

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Tuesday, February 22, 2022
Virtual and In-Person Meeting
5:30 p.m.

From your computer, tablet or smartphone: <https://meet.goto.com/CityofHaileyPZ>

Via One-touch dial in by phone: <tel:+15713173122,,506287589#>

Dial in by phone: United States: +1 (571) 317-3122 Access Code: 506-287-589

Present

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

Staff: Robyn Davis, Paige Nied, Chris Simms, Mike Baledge, Jessica Parker

[5:30:02 PM](#) Chair Fugate called to order.

[5:30:22 PM](#) Public Comment for items not on the agenda. No comment.

[5:31:04 PM](#) Consent Agenda

- CA 1** Adoption of Findings of Fact, Conclusions of Law and Decision of a 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.**
- CA 2** Adoption of Findings of Fact, Conclusions of Law and Decision of a 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.**
- CA 3** Adoption of Findings of Fact, Conclusions of Law and Decision 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.**
- CA 4** Adoption of Findings of Fact, Conclusions of Law and Decision of a Text Amendment to the Hailey Municipal Code, Title 16: Subdivision Regulations, Chapter 16.05:

Improvements Required, Section 16.05.060: Utilities, to amend this standard to encourage electric utilities and make natural gas optional. **ACTION ITEM.**

CA 5 Adoption of Findings of Fact, Conclusions of Law and Decision of a Text Amendment to the Hailey Municipal Code, Title 15: Buildings and Construction, Chapter 15.20: Green Building Standards, to add a new section, Section 15.20.012: Solar Requirements, mandating new residential developments of single-family homes, townhomes, and substantial remodels install metal clad cable or conduit for future solar electricity generation and consumption capabilities. **ACTION ITEM.**

CA 6 Adoption of Meeting Minutes dated February 7, 2022. **ACTION ITEM.**

CA 7 Adoption of Meeting Minutes dated December 6, 2021. *No change to this item, it is being added again due to typo on last agenda. Date read December 6, 2022.* **ACTION ITEM.**

Simms requested to pull CA 3.

Chair Fugate noted all but Scanlon was present for CA 6.

5:32:10 PM Smith motioned to approve CA 1, CA 2, CA4, CA 5 and CA 7. Pogue seconded. All in Favor.

5:32:29 PM Pogue motioned to approve CA 6. Stone seconded. Scanlon recused. All in Favor.

5:33:00 PM Simms explained after reviewing the proposed changes, that the amenity 11 proposed is illegal and he recommends it be removed. Chair Fugate clarified that is the real estate transfer fee. Simms confirmed.

5:34:37 PM Stone motioned to adopt CA 3, with amendment 11 removed. Pogue seconded. Scanlon recused. All in Favor.

Public Hearing

PH 1 **5:34:54 PM** *Consideration Design Review Pre-Application by William Pierpoint, represented by Design Haus, for construction of 1551 Aviation Dr. Mixed Use, to be located at Lot 3A, Block 4, Airport West Subdivision #2 (1551 Aviation Drive), located in the SCI – Industrial (SCI-I) Zoning District. This project consists of self-storage units, four (4) work force housing units and a café.*

5:35:26 PM Nied confirmed applicant joining virtually and turned floor to applicant.

5:35:59 PM Peter Stuhlreyer, introduced himself and explained representing William Pierpoint. Stuhlreyer explained in beginning stages of the project and went on to summarized proposed project – climate-controlled storage units, commercial space such as UPS store, requesting permission for ADUs not exceeding 1000 square feet each. Stuhlreyer went through the site plan. Stuhlreyer asked for questions and comments.

5:41:41 PM Scanlon asked about doors going into the stairway, he is confused by stairway layout and asked about tenant access. Stuhlreyer confirmed tenants can only access units from

exterior stairway. Scanlon asked how the people in the café would access the restroom. Scanlon is not clear where the four buildings are that are separated by firewalls, asked if counting the VIP area. Stuhldreier stated the VIP storage would be a separate type of use, could be considered a separate building. Scanlon confirmed will have 2-hour separation vertically between second and third floor. Stuhldreier stated it may be necessary, does not know where building and fire code will take them but will follow the code requirements. Scanlon and Stuhldreier discussed the residential units, Stuhldreier confirming will provide reason for the 4 residential units when come back.

[5:46:22 PM](#) Stone asked if mixed use has to fall within the requirements of the SCI-I code. Stone asked if storage is all enclosed. Stuhldreier confirmed everything is enclosed. Stone asked about the retail room use. Stuhldreier explained in code would be classified as mercantile. Stone asked if ADUs have dedicated storage. Stuhldreier stated would be part of their lease. Stone asked what the café is supposed to represent under the matrix. Café is defined as restaurant. Davis explained mixed use buildings are permitted under SCI- I district and provided mixed use definition explaining café fits within code under the mixed-use definition of retail. Stone asked where the ADU storage units would be. Stuhldreier noted area of where the 5x5 storage units are located.

[5:51:23 PM](#) Smith reiterates Scanlon's comments regarding restroom's, believes if took north storage each and converted to restroom. Smith recommended thinking about adjusting restroom facilities to cater more to the café customers. Smith asked if only has one means of egress access for the ADUs. Stuhldreier confirmed as well as a secondary egress window. Smith asked how residents would exit apartment from second story window in even to of fire in stair way. Stuhldreier stated within his experience has been able to put 4 units with one access point and secondary egress for windows. Smith suggests another means of egress. Smith does like look of building and thinks compliments area. Smith stated in event if does something to 3rd floor, would be nice for commission to know prior to next meeting. Stuhldreier explained 3rd floor climate control is much better controlled, providing photo of possible design. Stuhldreier suspects may see pharmaceutical and or medical devices storage and may even get to point where have cigar lockers. Stuhldreier explained looking at also providing lounge area to allow for meetings. Stuhldreier suggested a possible roof deck access as well.

[5:59:24 PM](#) Pogue clarified not planning an entrance off of Aviation Way. Stuhldreier is in discussion with staff currently, that applicant would like one. Pogue asked about four ADU's being permitted. Nied confirmed per staff interpretation of code. Pogue stated just wanted to be sure not opening door for unintended consequences. Simms stated it is up to commission interpretation. Pogue asked if project meets the Airport requirements. Davis confirmed it has been sent to the Airport for review and that City Staff and the airport are working together. Simms noted that there will be additional notice requirements at time of construction when cranes are used. Davis confirmed city staff can fill the applicant in on that process when ready. Pogue recommends approves the 4 ADU units, recommends the access is better than proposed by applicant. Pogue agrees with Smith regarding the Café. Pogue thinks it is a good-looking project.

[6:03:42 PM](#) Chair Fugate stated if reading correctly, food service is a conditional use in SCI I. Chair Fugate asked if would need to go through the CUP process. Davis confirmed. Chair Fugate

recommended edit to matrix regarding food service permitted with hotel/motel as hotels and motels are not permitted in area. Chair Fugate agrees there needs to be more clarified means of egress. Chair Fugate thinks a plan for recycling needs to be included in the final planning. Chair Fugate understands what they are trying to accomplish with the VIP space, Chair Fugate asked Simms if there is a regulation on allowing wine tasting in the VIP. Simms explained thinks this is within their discretion and how they interpret the code. Chair Fugate asked if there is an actual tenant, they could host an event. Simms used example that if his wine collection grew and he stored it there, he could invite them down for a taste and that would not be considered a public event. A tenant could invite friends to sample their wine while using the private lounge. Chair Fugate asked if there would be a reservation system. Stuhlfreyer stated that would be handled by management.

[6:09:33 PM](#) **Chair Fugate opened public comment.**

[6:10:07 PM](#) **Chair Fugate closed public comment.**

[6:10:36 PM](#) Chair Fugate explained goal is to provide their concerns and when the applicant returns, they will have had the ability to address those concerns.

[6:11:01 PM](#) Scanlon explained code requires egress, but does not clarify if needs to include a ladder. Scanlon asked if the units are two bedrooms. Stuhlfreyer stated does not have the design. Scanlon explained it appears that someone could use the interior room as a bedroom that it would not meet code requirement. Scanlon recommends considering adequate egress. Scanlon recommends increasing unit storage. Scanlon asked the width of the hallways. Stuhlfreyer stated they are 5 ft. Scanlon recommends considering make hallways 6 ft at least on the first floor. Scanlon complimented design.

[6:14:17 PM](#) Mike Baledge explained the ingress and egress is not any different that majority of the multifamily units in town. Baledge explained that it is not the architect issue but more a landlord issue if tenants use space in a way not permitted by code. Scanlon asked about fire separation. Baledge explained firewalls are within building code, but that if use a 2-hour firewall it is considered a separate building.

[6:17:45 PM](#) Stone agrees ADUs should have more storage. Stone feels like should it at least the 50% external storage if going to call it a SCI I zone. Stone believes the purpose was to have an ADU per building not installing a bunch of firewalls in the hopes of turning it into an apartment complex. Stone suggested lounge could be considered a recreational facility. Stone suggested to work with Staff regarding parking spaces.

[6:20:18 PM](#) Smith already expressed his concern regarding restroom facilities and that code may not require it but hopes applicant would consider better egress than just a window. Smith complimented the project.

[6:21:22 PM](#) Pogue has no new comments, but believes restroom concern is very important and recommends applicant reviews that closely. Pogue complimented project.

[6:21:54 PM](#) Chair Fugate also believes this is an interesting complex. Chair Fugate agrees about the restroom. Chair Fugate confirmed there will be dedicated parking for the tenants.

[6:23:27 PM](#) Stuhlreyer apologized about restroom issue, it was not intended. Stuhlreyer confirmed will address concern of egress.

PH 2 [6:24:48 PM](#) *Consideration Design Review Application by Patrick and Pilar Lindahl, for construction of a new 1,046 square foot single-family residence to be built in front of the existing garage and ADU. The proposed project is located at 302 South 4th Avenue (Lots 13, 14 and N 10 of 15, Block 105, Hailey Townsite) within the Limited Residential 1 (LR 1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.***

[6:25:21 PM](#) Davis introduced project, provided brief summary of history of the lot and turned floor over to the applicant.

[6:25:45 PM](#) Chip Maguire, architect, summarized site location. Maguire noted location of parking for primary and ADU residences. Maguire went through the floor plan provided. [6:27:46 PM](#) Scanlon asked about patio off the basement – materials to be used above and lighting. Maguire explained lighting, that 2x4s for deck material and concrete for ground level with a drain to address drainage. Maguire continued going through the floor plans proposed and how proposed building matches existing building. Maguire noted colors proposed are different to provide contrast. Chair Fugate materials board provided. Maguire confirmed. [6:31:35 PM](#) Scanlon asked window sizes on second floor, asking if would consider making one of those windows larger for an additional egress. Maguire confirmed will discuss with owner. Maguire explained how using the materials to break up the different levels.

[6:33:29 PM](#) Scanlon complimented the house. Scanlon asked if grate above the ladder from the basement is light enough to be lifted as coming out of the ladder. Maguire confirmed that is how they are marketed.

[6:34:37 PM](#) Stone asked if there is a residence currently sitting where this house is proposed. Maguire explained it is currently vacant, that the garage was purposely put towards the back with the intent of future building. Stone complimented the project.

[6:35:37 PM](#) Smith agrees with what has been said, and complimented the project.

[6:36:16 PM](#) Pogue complimented applicant team.

[6:36:33 PM](#) **Chair Fugate opened public comment.**

[6:37:04 PM](#) **Chair Fugate closed public comment.**

[6:37:11 PM](#) Chair Fugate asked if there is a plan for additional landscaping. Maguire explained no.

[6:37:47 PM](#) **Scanlon motioned to approve to approve the Design Review Application by Patrick and Pilar Lindahl, for construction of a new 3,042 square foot single-family residence, to be located at 302 South 4th Avenue (Lots 13, 14 and N. 10' of 15, Block 105, 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 Zoning Title, and City Standards, provided conditions (a) through (k) are met. Smith 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: **March 7, 2022.**

- DR PreApp: Sun Valley Luxury Car Rental

Davis summarized upcoming projects to be heard at the next hearing.

6:42:42 PM Pogue motioned to adjourn. Smith seconded. All in favor.