing, could install at top of garage doors. Smith noted some cleanup needed in drawings. Smith asked if units have radon fans underneath. Griffith confirmed

radon system. Smith asked what the minimum is for the hold downs, referring to note on A8 underneath Shear Panel Hold Down notes.

[7:11:48 PM](#) Sauerbrey confirmed dark sky lighting would be a condition of approval. Staff confirmed. Sauerbrey asked if multifamily rebate would apply for this project. Davis is not sure if it complies. Sauerbrey stated main thing that stuck out to him, especially since intended for families and kids, asked if there would be a pathway between the two structures to the open space. Griffith stated intend to have grass. Sauerbrey suggested amending design so access is more open to all units.

[7:14:39 PM](#) Smith asked if pre-wiring for EV charges. Griffith believes the wiring will be there. Smith thanked applicant for providing additional parking.

[7:15:31 PM](#) Chair Fugate asked for trash pickup if people are rolling out to Winterhaven. Griffith confirmed. Chair Fugate asked for clarification on what 200 amp means for low consumption. Smith does not see that as energy efficiency. Davis stated alternative could be prewiring for EV. Chair Fugate and Griffith discussed reducing height of fence to 4ft. Griffith suggested leaving closets to owners.

[7:20:11 PM](#) Chair Fugate opened public comment.

[7:20:39 PM](#) Chair Fugate closed public comment.

[7:20:43 PM](#) Chair Fugate confirmed covered everything and moved to review conditions of approval. Griffith questioned condition D. Davis stated that is a boiler plate condition. Fitzgerald asked about landscaping. Davis confirmed landscaping complies. Chair Fugate confirmed revised conditions, A-P.

[7:22:53 PM](#) Scanlon suggested moving water heater and creating a nook to hang coats.

[7:24:17 PM](#) Smith suggested increasing hammerhead to avoid residents from backing out onto the grass.

[7:25:18 PM](#) Scanlon motioned to approve the Design Review Application submitted by Frosty Acres, LLC, for the construction of a new 26,720 square foot multifamily townhome development located at 2730 Winterhaven Drive (Lot 1A, Block 61, Woodside Subdivision #15), 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, Title 18, and City Standards, provided conditions (a) through (p) are met, as amended. Smith seconded. All in Favor.

#### **Staff Reports and Discussion**

- **SR 1** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning Meeting:
  - **Tuesday, September 3, 2024:**
    - PP: Sunbeam Subdivision Phase II
    - DR: Advocates

[7:26:37 PM](#) Davis summarized upcoming projects for next meeting.

[7:29:23 PM](#) Scanlon motion to adjourn. Smith seconded. All in Favor.