

AGENDA

Hailey Planning and Zoning Commission

Tuesday, September 3, 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: Dan Smith, Janet Fugate, Jordan Fitzgerald, Owen Scanlon

Staff: Robyn Davis, Ashley Dyer, Jessie Parker

Absent: Emily Rodrigue, Sage Sauerbrey

5:30:14 PM Call to Order

- Public Comment for items not on the Agenda.

5:31:10 PM Consent Agenda - ACTION ITEM

- **CA 1** Motion to approve the meeting minutes dated August 19, 2024. **ACTION ITEM**
- **CA 2** Motion Findings of Fact, Conclusions of Law, and Decision of a Design Review Application 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) dwelling units in total. **ACTION ITEM**

5:31:23 PM Scanlon motion to approve CA 1 and CA 2. Smith seconded. All in Favor.

Public Hearing(s) - ACTION ITEM

- **PH 1** Consideration of a of a Preliminary Plat Subdivision Application for Sunbeam Subdivision (Phase II), submitted by Marathon Partners, LLC, and represented by Opal

Engineering and BYLA, wherein Sunbeam Subdivision Phase I, Parcels B and C, are subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement. **ACTION ITEM**

Chair Fugate explained last meeting ending abruptly due to power outage, asked applicant for brief overview and stated afterwards would go directly into public comment.

[5:32:49 PM](#) Stahlnecker summarized presentation from last hearing. Presentation available in Community Development.

[5:39:16 PM](#) Ben Young, summarized park proposed using same presentation used by Stahlnecker. Young noted Parks and Land board was excited about the proposed pathways within the park. Young continued to summarize features and amenities of proposed park.

[5:46:12 PM](#) Stahlnecker clarified not proposing a dog way, will have a water fountain that may have a dog bowl can fill. Stahlnecker stated happy to answer questions.

[5:46:56 PM](#) Chair Fugate confirmed addition of bike racks. Stahlnecker confirmed.

[5:47:12 PM](#) Scanlon asked how many parking spaces are provided. Young stated approximately 20 spaces. Scanlon wondering how they landed on that number. Young explained reasoning for parking spaces, and noted area where could expand parking to the north if needed and addition of parallel parking along Carbonate. Scanlon asked about snow removal. Stahlnecker explained snow removal process.

[5:49:26 PM](#) Fitzgerald asked if plan to use different species of trees for landscaping as existing seem popular among wild life. Young explained looking at other trees. Fitzgerald asked if any consideration of a permanent restroom. Stahlnecker stated has been in discussion with staff and it sounds like best option be a screened area for portable restrooms.

[5:51:52 PM](#) Smith confirmed would have water at pavilion and bathroom area. Stahlnecker confirmed, noting non potable at pavilion for city use only. Smith asked about materials proposed. Stahlnecker explained materials. Smith asked if portion of field near Carbonate is large enough to be used as a soccer field. Stahlnecker stated no, but is actively used.

[5:53:42 PM](#) Chair Fugate complimented design.

[5:54:06 PM](#) Stahlnecker clarified reasoning of number of parking spaces.

[5:54:25 PM](#) Chair Fugate opened public comment.

[5:55:39 PM](#) Andy Harding, Motherlode Loop, asked about pickleball courts and that would like to see it incorporated or to have the City fix the court at Heagle park.

[5:57:09 PM](#) Angela Burrell, Motherlode Loop, complimented design of the first phase. Does wish that the city would have considered request of lower density, that larger lots are more affordable. She has attended every meeting and has requested that the El Dorado connection not

be there and explained why believes should not connect. Does not make sense to not have Carbonate connect and draw everyone into Motherlode loop. Encourages everyone to drive through that subdivision. Burrell explained that there is a precedent of not using every access point.

[6:01:10 PM](#) Takahs, Motherlode Loop, corner she lives on is dangerous with no sidewalk and roads are not well maintained. She has watched people slide into her yard during winter. That it is really not a safe access point now and at the minimum would like sidewalks.

[6:02:44 PM](#) Peter Sterns, E Carbonate, questioned suggestion at connection of Carbonate and what it is. Asked about connection to existing parking of existing park. His concern was 2 way vehicle access, pedestrian access and bicycles all on city right of way.

[6:04:41 PM](#) Jim Parris, E Carbonate, asked for an update on 1000 square feet claim of squatter rights on existing park. Suggested stop sign at *unclear* and that don't need to dead end alley section can just install stop sign. Wants to make sure it is open as it forces more traffic down Carbonate Street otherwise. Parris would like stop signs everywhere, alley open and would not like any of the smaller units.

[6:08:20 PM](#) 641 E Carbonate, feels like both roads should be open to access Carbonate and El Dorado. Bike path is already funneling a lot of traffic and that need sidewalks through all of Curtis Subdivision and stop signs. Loves the subdivision and park. Would prefer less density, that the smaller lots are not affordable lots.

[6:10:14 PM](#) Katherine Parris, E Carbonate St, wondering if there is funding to widen the access connection and dips at Carbonate. Parris explained her concern of bicyclists. Parris asked that the commission take into consideration the non-motorist traffic that is accessing Carbonate to go into the park. Parris referenced letters submitted. Parris summarized that Carbonate is getting everything.

[6:13:43 PM](#) Andy Harding, Motherlode Loop, suggested option to ease pedestrian access and that is in favor of less density and that city keeps getting sucked into "affordable housing" that is not affordable housing.

[6:15:09 PM](#) Angela Burrell, loves idea of pickleball court and suggested pedestrian access at El Dorado as a solution.

[6:15:53 PM](#) Chair Fugate closed public comment.

[6:16:15 PM](#) Chair Fugate noted potential of traffic light at East Myrtle and asked applicant to go over traffic pattern.

[6:16:47 PM](#) Stahlnecker summarized that the original traffic study contemplated all connections, that majority of traffic would head in a north or south direction. Stahlnecker explained connection at El Dorado is more of a policy perspective. Stahlnecker explained reasoning proposed alley is a dead end. Stahlnecker stated only way to remove alley is to reduce density but know that the City Council is not receptive of. Stahlnecker explained why they feel it is the best layout for vehicular and pedestrian access.

[6:19:43 PM](#) Chair Fugate asked if there is an option to have some enforcement out there when the subdivision comes in. Staff confirmed can pass along to Hailey Police Department.

[6:21:17 PM](#) Stahlnecker addressed question of proposed patch on Carbonate is for a water main and that there are no proposed sidewalks along Carbonate. Chair Fugate believes could be helpful to mark cross walks. Stahlnecker confirmed can work with staff. Stahlnecker explained why she believes connection from El Dorado will be extremely helpful.

[6:23:19 PM](#) Davis confirmed existing Carbonate Street will match the proposed Carbonate Street. Stahlnecker and Davis confirmed Carbonate Street is not proposed to be widen. Stahlnecker does not know the existing measurement of asphalt on Carbonate Street.

[6:25:32 PM](#) Davis confirmed city is aware of the missing link to connect the two pathways and it will be coming in the future. Davis stated no pickleball is proposed at this time and that the city is looking at other areas for potential option for pickleball.

[6:27:12 PM](#) Davis stated can meet with the individual offline regarding questions about encroachment of Curtis park. Chair Fugate asked if there are any immediate plans to address intersection at Myrtle. Stahlnecker confirmed work for designated right turn is already done.

[6:28:43 PM](#) Fitzgerald noted multiple comments about high density and would like that to be addressed by staff. Fitzgerald asked if the public was engaged in decision with Council regarding high density. Stahlnecker summarized processes and decision of high density and public comment. Davis added how the Council determined the approved Development Agreement should be held. Fitzgerald asked if staff and applicant thought it was worth revisiting. Stahlnecker summarized potential plan that would reduce density by five homes. Davis explained that density would be determined at council level.

[6:33:40 PM](#) Chair Fugate noted that does not believe the subdivision was ever intended for affordable housing. Stahlnecker confirmed.

[6:35:03 PM](#) Scanlon asked if neighborhood is concerned about rush hour traffic or traffic all day long. Scanlon explained his thoughts of traffic increase. Scanlon asked if the traffic studies included El Dorado. Scanlon asked where the Hiawatha Canal. Stahlnecker pointed out location of Hiawatha canal. Scanlon asked if the wetlands are connected to this area. Stahlnecker stated no. Scanlon asked where parcels G & H are. Stahlnecker locations of both parcels and use. Scanlon asked about slope percentages. Stahlnecker explained only main elevation change would be to go over Hiawatha canal. Scanlon asked about standard requiring subdividing lots. Davis and Stahlnecker confirmed addressed in PUD and that believes there is a plat note that prevents further subdividing.

[6:41:44 PM](#) Fitzgerald asked about the rules of the agreement around Hiawatha Canal. Stahlnecker explained that is a recorded agreement specific Sunbeam. Stahlnecker explained applicants intent to walk property line to ensure all are aware of where it is located and to remove any encroachments. Fitzgerald asked about alley way vs. parking access lane. Stahlnecker confirmed it is a parking access lane. Fitzgerald asked about the language of cottage lots be developed in an expedited development. Stahlnecker explained the intent of that language.

Stahlnecker explained in this phase taking step further and subdividing cottage lots now. Fitzgerald asked about connection onto Myrtle. Stahlnecker confirmed will be a full connection access. Fitzgerald asked about alley access in Old Cutters. Davis confirmed part of Old Cutters subdivision.

[6:46:40 PM](#) Smith stated per staff report traffic studies indicated El Dorado and Carbonate are estimated to take 5% each of the traffic which comes out to approximately 5-7 vehicles during peak traffic. Smith explained his thoughts of affordability. Smith noted that at Council it comprises of all the same people but one. Smith does not believe five less homes would make a difference in the traffic study. Smith does like the park. Smith suggested ideas of places for pickleball courts. Smith asked if it would be prudent to install street lights at certain intersections. Smith commends applicant on dedication to community for the park.

[6:52:06 PM](#) Chair Fugate complimented applicant, stating its refreshing to see someone doing more then required and considering the community. Chair Fugate is glad to hear city s working on connecting both parks. Chair Fugate noted that the smaller and larger lots located in the same neighborhood brings in diversity. Chair Fugate explained that they have to consider things in the big project.

[6:56:21 PM](#) Davis confirmed modifications requested from last hearing to conditions of approval have been made. Applicant team is comfortable with conditions proposed.

[6:56:46 PM](#) **Smith motion to approve the Preliminary Plat Subdivision Application of the Sunbeam Subdivision (Phase II), submitted by Marathon Partners, LLC, and represented by Opal Engineering and BYLA, wherein Sunbeam Subdivision Phase II, Parcels B and C, are subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement, finding that the application meets all City Standards, and that Conditions (1) through (15) are met. Fitzgerald seconded. All in Favor.**

[6:58:04 PM](#) Chair Fugate called for a 5-minute break.

[7:04:11 PM](#) Chair Fugate called meeting back to order.

- [7:04:14 PM PH 2](#) Consideration of a Design Review Application, submitted by Advocates for Survivors of Domestic Violence & Sexual Assault, represented by Bliss Architecture, for the construction of a new 23,347 square foot mixed-use building consisting of office space and twenty (20) residential units ranging in size from 339 square feet to 899 square feet. This project is located at 201 South River Street (Lots 1 - 3, Block 30, Townsite Overlay) within the Business (B), Townsite Overlay (TO) and Downtown Residential Overlay (DRO) Zoning Districts. **ACTION ITEM**

[7:04:53 PM](#) Dyer introduced application, summarized proposed project. Dyer summarized preapplication comments given to applicant team at previous hearing and confirmed design review includes amendments to include all suggestions made. Dyer turned floor to applicant team.

[7:06:59 PM](#) Errin Bliss, introduced Tricia Schwartz. Schwartz summarized purpose of Advocates, use of the proposed buildings and plan for existing building. Schwartz offered staff and commission brochures.

[7:10:02 PM](#) Smith asked how the Advocates assist those on the wait list. Schwartz explained limited options to those who they are not able to providing housing too. Schwartz summarized growth seen.

[7:12:05 PM](#) Scanlon asked if they have an outreach program, if they provide food, clothing etc. for those who don't live with them. Schwartz summarized multiple services they provide.

[7:13:20 PM](#) Chair Fugate appreciates fact that they will have an early learning center. Chair Fugate asked if children are learning English. Schwartz confirmed it is bilingual.

[7:15:03 PM](#) Bliss summarized existing site plan, noting existing buildings to be removed. Bliss noted improvements along River Street and changes to landscape including removal of trees per arborist. Bliss explained how onsite parking will be amended. Bliss provided photos of existing structures to be removed. Bliss moved on to discuss proposed site including building footprint and various improvements proposed. Bliss noted existing playground and snow storage off alley. Bliss explained floor plans of 1-3 and reasons for design; noting ada accessible units on each floor with a total of 10 units on second floor and 10 units on the third floor. Bliss summarized proposed materials to be used and elevations of the building from Croy Street and River Street. Scanlon asked the profile of the panel of second & third floor. Bliss explained its similar to batt and board, confirming it looks slats. Bliss continued to explain locations of each proposed materials and locations. Bliss noted potential mural locations. Bliss noted covered area in back. Bliss noted material along base of windows on first floor. Bliss continued to go through the elevation plans. Bliss moved on to discuss the civil plans and landscape plan. Bliss explained intent of tree spacing along River Street. Bliss asked commission for any questions.

[7:28:18 PM](#) Scanlon asked if the elevator will have a pent house. Bliss confirmed, and that it would be approximately 8 ft above ceiling height. Scanlon asked about the murals, suggesting to have City staff review of murals. Davis confirmed there is a process in place by the city. Scanlon asked what the inch detail is on the second floor material. Bliss stated it is about an inch, confirming it will express itself. Scanlon asked if kitchens are fully ADA accessible. Bliss believes at this time it would fully ada accessible. Scanlon suggested creating two bedroom ada accessible unit.

[7:31:28 PM](#) Fitzgerald is not positive at parking county, referring to notes in staff report. Davis confirmed standards that can be waived due to improvements. Fitzgerald questioned commercial space parking requirement. Fitzgerald summarized that believes short on parking. Davis confirmed that discussed with city attorney and he interrupted that the DRO parking applies to the complete building. Fitzgerald reiterated her main concern is parking. Bliss explained his interpretation of code is as the city attorney interpreted, 1 space per unit. Bliss noted parking locations for proposed project as well as what is included in the previous shared parking agreement, giving them a total 39 spaces. Davis explained how dedicated parking in ROW allows them to park there year round.

[7:37:11 PM](#) Smith explained his take of the parking. Smith was curious about what the size difference represents in the planting mix. Kurt Eggers, landscape architects, explained plan for proposed planting. Smith asked about the storage size, suggesting providing some way to hang up the bike. Smith what the detail is for the ramp walkway access, if going to have a retaining wall along the rear. Bliss referred to elevation of rear, explaining materials used and where guard rail will be located referring to A204. Smith expressed concern of sage green proposed, confirming corrugated material. Bliss explained intent of proposed colors. Bliss noted locations of where this material will be located, confirming it will be less visible. Smith asked about sun shades. Bliss explained design of sun shades and confirmed how far both these and the bump outs extend.

[7:48:48 PM](#) Chair Fugate asked about tree spacing. Bliss and Chair Fugate discussed tree standard spacing. Chair Fugate asked if outdoor area is secure if children are playing out there. Bliss stated at this phase it is not, but does think it is a good point. Chair Fugate complimented design of project and applicant team.

[7:52:45 PM](#) Fitzgerald noted the brick shown on material board does not seem as red. Fitzgerald asked if it was intended to not match existing two buildings. Bliss explained reasoning he chose the colors proposed.

[7:55:12 PM](#) Scanlon asked if have enough material storage for construction. Bliss explained proposed construction storage. Davis noted option to rent ROW.

[7:57:08 PM](#) Chair Fugate opened public comment.

[7:57:32 PM](#) Chair Fugate closed public comment.

[7:57:50 PM](#) Scanlon complimented project.

[7:58:12 PM](#) Fitzgerald agrees with comments and complimented project. Fitzgerald noted still concerned about parking. Fitzgerald noted some units are very small.

[7:59:43 PM](#) Smith complimented project. Smith stated in future would be nice to have sample of material proposed rather than just the color swath. Bliss explained did not include due to size restrictions.

[8:03:26 PM](#) Chair Fugate complimented the project as well, noting how she appreciates though Bliss puts into his design. Chair Fugate agreed with comments stated by commission tonight.

[8:05:16 PM](#) Fitzgerald asked where they landed on if asking applicant to comply with street tree standard. Davis confirmed as of this evening the standard needs to be met. Bliss asked if could still maintain where the trees align with the three windows. Davis confirmed staff will work with applicant team.

[8:09:18 PM](#) Davis noted revision to condition K to allow applicant to rent row if necessary and add condition regarding existing buildings onsite to be demolished go through Hailey Arts and Historic Preservation Committee.

[8:10:30 PM](#) Fitzgerald motion to approve the Design Review Application submitted by The Advocates for Survivors of Domestic Violence, represented by Errin Bliss of Bliss Architecture, for the construction of a new 23,347 square foot three story mixed-use building, located at 201 and 203 S. River Street (Lots 1-3 Block 30, Townsite), within the Business (B), Downtown Residential Overlay (DRO), 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, Title 18, and City Standards, provided conditions (a) through (u), as amended, are met. Scanlon seconded. All in Favor.

Staff Reports and Discussion

- **SR 1** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning Meeting:
 - **Monday, September 16, 2024:**

Davis summarized upcoming project.

[8:13:30 PM](#) Scanlon motion to adjourn. Smith seconded. All in Favor.