

AGENDA
Hailey Planning and Zoning Commission
Monday, August 5, 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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Phone Conference ID: 602 369 677#

Present

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

Staff: Emily Rodrigue, Robyn Davis, Jessie Parker

5:30:57 PM Call to Order

- Public Comment for items not on the Agenda.

5:32:03 PM Consent Agenda

- **CA 1** Motion to approve the meeting minutes dated June 17, 2024. **ACTION ITEM**
- **CA 2** Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Design Review Application by Eric Cueva, represented by Matt Youdall of Youdall Architecture, for the construction of an 877 square foot detached garage addition, which includes a new 579 square foot Accessory Dwelling Unit located above the addition. This project also consists of the future construction of an office/commercial prefabricated metal building to support the owner's roofing business. This project is located at 504 S. Main Street (Lots S20' of 12 All of 13 & 14, Block 9, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**
- **CA 3** Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Design Review Application by ARCH Community Housing Trust, Inc., for the construction of a new multifamily residential development project, consisting of ten (10) detached

dwelling units, with 1,386 square feet of living space and 440 square feet of garage space per unit. This project is located at the addresses of 702 S 3rd Avenue, 623 S 4th Avenue, and 715 S 4th Avenue (Lots 2, 3, 4, 5, and 6, Blocks 1 and 125, Hailey Replat) in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. The subject property has been, and continues to be, commonly known as the Ellsworth Inn property. **ACTION ITEM**

- **CA 4** Motion to approve the Findings of Fact, Conclusions of Law, and Decision Tiny Home on Wheels (THOW) Application, submitted by Deanna and Brady Campbell. The THOW is proposed to be 272 square feet in size, located onsite, detached and positioned along the northwestern side of the existing single-family residence. The THOW is proposed to be utilized as long-term rental and is located at 810 Buckskin Drive (Lot 16, Block 7, Deerfield Subdivision #1) within the Limited Residential (LR-1) Zoning District. **ACTION ITEM**

Scanlon motioned to approve CA 1 & CA4. Smith seconded. All in Favor.

Public Hearing

- **5:32:44 PM PH 1** Consideration of a of a Design Review Pre-Application Application, submitted by Nancy and William Schlag, and represented by Jay Cone of Jay Cone Architecture, for the construction of a new, 1,554 square foot mixed-use building consisting of 943 square feet of commercial space and a 611 square foot Accessory Dwelling Unit, located within the proposed structure. This project is located at 20 Comet Lane (Lot 2E, Block 5, Airport West Subdivision #2) within the Sales and Office Subdistrict (SCI-SO) Zoning District.

5:33:42 PM Jay Cone introduced himself and applicant. Cone addressed boxy design and height proposed to allow for enough storage space. Cone summarized reason for washer and dryer in office and overall floor plan.

5:37:54 PM Scanlon expressed concern of boxy design, what would like to see. Scanlon asked if unit would be lived in fulltime. Cone stated applicants have another residence on east coast.

5:39:58 PM Fitzgerald asked what the primary use is. Cone stated it would be office with storage. Cone clarified occupancy type. Fitzgerald asked about ADU use. Cone explained ADU will be accessory to their business.

5:41:38 PM Smith suggested adding doorway to allow applicant to heat office but not storage space if the applicant does not intend to heat that area. Smith agreed with Scanlon's comments regarding boxy design, that something to help break up the building would be nice. Smith suggested addition of windows, some awnings, some wainscot, something to add visual texture. Cone confirmed applicant team is open and will come back with them.

5:44:11 PM Sauerbrey asked about height and smaller room designs. Cone explained inside is 18-19 feet tall. Cone explained applicant's request. Sauerbrey agrees with design aspect, stated would pay more attention to the east aspect and create more visual interest there. Cone stated did not bring in landscape plan, that does have landscape obligations per the HOA requirements. Cone summarized proposed and existing landscape. Sauerbrey asked how proposing to heat cool

the building. Cone does not know yet. Sauerbrey confirmed if on roof would be properly screened. Cone confirmed proper screening if on roof or ground.

[5:48:43 PM](#) Smith asked about why about 37 ft dimension on for the East West side. Cone explained reasoning for dimension.

[5:49:22 PM](#) Chair Fugate reiterated comments regarding boxy design. Chair Fugate thinks addition of color would be nice.

[5:50:20 PM](#) Chair Fugate opened public comment.

[5:51:33 PM](#) Chair Fugate closed public comment.

No further comments or questions.

- [5:51:54 PM PH 2](#) 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.

[5:52:26 PM](#) Rodrigue turned floor to applicant team.

[5:52:44 PM](#) Samantha Stahlnecker, introduced herself and introduced presentation. Stahlnecker introduced applicant team. Stahlnecker, using presentation on file, summarized design of subdivision and history of project design. Stahlnecker summarized design of phase two and proposed roads, along with garage access for sublots. Stahlnecker explained connectivity design, street parking,

[6:04:01 PM](#) Brent Jacobsen, introduced himself, explained helping with park development. Jacobsen explained proposed connectivity, landscape elements, park design of phase 1 and 2. Jacobsen summarized attempting to complete idea of full park design. Jacobsen explained additions of connector, proposed parking expansion if needed, and pedestrian travel. Jacobsen explained addition of swings, benches, and that overtime additional programs can be added. Jacobsen summarized items to be added.

[6:11:36 PM](#) Stahlnecker provided an overview of park design and additions added.

[6:12:33 PM](#) Scanlon asked about the park and who maintains it. Stahlnecker confirmed City of Hailey owns and maintains the park. Stahlnecker clarified HOA responsibilities towards the park.

[6:13:28 PM](#) Fitzgerald asked about street parking. Stahlnecker clarified street parking on west side of Doc Bar and north side of Mica Street. Stahlnecker noted isolated area for parallel parking along Carbonate Street. Fitzgerald asked if had any feedback on Phase 1 to help guide Phase 2. Stahlnecker explained her connection to board of Sunbeam HOA and that they are very aware of comments received.

Smith will hold comments until after public comment.

[6:16:16 PM](#) Sauerbrey asked what elements are being installed by developer and what is to be done by the City. Stahlnecker clarified items to be done by the developer. Sauerbrey asked about cottage development plans. Stahlnecker confirmed that property would be held to current ordinance. Stahlnecker explained that the cottage developments would go in front of the planning and zoning commission. Stahlnecker asked if concern was that one subplot would be designed and not have a cohesive feel.

[6:20:06 PM](#) Chair Fugate asked if there are bike racks in the parks. Jacobsen stated there are a few in Phase 1 and that will have more in phase 2. Chair Fugate asked if there are cross walks planned. Stahlnecker confirmed there will be crosswalks, noting areas intended for cross walks. Davis confirmed if determined more needed in future city can install. Stahlnecker confirmed connection to pathway off Grays Starlight. Chair Fugate explained her appreciation of the park design. Chair Fugate expressed concerns of water use of dog wash. Stahlnecker clarified at pavilion would have a hose bib to allow for city to hose out the pavilion and at the restroom area would have a water fountain with a dog bowl, no dog wash.

[6:25:14 PM](#) Chair Fugate opened public comment.

[6:25:59 PM](#) Catherine Parris, thanked applicant team for park design. Has comments from others who could not make it tonight. My husband requested that really take into consideration speed along Carbonate –asked 15 MPH with a stop sign; Rob Thomas, address the bike path that it is a safety concern with increased pedestrian traffic along Carbonate Street. For El Dorado Lane, is it a dead end? That if do make it a dead end, that means even more traffic on Myrtle. Does have to wonder the equity about motorized traffic accessing Carbonate

Due to power outage meeting adjourned. Sunbeam public hearing to be renoticed.

Staff Reports and Discussion

- **SR 1** Discussion of building activity, upcoming projects, and zoning code changes.
- **SR 2** Discussion: Next Planning and Zoning Meeting:
 - August 19, 2024:
 - DR: Frosty Acres
 - DR PreApp: 1140 Storage