

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, February 7, 2022
Virtual and In-Person Meeting
5:30 p.m.

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

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Present

Commission: Dan Smith, Richard Pogue, Janet Fugate, Dustin Smith

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

Absent: Owen Scanlon

[5:30:01 PM](#) Chair Fugate called to order.

[5:30:16 PM](#) Public Comment for items not on the agenda. No comment.

[5:30:57 PM](#) Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of a Text Amendment submitted by Ian and Sarah Sundby to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite Overlay Bulk Requirements, to allow for a maximum lot coverage of forty percent (40%) where at least seventy-five percent (75%) of required parking spaces are enclosed within a structure for lots 4,500 square and smaller in size, and located within the General Residential (GR), Limited Residential (LR-1) and Limited Residential (LR-2) Zoning Districts. For those lots that are 4,500 square feet or larger and located within the GR of LR-1 Zoning Districts, maximum lot coverage will remain as noted therein. **ACTION ITEM.**

CA 2 Adoption of Meeting Minutes dated January 18, 2022. **ACTION ITEM.**

CA 3 Adoption of Meeting Minutes dated December 6, 2022. **ACTION ITEM.**

[5:31:08 PM](#) Davis pulled CA 1.

[5:31:41 PM](#) Pogue motioned to approve CA 2. Stone seconded. Smith abstained.

[5:31:57 PM](#) Stone motioned to approve CA 3. Pogue seconded. All in Favor.

[5:32:23 PM](#) Davis explained correction to Findings using on table listed on page 3 of 5 regarding lots larger than 4500.

[5:33:45 PM](#) Pogue motioned to approve CA 1 as amended. Stone seconded. Smith abstained. All in Favor.

Public Hearing

PH 1 [5:34:44 PM](#) Consideration Design Review Application by Pioneer, LLC, represented by architect Andrew Bick, for construction of Pioneer Storage Facility Phase III, to be located at Lots 1C and 1DD, Block 4, Airport West Subdivision #2 (1290 and 1310 Citation Way), located in the SCI – Industrial (SCI-I) Zoning District. This project consists of three (3) self-storage buildings ranging in size from 2,413 square feet to 4,400 square feet, and affordable residential unit(s), intended to be employee occupied. **ACTION ITEM.**

[5:35:24 PM](#) Davis introduced the project and turned floor over to applicant team. Andrew Bick introduced himself and the applicant team. [5:36:25 PM](#) Bick explained proposing phase 3 of storage units next to phase 1 and 2 that are already existing. Bick stated there is a high demand for storage units in area. Bick summarized the project consisting of 4 buildings total and that building No. 1 will contain a 1160 sq. ft. residential unit. Building 1 is the only two story building, with total height of 24' 8". Bick went on to summarize approximate square footage of each building. Bick stated in process of building permit submittal, will combine two lots together. Bick stated this is similar to what was done in phase 2. Bick stated proposing continuation of landscaping done in phase 1, the trees seen on the landscaping plan are already in place. Bick went on to discuss exterior materials to be used with metal roofing containing snow clips and gutters. Bick stated materials to be used are exactly the same as used in phase 1 and 2.

[5:40:41 PM](#) Stone asked about parking. Davis stated approximately 12.5 spaces are required, that was delineated between residential and warehouse components. Stone asked if parking has been met. Bick confirmed parking has been met, explaining parking for warehouse and two spaces dedicated towards the residential unit. Davis confirmed parking was approved as part of the storage unit in phase 2. Bick does not see any long term parking other than the residential unit.

[5:43:44 PM](#) Pogue asked if will only have one living unit. Bick confirmed. Unit will be owner or employee occupied. No further questions.

[5:44:23 PM](#) Smith complimented project.

[5:45:09 PM](#) Chair Fugate complimented project, thinks great there will be employee housing. Chair Fugate is glad to know there is a goal for access from Aviation and Broadford and that that has been allowed for with this design. Chair Fugate asked about trash service and bins. Bick explained that no will not have trash service or bins. Chair Fugate asked if have had issues with phase 1 and 2. Bick confirmed applicant has not had any issues at this time. Chair Fugate asked if there were any energy savings measurements with the residential unit. Bick stated discussed with staff, that it was difficult and to add the extra burden of that was enough to cause the applicant to consider removing the unit. Bick expressed concern about requesting codes above and beyond state code and potential legal risk. Bick stated will probably have an electric plug in for a vehicle but would most likely not have any solar panels. [5:48:27 PM](#) Horowitz confirmed applicant is using double glazed windows, which means applicant is meeting two of the three standards. Smith asked if will use low e glass. Applicant would be happy to do that, if the commission requires it. All agreed.

[5:49:29 PM](#) Chair Fugate opened public comment.

[5:50:01 PM](#) Chair Fugate closed public comment.

[5:50:14 PM](#) Pogue asked staff if any discussion has been had with the Airport regarding FAA.

Davis stated airport has seen this application and as of right now, this project is in the lateral buffer zone per current zoning and is able to proceed. Davis noted the Airport is working to amend the zoning map. Staff and commission discussed Airport zoning.

[5:52:31 PM](#) Stone asked about bicycle spots. Davis confirmed applicant is proposing bicycle spots.

[5:53:18 PM](#) Smith thinks logical extension of what's already in place and housing is a bonus.

Pogue and Chair Fugate agree with the housing being a bonus.

[5:54:25 PM](#) Smith motioned to approve the Design Review Application by Pioneer, LLC, represented by architect Andrew Bick, for construction of Pioneer Storage Facility Phase III, to be located at Lots 1C & 1DD, Block 4, Airport West Subdivision #2 (1290 and 1310 Citation Way), located in the SCI – Industrial (SCI-I) 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 Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (k) are met. Pogue seconded. All in Favor.

PH 2 [5:55:44 PM](#) Consideration Design Review Application by Leonard H. McIntosh Family Trust, for construction of four (4) residential units located in two (2) three-story duplex buildings. Each unit is 2,143 square feet in size with garage. The proposed project is located at 109 West Spruce Street (Lots 9 and 10, Block 66, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), Small Residential Overlay (SRO), and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

[5:56:18 PM](#) Nied introduced the project and turned floor over to applicant team, making Errin Bliss presenter. [5:57:03 PM](#) Bliss introduced himself and applicant team. Bliss described project site on corner of River Street and Spruce Street. Bliss summarized proposed project including new sidewalk and pathway with bulb out connecting into existing sidewalks. Bliss explained lot line adjustment, creating two lots. Bliss explained unit access to all units, and that open landscape is proposed to be shared with all units with a shared covered trellis space. Bliss went through the floor plans – 1st floor is garage with only differences being the access point, 2nd floor includes living room, outdoor decks, kitchen, and dining room, and 3rd floor includes three bedrooms, bathroom and laundry room. Bliss provided roof plan showing slope, noting no mechanical proposed on roof. Bliss provided exterior renderings showing proposed colors of units.

[6:05:52 PM](#) Chair Fugate asked about texture that appears to be on the renderings. Bliss explained it will be a lap siding. Bliss continued to explain types of materials to be used.

[6:09:56 PM](#) Bliss turned floor to Moghan Lyon to discuss landscape plan. Lyon summarized landscape plan for texture, screening and seasonal colors. Lyon discussed idea for low

maintenance landscape plan for outdoor space area, using landscape plans submitted. Lyon noted proposing fence along north and west of property and bike rack on either side of the drive entry access to units.

[6:15:13 PM](#) Chair Fugate asked if crab apple and choke cherry trees are non-producing. Lyon noted trees do have small fruit. Chair Fugate suggested potential issue if dropped onto sidewalks. Lyon noted his experience is that birds enjoy them and will add to wildlife on site. Bliss added that installing new wood fence along northern property line adjacent to Les Schwab property; color will be stained to match building. Bliss stated proposing to leave existing fence on west property line in place and just finish the face that faces the proposed development matching new fence color. Bliss asked Sean Flynn if he had any comments.

[6:17:41 PM](#) Flynn stated does not have much to add, design is very similar to Silver River project. Flynn stated did receive comments from Streets Department that they are revising to meeting those requests now. Changes include relocation of fire hydrant.

[6:19:19 PM](#) Stone asked if applicant would be opposed to swapping the buildings believes red coloring would match better facing east. Stone still likes teal but thinks the red would look better facing River. Bliss confirmed applicant team would be open to putting more thought into that.

[6:21:05 PM](#) Pogue likes the use of the wood siding, thinks that will offer a lot. Pogue does have some concerns about the red adjoin the house; he is assuming there is a residence to the west of the project. Bliss confirmed. Pogue likes the use of the fences. Pogue asked how the project will be managed, if someone will be available to come by on the daily basis. [6:24:11 PM](#) Leonard McIntosh stated there will not be a manager living onsite.

[6:24:30 PM](#) Smith asked if these will be rental units. McIntosh confirmed. Smith asked if will need to repair existing fence to the west. Bliss confirmed in relatively good condition, but that some repairs that will need to be done. Smith is happy to see applicant using artificial turf. Smith suggested taking a look at having one large garage door instead of two single doors. This would make it easier for someone to pull in without damaging the structure.

[6:26:47 PM](#) Horowitz noted that brown, red, forest green tends to create more of the same. Horowitz personally likes the teal facing River Street.

[6:27:26 PM](#) Chair Fugate agrees with Horowitz, that there is color and it is used as an accent. Chair Fugate is also glad to see the artificial turf. Chair Fugate complimented Bliss, thankfully for additional perspectives presented. Chair Fugate asked if the covered trellis space will have a table. Bliss may look at furniture to go underneath. Chair Fugate asked if the Douglas fir will hold up in the sun. Bliss confirmed, that will be stained and sealed. Chair Fugate expressed concern about the fruit producing trees. Chair Fugate is curious how trash pickup will work along Spruce Street –where will residents wheel their trash too and where will it be picked up. Bliss understands where Chair Fugate is coming from regarding the Crab Apple Tree, but that what's nice about both trees is the colors they produce and he thinks that is beneficial. Bliss stated one idea is relocating the ADA space from Spruce Street and use that area for the trash. Bliss explained intent is to wheel bins out to edge of street just like other residential units. Chair Fugate confirmed to edge of parking spaces. Bliss confirmed. Chair Fugate asked if discussed with

Clear Creek. Bliss stated has not yet, but will. Horowitz added will include as a condition of approval. Chair Fugate complimented project.

[6:34:12 PM](#) **Chair Fugate opened public comment.**

[6:34:35 PM](#) Ben Varner, 520 Calumet Way, property abuts this property by 1/3. He is just west of this development. Drivers of clear creek work wonders in their neighborhood each week. Varner is confident developer can work something out with the Clear Creek Crew. Varner agrees with Lisa, wants the red to be facing his property. His house is similar to the proposed blue. He loves the blue on River Street side. Varner really appreciates architects work, that fits in really well with neighbor. Varner is excited about the proposed trees and buffer on west side. Varner thanked applicant team. Varner appreciates staining and upgrade to existing fence. Varner stated would make offer to have fence team contact him and he may stain his side of the fence as well, possible that developer and him could get a two for 1. Hopes maintenance is done as needed for dog area. Thanked applicant team and staff.

[6:37:59 PM](#) Elizabeth Jeffery, 203 N 3rd, understands Chair Fugate's concern but she really appreciated Lyon putting in pollinating treescape, looks like there may be some pollinating drought tolerant plants as well. She thinks making this town more sterile with wildlife is a mistake. She has a question, would love to know how they are looking at dealing with noise from Les Schwab, wonders what they are doing in the walls facing Les Schwab to offset jackhammer that s crews tire on.

[6:39:37 PM](#) **Chair Fugate closed public comment.**

[6:39:54 PM](#) Chair Fugate stated Bliss should be proud, that the public comment were 100% positive. Smith noted that the artificial turn was easy to rinse off and maintain, did not have to worry about other issues run into with natural grass. Smith noted he has spring crab apples on his property but they really do not drop much in way of fruit. Smith noted other areas with similar trees and that does not see dropping of fruits there. Chair Fugate appreciat3es and also agrees with Jeffery's concern about pollinating. Chair Fugate asked if a vegetation buffer with fence. Bliss confirmed.

[6:43:00 PM](#) Smith asked what the applicant timeline for this build. McIntosh hopes to start this summer.

[6:44:26 PM](#) Commission and staff discussed new condition – letter shall be provided by Clear Creek Disposal confirming location of trash disposal, all agreed to new condition.

[6:45:59 PM](#) **Stone motioned to approve the Design Review Application by Leonard H. McIntosh Family Trust, for construction of four (4) residential units located in two (2), three-story duplex buildings at 109 West Spruce Street (Lots 9 and 10, Block 66, Hailey Townsite), 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 (k) are met, as amended. Smith seconded. All in Favor.**

PH 3 [6:47:29 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.***

[6:47:58 PM](#) Horowitz introduced project, referencing at least two projects in last year that came through that did not use city code related to housing but used other category. Horowitz explained this is just a first stab to try to provide something that would be closer to what they are seeing related to housing. Horowitz referred to median area income for county, noting it has decreased. Horowitz expressed need for housing in area. Horowitz number of vacant units has been on a slow rise. [6:51:07 PM](#) Horowitz explained in 17.10.030 General Requirements proposing to amend is number 7 and to add a new number 8 and new number 11 as written on page 3 of published staff report. Horowitz went on to explain reasoning behind each proposed change.

[6:56:24 PM](#) Nathan Harvill complimented Horowitz on her explanation. Harvill stated ordinance as it is written now is not being utilized. Harvill referenced collaboration done between City of Hailey, his team and ARCH and how it could be something very workable for local residents of Hailey.

[6:57:06 PM](#) Chair Fugate asked Harvill if he has any concerns about creating a bubble that it will impact what they are doing here. Harvill asked for clarification on bubble. Chair Fugate clarified using example of places paying \$50k over asking price that that has to stop at some point. Harvill thinks what is exciting about this idea of restricting ownership of unit is that when it goes for sale only those who qualify are eligible for purchase. That this essentially sets your market to a local market. Chair Fugate reiterated, that what doing is preventive of her concern. [7:00:20 PM](#) Horowitz summarized a conversation she had previously, that if rental pricing does come down it doesn't matter.

[7:01:33 PM](#) Stone asked for local deed restricted could only buy house in Hailey if only live in Hailey. Horowitz stated worded that if live in Blaine County. Chair Fugate asked if person is moving here for new job, do they qualify. Stone stated only if they live here for an undisclosed time. Chair Fugate asked what that time would be. Harvill noted this has been addressed within Blaine County housing authority guidelines, that a person moving in to work full time would be considered a local resident.

[7:04:47 PM](#) Stone asked if there had been any discussion about addressing housing for first responders. Horowitz believes that is a slippery slope, and would need to discuss with city attorney. Harvill explained he believes adding something into to ordinance could be a slippery slope, Harvill suggested leave the flexibility as developers approach staff individually. Horowitz provided example similar – ARCH Parcel O project. Commission and staff continued to discuss potential of essential workers and definition.

[7:08:52 PM](#) Stone asked about rumor of issues with filling Blaine Manor Family. Neither Horowitz nor Harvill have heard that rumor. Harvill stated he is not in a position to address it, but that he understood that property was in high demand.

[7:11:16 PM](#) Chair Fugate asked how developer would provide 10%, if project is less than 10 units. Horowitz cannot think of project that was less than 10 units.

[7:13:01 PM](#) Pogue is stunned by the 22% of housing stock is vacant.

[7:14:58 PM](#) Smith believes all of these sound good, but saying each PUD shall provide 1 or more. Horowitz explained getting very few PUD applications. Staff confirmed typo – shall be January 2022 not 2021.

[7:16:16 PM](#) Pogue questioned underground parking. Horowitz stated it has not been used at this time.

[7:18:40 PM](#) **Chair Fugate opened public comment.**

[7:19:11 PM](#) **Chair Fugate closed public comment.**

[7:19:35 PM](#) Commissioners reviewed changes. Horowitz explained proposed addition of new number 8 within 17.10.010.01.

[7:22:00 PM](#) **Smith motioned to recommend for approval by the Hailey City Council a City-Initiated Text Amendment amending 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 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, and read by title only. 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: **February 22, 2022.**

- DR: Lindahl Residences, DR Pre-App: 1551 Aviation Dr Mixed Use

Smith requested staff feedback on energy conservation comment made earlier. Horowitz confirmed. Smith asked for an update on crosswalk at Blaine Manor. Horowitz summarized current situation with ITD. Commission has safety concern of people crossing Main Street there. Horowitz will connect with Public Works Director this week on it.

Nied updated commission with staff recommendation to amend language on EV Ready amendment going to City Council, the PZ previously approved project early in 2022. Amendment will be heard by City Council with new change regarding 110 or 120 charging station and include ADUs. Staff and Stone summarized their conversation regarding voltage and EV charging.

Horowitz summarized upcoming projects for next hearing, noting she will be absent that meeting.

[7:34:01 PM](#) **Pogue motioned to adjourn. Smith seconded. All in Favor.**