

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, January 3, 2022
In-Person and Virtual Meeting
5:30 p.m.

From your computer, tablet or smartphone: <https://www.gotomeet.me/CityofHaileyPZ>
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Present

Commission: Owen Scanlon, Dan Smith, Richard Pogue, Janet Fugate, Dustin Stone

Staff: Lisa Horowitz, Robyn Davis, Paige Nied, Chris Simms, Jessica Parker

5:30 PM Chair Fugate called to order.

Public Comment for items not on the agenda. No comment.

Consent Agenda

- CA 1** *Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Daniel Hoffman and Casey Hanrahan for a detached 300 square foot garage with a 308 square foot Accessory Dwelling Unit located above the garage. This project is located at Lot 17A, Block 51, Townsite (308 N 1st Ave) with in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.***
- CA 2** *Adoption of Findings of Fact, Conclusions of Law and Decision of a Planned Unit Development by Lido Equity Group Idaho North, LLC, represented by Michael McHugh of Pivot North Design, for twelve (12) apartment buildings ranging in two – three stories in height with a request for waivers and proposed benefits. The proposed project is located at Lots 1-14, Block 85, Parcel EE, Woodside Subdivision #24 and Lot 1, Block 67, Woodside Subdivision #18 (940 Winterhaven Drive) within the Limited Business (LB) Zoning District. The following waiver is requested:*
- 1. Waiver to the maximum density permitted in the zone district to include a density bonus of nineteen (19) additional residential units of which twelve (12) units would be rent-restricted units at 100% of Area Median Income ("AMI"). The rent-restricted units will include a mix of 1-, 2- and 3-bedroom units.*
 - 2. Waiver to the maximum building height permitted in the zone district of thirty-five (35) feet to a maximum building height of thirty-eight (38) feet. **ACTION ITEM.***
- CA 3** *Adoption of Findings of Fact, Conclusions of Law and Decision of the Fourth amendment to the Planned Unit Development Agreement to Copper Ranch, LLC. Copper Ranch development agreements do not include completion dates. The 4th amendment would require the applicant to commence construction of a building on the foundation located at Copper Ranch Condo #1, Parcel A5, Phase 6 by September 1, 2022 or, in the alternative, to demolish the foundation and reseed the area where the foundation was located by October 31, 2022. **ACTION ITEM.***

5:31 PM Smith motioned to approve CA 1-CA 3. Pogue seconded. All in favor.

Public Hearing

PH 1 **5:31 PM** *Consideration of a Preliminary Plat Application by Michael Kraynick, represented by Alpine Enterprises, where Lot 1A, Block 60, Townsite (318 Spruce St) is subdivided into two (2) lots, Lot 1AA, comprising of 11,964 square feet, and Lot 1AAA, comprising of 8,010 square feet. This project is located within the Limited Residential (LR 1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.***

Davis turned floor to applicant team. Bruce Smith introduced himself and is available for survey questions. Smith turned floor to Michael Kraynick. Kraynick introduced himself and confirmed staff report was comprehensive, noting that the water and sewer services could be done at time the property is developed. Kraynick stated he does not have immediate plans to develop this lot. Kraynick believes the sidewalk in lieu fees were paid at the first lot line shift and that he also paid for sidewalks when he did the lot line adjustment when he moved across the street. Kraynick stated there has been a lot of sidewalks in lieu fees paid and that there are not sidewalks in the area. Kraynick referred to comment requiring access off alley only due to topography of lot, Kraynick imagines that if there was a remedy or proper design that could request access off 4th Avenue. Kraynick mentioned that the existing landscape features in the new lot have been existing for many years, from the original Broyles house. Kraynick stated on page 11 of staff report, there's a fence in the public right of way and believes there was an encroachment permit that was applied for several years ago. Kraynick went on to discuss existing landscaping, asking for clarification on what staff is asking. Kraynick has no plans relocating existing garage shop that has been in place since 1910. Kraynick continued to go through staff report, confirming fine with conditions assuming they have not already been completed.

5:47 PM Chair Fugate asked if need to continue to complete research Kraynick's requests. Davis was not able to locate any documents showing sidewalk in lieu payments or an encroachment permit for the fence. Davis confirmed with development of proposed lot 1AAA would require sidewalk in lieu payment. Davis stated public works did request access off alley. Smith added to clarify that it is vehicular access off the alley. Davis clarified regarding the landscaping comments where if the lot is redeveloped and she will clarify those comments. Davis stated regarding the garage shop, Public Works has requested an encroachment permit in case redevelopment is done on the parcel. Horowitz stated not able to record the plat until the water wastewater lines are in place.

5:51 PM Kraynick asked if could bond for the installation of the water wastewater. Horowitz stated staff has been discouraging bonds on small subdivisions. Kraynick expressed concern for placement. Horowitz stated the lines are stubbed at the center of the lot. Kraynick stated when he developed the lot across the street, it has an extra vault. Kraynick asked if could abandon that vault and use it. Davis confirmed can ask.

5:53 PM Chair Fugate confirmed clarifications to be made by staff.

5:54 PM Stone asked if need to clarify that the new lot would need to pay sidewalk in lieu fees and if the other lot is redeveloped further research would be needed and if no previous payment found would need to pay at that time. Stone asked from looking at drawing, does not see where the fence is encroaching. Bruce Smith explained where fence encroaches.

5:56 PM Scanlon asked about lot 1AA being able to be subdivided in the future, that needs to be clarified. Davis will correct in the staff report.

5:57 PM Chair Fugate opened public comment.

5:58 PM Chair Fugate closed public comment.

5:58 PM Chair Fugate confirmed no new conditions, just amended proposed conditions.

5:58 PM Smith motion to approve the Preliminary Plat Application by Michael Kraynick, represented by Alpine Enterprises, where Lot 1A, Block 60, Hailey Townsite (318 E. Spruce Street), is subdivided into two (2) lots, Lot 1AA, comprising of 11,964 square feet, and Lot 1AAA, comprising of 8,010 square feet, finding that the application meets all City Standards, and that Conditions (1) through (11), as amended, are met. Pogue seconded. All in Favor.

PH 2 5:59 PM Consideration of a Design Review Application by Lido Equity Group Idaho North, LLC, represented by Michael McHugh of Pivot North Design, for twelve (12) apartment buildings ranging in two to three stories in height for a total of 104 residential units on approximately 4.27 acres. The proposed project consists of twelve (12), 475 square feet micro one-bedroom units, forty (40), 680 square feet one-bedroom units, thirty-five (35), 850 square feet two-bedroom units, thirteen (13), 1,110 square feet three-bedroom units, and four (4), 1,504 square feet four-bedroom units. This project is known as Lido Apartment Homes. The proposed project is located at Lots 1-14, Block 85, Parcel EE, Woodside Subdivision #24 and Lot 1, Block 67, Woodside Subdivision #18 (940 Winterhaven Drive) within the Limited Business (LB) Zoning District. ~~This project will be heard concurrently with a Planned Unit Development Application.~~ ACTION ITEM.

Davis introduced project, summarized last hearing and changes requested. Davis turned floor over to applicant team. Michael McHugh introduced himself, confirmed no comments from civil and that will meet snow storage requirements. McHugh went on to discuss the landscape changes, noting an example has been shown for intermittent fencing and that he will work with Copper Ranch in more detail regarding the fencing. McHugh explained proposed landscaping to be used to help create screening/buffering and turf. McHugh noted new location of the third story building that was relocated from Copper Ranch side to Woodside Blvd side. McHugh noted these three three-story buildings are the ones requesting height waiver. McHugh noted other changes made, confirming still meets setbacks. McHugh moved to discuss onsite storage, that reclaiming wasted space but that did plan for a separate building for onsite storage. McHugh noted location of fire riser rooms. McHugh noted various pitches on building. McHugh explained feels bolder, steeper pitch is better architecturally and align more with the project. McHugh stated still in discussion with contractor regarding vents and downspouts. McHugh explained materials to be used. McHugh noted how side elevations changed with fire riser room.

6:16 PM Scanlon stated would like to see a colored rendering of what the roof pitch looks like. Scanlon stated applicant has done good job trying to meet requests of landscaping.

6:17 PM No comments from Stone.

6:17 PM Smith asked about range of size of the storage rooms. McHugh stated would call them cubbies or storage closets, but not rooms. McHugh listed various sizes, that on average about 2.5 x 3 feet. Smith asked if the Wood River Landscaping details been provided to applicant. Horowitz stated voluntary at this point. Smith did not follow why 62 of the trees were dropped off caliper size. Davis explained some are based off caliper some are based off height. Chair Fugate asked if adjustment to trees caliper sizes a condition was. Davis confirmed and that it will remain as a condition. Smith noted applicant does not show any trees over 12 ft tall. Davis stated happy to incorporate the trees back. Smith would like to see some larger, established trees at front end of project. Davis confirmed will modify the condition to include the larger trees. Smith thanked the applicant team in their responsiveness in following up on their recommendations. Smith asked Samantha Stahlnecker if there is no irrigation drop in play area due to proposed artificial turf. Stahlnecker explained has not fully vetted irrigation system, that will work with developers to ensure the needed irrigation is provided.

6:26 PM Pogue asked about the increase of building height to 40 feet. Stahlnecker changes to proposed sewer connections causing increase to finished grade which will increase overall building height as building height is measured from record grade. Stahlnecker stated now not changed building height itself. Pogue asked why measured from record vs. finished. Horowitz explained reason for measuring at record is due to projects berming up. Pogue complimented developer. Pogue suggested that the three-story buildings would be better in a lighter color.

6:29 PM Chair Fugate complimented applicant. Chair Fugate asked about parking lot lighting – she was not clear how many light poles are proposed and how tall they will be. McHugh explained he drew it out for general aesthetic, that he is not an electrical engineer. McHugh stated will have that clear prior to building permit submittal. Chair Fugate asked if there has been further discussion about the fruit trees. McHugh stated they are willing to work with the City Arborist's recommendation. Davis stated City Arborist made recommendation that they replace fruit trees with ornamentals or maintain the sidewalk. McHugh confirmed that they would replace the fruiting pear trees, proposed along Woodside Boulevard, with non-fruit bearing trees; ornamental in nature.

6:35 PM Chair Fugate opened public comment.

6:35 PM Cindy Shearstone, asked about snow removal that was brought up before something about putting snow in parking spaces. That that would cut down on parking. Shearstone asked about the walkway path that was mentioned and that she is not seeing it on the plan now – asked which side of line the pathway will be on.

6:37 PM Chair Fugate closed public comment.

6:37 PM Jeffery Edwards, applicant, asked if Shearstone was referring to snow storage on Copper Ranch side. Shearstone stated referring to Lido's side. McHugh explained blue areas on plan show proposed snow storage. McHugh does not believe there is snow storage in any parking spaces. Stahlnecker confirmed all snow storage is off of pedestrian and vehicular access ways, that if get to point will haul snow away. Stahlnecker went on to describe pathway location.

6:40 PM Chair Fugate asked Scanlon about colored rendering for roof pitch. Scanlon stated would like to see current rendering, in 2 dimensions in colored rendering. McHugh explained not changing pitch, keeping it at 6-12, otherwise would have to change building form. Scanlon is unsure if they have taken a fair look at the roof pitch. Scanlon suggested bulk of parking lighting could be handled with downlights mounted on the buidligns vs. on poles.

6: 42 PM Stone asked if normally place bike racks on plans, that it may be nice to have a place for bikes to be placed. McHugh confirmed will have bike parking adjacent to buildings. Stone asked if planning on 18 EV charging stations. McHugh confirmed, that will wire for 18 starting with 9. Edwards stated will have potential to put in as many as 84 in future. Stone asked Smith if talking about larger trees along Woodside. Smith stated in general. Chair Fugate confirmed that will be addressed in the condition s. Davis confirmed will augment. Stone asked about condition u)b. – Chair Fugate suggested striking u)b. all agreed.

6:47 PM No further comments from Smith, thanked applicant team.

6:47 PM Pogue believes changes to trees are appropriate, that would like to see 3-story buildings in lighter color. Chair Fugate agrees if there was some lighter color on the larger buildings would make a difference. No further comments from Pogue.

6:48 PM Chair Fugate is glad for the various changes discussed.

6:50 PM Pogue motion to approve the Design Review Application by Lido Equity Group Idaho North, LLC, represented by Pivot North Design, for twelve (12) apartment buildings ranging in two – three stories in height for a total of 104 residential units on approximately 4.27 acres, 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 Ordinance, Title 18, and City Standards, provided conditions (a) through (x), as modified, are met. Smith seconded, with caveat that recommendation of lighter color be reviewed by city. In Favor: Stone, Smith, Pogue and Fugate Opposed: Scanlon

PH 3 5:53 PM *Consideration of a Design Review Application by Erin and Thomas Howland for a detached 420 square foot Accessory Dwelling Unit located above the existing detached garage. This project is located at Lots 13-16, Block 61, Townsite (302 E Myrtle Street) with in the Limited Residential 1 (LR 1) and Townsite Overlay (TO) Zoning Districts. ACTION ITEM.*

Nied turned floor over to applicant. Erin Howland explained on structures existing on property. Howland summarized proposed changes for new ADU.

6:55 PM Scanlon would like ceiling heights to be investigated. Howland stated 61% of the living space is over 5ft. Howland and Scanlon continued to discuss ceiling height calculations.

6:56 PM Stone asked about ADU parking space. Howland stated have a large driveway that opens up in front of the garage, that does have parking.

6:57 PM Smith asked staff about north facing light, how that complies with dark sky. Horowitz stated within a certain wattage if the top is covered those lights are allowed. Horowitz confirmed will verify wattage complies. Howland explained a roof extension that will cover light and the entrance faces her home – faces interior property.

6:59 PM Pogue recommends applicant delignates ADU parking.

7:00 PM Chair Fugate opened public comment.

7:01 PM Chair Fugate closed public comment.

7:01 PM Scanlon appreciates what the applicant is doing – that there is a struggle with housing.

7:02 PM Stone questioned the exterior light and questioned how the proposed exterior lighting complies with the Dark Sky Ordinance. Stone also noted that that exterior light will be facing the Owner's residence, and the Owner will be the one looking at it. Stone complimented ADU.

7:03 PM Smith is glad to see ADU movement catching on in the community. Smith recommends defining parking spot for ADU.

7:04 PM Pogue has no further comment, complimented applicant.

7:04 PM Chair Fugate agrees with comments made, complimented applicant.

7:04 PM Stone motioned to approve the Design Review Application by Erin and Thomas Howland for the renovation of a detached 840 square foot garage with a 420 square foot Accessory Dwelling Unit located above the garage. This project is located at Lots 13, 14, 15, 16; Block 61, Townsite (302 E Myrtle Street) within the Limited Residential 1 (LR-1) 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 Zoning Title, and City Standards, provided conditions (a) through (k) are met. Smith seconded. All in Favor.

7:05 PM Chair Fugate called for 5-minute break.

7:10 PM Chair Fugate called meeting back to order.

PH 4 7:10 PM *Consideration of a City-Initiated Text Amendment to the Hailey Municipal Code, Title 15, to add a new chapter, Chapter 15.20: Green Building Standards, and within that chapter to add a new section, Section 15.20.010 entitled Electric Vehicle Requirements, mandating electric vehicle ready service panels or subpanels within all new construction, including both residential and commercial. ACTION ITEM.*

Nied introduced project explaining this is a two-part code amendment, this being the first part and second being electrical vehicle requirements. Nied explained cars are the dominant mode of transportation in this city. Nied explained EVs are the future, that the auto industry is making massive changes but there is a major gap in charging structures to service the new vehicles. Nied stated in having the wiring in place in new commercial and residential projects would encourage people to use electric vehicles. Nied summarized similar code requirements within Idaho. Chair Fugate asked what the number one emission culprit is. Nied believe it is buildings. Horowitz offered to bring the study to commission to review. All commissioners are in agreement, would be interesting to see. Smith recommends looking at additional requirements that promote energy savings. Commission discussed high efficiency uses.

7:15 PM Stone questioned what this amendment would look like for multifamily apartments. Nied stated would like to discuss further. Staff stated would like to get commissioners input regarding multi-family, that tonight is about single-family residences.

7:17 PM Pogue asked if the ADU would require the EV spot as well as the new single family. Nied believes they should.

7:18 PM Scanlon agrees looks at both sides of the equation.

7:18 PM Chair Fugate believes may want more than one for commercial, maybe a minimum of 1. Commissioners discussed ideas- based off employees, review what other communities have done. Horowitz referred to page 2 of the staff report that has a table of what other communities have done. Commissioners and staff discussed multi-family and commercial requirements – noting requirements may need to be clarified based off types of units. 7:20 Nied explained differences between EV ready, EV capable, and EV installed. Horowitz suggested connecting with Idaho Power to verify if have adequate transformer capabilities. Smith would like to know what other cities in Blaine County are doing. Commission discussed potential issue if get further ahead then surrounding communities. Smith asked about utilization numbers for usage on EV charging station. Staff confirmed with do more research and bring back multifamily and commercial. Commission agrees to move forward with single family. Stone will connect with Idaho Power contact about potential for discount for developers. Discussion continued about various EV charging.

7:35 PM Chair Fugate opened public comment.

7:36 PM Chair Fugate closed public comment.

7:36 PM Staff confirmed moving forward with just single family.

7:36 PM Scanlon asked how to monitor or ensure that the station becomes a plug and is used. Staff will connect with other cities and come back.

7:39 PM Stone asked where in Title 15 it will state new construction or substantial improvements. Nied stated will be in within this section. Horowitz stated will need to amend this motion. Discussion ensued about substantial remodels.

7:50 PM Smith motioned to recommend for approval by the Hailey City Council Ordinance No. _____, an Ordinance amending the Hailey Municipal Code, Title 15: Buildings and Construction, Chapter 15.20, Green Building Standards, Section 15.20.010: Electrical Vehicle Requirements, mandating new single-family, , and accessory dwelling, townhomes and substantial remodels to install EV ready infrastructure, 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. Stone seconded. All in Favor.

PH 5 7:53 PM *Consideration of a City-Initiated Text Amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.10: Planned Unit Developments, Section 17.10.030: General Requirements, and Section 17.10.040.01: Density Bonus, to include amendments and additions that better address housing within the City of Hailey. ACTION ITEM.*

Staff and commission discussed continuing PH 5 to first meeting in February.

7:53 PM Chair Fugate opened public comment.

7:54 PM Martha Bibb, lives in Hailey, wanted to mention increasing housing potential in Hailey and believes City should not be dependent on short-term rental availability. It will not help work force living but will change characteristic of neighborhoods. Bibb believes this is good to keep in mind going forward.

7:55 PM Chair Fugate closed public comment.

7:56 PM Smith motioned to continue city-initiated text amendment public hearing to February 7, 2022. Pogue seconded. All in Favor.

Staff Reports and Discussion

SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.

SR 2 Discussion of the next Planning and Zoning meeting: **January 18, 2022.**

- Text Amendment Sundby to Bulk Requirements
- DR: Saddle Lofts
- Text Amendment Title 15 Green Building Standards-Solar Requirements
- Text Amendment Title 16 Utilities
- Text Amendment Title 17 Design Standards

Horowitz summarized upcoming projects.

Smith may not be able to make January 18th hearing. Chair Fugate will not be able to attend on the 11th but will try to attend on a different day.

7:58 PM motioned to adjourn. Stone seconded. All in favor.