

**Meeting Minutes**  
**HAILEY PLANNING & ZONING COMMISSION**  
**March 7, 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#>

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## Present

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

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

[5:30:03 PM](#) Chair Fugate called to order.

[5:30:16 PM](#) Public Comment for items not on the agenda.

[5:31:05 PM](#) Janet Fugate would like to acknowledge Heather Dawson and say publicly she knows what an asset she has been to the city and grateful she is doing what she needs to do but is really sorry they are going to lose her. So, appreciate her all through the years.

## [5:31:35 PM](#) Consent Agenda

**CA 1** *Adoption of Findings of Fact, Conclusions of Law and Decision of a 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 4<sup>th</sup> 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.***

**CA 2** *Adoption of Meeting Minutes dated February 22, 2022. **ACTION ITEM.***

[5:31:43 PM](#) Scanlon motioned to approve CA 1 and CA 2. Pogue seconded. All in Favor.

## Public Hearing

**PH 1** [5:32:05 PM](#) *Design Review Pre-Application by F & G, LLC, represented by architect Owen Scanlon, for construction of a new 18,544 square foot commercial space to be used for Sun Valley Luxury Car Rental, to be located east of the existing car dealership at Lot 11A, Block 2, Friedman Park Subdivision (960 South Main Street), located in the Light Industrial (LI) Zoning District. **ACTION ITEM.***

[5:32:30 PM](#) Scanlon recused himself. Horowitz introduced project and turned floor over to applicant team. [5:33:02 PM](#) Scanlon explained Karl Malone purchased the dealership and not the land, that Scanlon's client own the land. Scanlon explained clients have a 2 year lease, explaining that eventually the applicant would like to expand where the dealership is currently located. Scanlon explained the floor plans for the proposed rental building. Scanlon stated can store 20 rental cars on the multi-level parking lifts. [5:36:33 PM](#) Scanlon discussed the proposed materials to be used and will have actual samples of material in silver and blue.

[5:37:28 PM](#) Horowitz explained the fill spout is located on the east side of the property. Horowitz explained what the fill spout is and used for, and that staff is working with the applicant team to address concerns as current plans would not allow for the access that has been required in the past and currently. Discussion ensued regarding the fill spout. Scanlon confirmed the applicant will help relocate the fill spout, the type of assistance is to be determined.

[5:42:37 PM](#) Horowitz noted the parking spaces on the south half are on the adjacent park, only 8 spaces are on the lot. Scanlon confirmed the additional spaces are on the lot leased to Karl Malone. Horowitz stated LOT will be collected from the business. Pogue asked to define luxury car. Scanlon stated it would include Porsche's, Audi's, and other similar vehicles. Scanlon explained the applicant's studies show that this will be a very welcome need in the city.

[5:45:36 PM](#) Horowitz explained the applicant team and staff had reviewed employee housing but it is not a good place for employee housing due to the location to the airport. Scanlon confirmed the applicant will be coming back in near future for a different location for employee housing.

[5:46:49 PM](#) Smith asked about the possibility of the material being reflective. Scanlon confirmed it is not reflective. Scanlon went on to clarify on the materials and landscape to be used to break up the building. Scanlon confirmed willing to discussing landscaping with Airport.

[5:48:47 PM](#) Chair Fugate asked about the right in right out. Horowitz explained that was at the public works director's request. Scanlon confirmed if required applicant can meet.

[5:49:17 PM](#) Stone asked how large the right of way is where the fill spout sits or if it is a right away connection. Horowitz explained it is not a right of way but that it is an informal agreement with the airport. Stone asked if there is no legal requirement to maintain it, Horowitz explained it was part of the last design review approval. Stone wanted to be sure it was understood and a not a burden to the property. [5:50:11 PM](#) Scanlon stated as said before, they want to be good neighbors. Stone asked if using a lot of gray. Scanlon confirmed. Stone confirmed bulk of the building inside is to store the rental cars. Stone asked about similar business elsewhere. Scanlon confirmed and also do car sales.

[5:52:03 PM](#) Pogue applauds stucco use towards airport side and thinks it is a good looking building.

[5:52:27 PM](#) Smith agreed, but concerned about reflective building. Scanlon confirmed it will not be reflective. Smith is surprised about lack of windows on west side. Scanlon explained due to wash bays. Smith clarified looking at storage. Scanlon stated has a window in stairway and will discuss additional windows in storage area with applicant. Smith complimented project.

[5:54:20 PM](#) Chair Fugate appreciates the good neighbor attitude, thinks the building will look good.

[5:54:53 PM](#) **Chair Fugate opened public comment.**

[5:55:18 PM](#) **Chair Fugate closed public comment.**

[5:55:30 PM](#) Chair Fugate looks forward to seeing the materials.

[5:55:41 PM](#) Stone asked if can't get parking figured out, would that be a problem for the project. Scanlon stated if can't park there would not have enough parking. Scanlon explained relaying on the lease agreement. Stone confirmed once applicant takes leased area back will have plenty of parking.

No Motion required.

[5:57:51 PM](#) Chair Fugate stated will take the next three public hearings together – PH 2, PH 3 and PH 4. All commissioners and staff agreed.

**[PH 2](#)** [5:58:20 PM](#) *Consideration of a Planned Unit Development Application by ARCH Community Housing, represented by Galena Engineering, for construction of three (3), four-plex's, for a total of twelve (12) additional residential units to be located at 2711 and 2721 Shenandoah Drive (Lots 1 and 2, Block 21, Woodside Subdivision #6) within the Limited Business (LB) Zoning District. The PUD Application includes additional amenities and a request for waivers. The Applicant is requesting to waive the subdivision park in lieu fee. **ACTION ITEM.***

**[PH 3](#)** [5:58:56 PM](#) *Consideration of a Preliminary Plat Application by ARCH Community Housing, represented by Galena Engineering where Lots 1 and 2 are reconfigured, creating Lot 1, comprising of 11,105 square feet, Lot 2, comprising of 11,080 square feet, and Lot 3, comprising of 29,763 square feet to be located at 2711 and 2721 Shenandoah Drive (Lots 1 and 2, Block 21, Woodside Subdivision #6) within the Limited Business (LB) Zoning District. **ACTION ITEM.***

**[PH 4](#)** [5:59:32 PM](#) *Consideration of a Design Review Pre-Application by ARCH Community Housing, represented by Galena Engineering of three (3), four-plex's, for a total of twelve (12) additional residential units to be located at 2711 and 2721 Shenandoah Drive (Lots 1 and 2, Block 21, Woodside Subdivision #6) within the Limited Business (LB) Zoning District. **ACTION ITEM.***

[5:59:58 PM](#) Davis introduced project, noting location of the project and referring to design review completed in 2017 for the existing two buildings completed. Davis turned floor over to the applicant team.

[6:01:04 PM](#) Samantha Stahlnecker, Opal Engineering in conjunction with Galena Engineering, explained applicant is requesting only 1 waiver that ARCH is hoping to adjust the lot line for the existing front buildings and the proposed western buildings would be located on their own lot.

[6:02:26 PM](#) Stahlnecker explained the existing buildings would be on their own lots and the proposed three buildings would be on their lot for a total of three lots with a shared access point. Stahlnecker explained applicant team feels better to provide additional housing in place of green space. [6:03:50 PM](#) Stahlnecker explained the rent restrictions imposed on the twelve units.

[6:05:10 PM](#) Scanlon asked how close the nearest park is to the location. Stahlnecker listed various recreation activities within this property. Scanlon asked what happens to the units for the hospital employees if there are no employees.

[6:06:27 PM](#) Michelle Griffith introduced herself. Griffith explained this proposal started due to the hospital needing housing. Griffith summarized survey results that the hospital showing their need for 1 bedroom and 3-bedroom units. Griffith explained the hospital will write a policy that will determine

which employees comes to the top the list. Griffith explained if the hospital needs the unit left open, the hospital will pay maintenance cost and if the hospital does not have a renter to go in then ARCH will take someone off their list. [6:10:26 PM](#) Griffith explained envision these units serving those who don't meet federal housing requirements but still need assistance. Griffith referenced current and hinted at potential future projects to come between ARCH and the hospital. Griffith explained it seems obvious to pitch the income based off the employee not the unit in regards to the monthly rental cost.

[6:12:08 PM](#) Smith asked where the 33% of hospital income would fall under the area medium income. Griffith is not sure, that all the current positions open are not high paying positions. Griffith stated need a broad range of employees. Griffith explained reason able to do this is because using private money.

[6:13:19 PM](#) Stone asked if using investors. Griffith stated no, that the hospital is putting money forward for their units and envision donors for the remaining units. Griffith confirmed it is both the hospital and foundation putting money forward. Stone asked if considered approaching other groups. Griffith stated ARCH has a proposal with the school district. Stone asked for clarification on rental. Griffith explained rent would be based off 33% of applicant's income. Stone agrees with not needing an additional park, but seems like asking for waiver of in lieu fee. Stone asked if this is something the City is used to seeing. Horowitz explained this is exactly what was done with the River Street Townhomes.

[6:18:03 PM](#) Griffith moved on to discuss the design of the proposed buildings. Griffith asked Planning and Zoning if looking for something similar or different than what is already there. Griffith presented two roof line options, summarizing differences. [6:20:12 PM](#) Smith asks about break up on the rear of the building, that would expect to see protrusions. Stahlnecker explained that was just missed. Smith noticed the floor levels are all 1<sup>st</sup> floor, that living space is on the second floor. Griffith confirmed. Smith is not sure which roof line he would prefer as does not have elevation. Smith is curious on colors. Griffith stated that is another question for the commission. Griffith stated her instinct would be to go with less colors.

[6:22:33 PM](#) Scanlon does not think could go wrong by having the buildings color coordinated, thinks variety helps break up. Scanlon suggested staggering the units. Scanlon stated could not find where does not have to sprinkler the r2 and r3 occupancies.

[6:24:55 PM](#) Mike Baledge, fire Chief, stated per city ordinance does not regulate beyond a 4-plex.

[6:25:57 PM](#) Griffith confirmed hearing differentiation but unified.

[6:26:07 PM](#) Smith asked if would look better to have two full or 1 full and 2 half gables. Scanlon would personally have two dormers. Chair Fugate likes the 1 full and 2 half gables. Smith is more interested/concerned on what looks like from the highway.

[6:28:34 PM](#) Chair Fugate stated current buildings look nice, but likes Scanlon's suggestion for coloring.

[6:29:15 PM](#) Scanlon asked if increased pitch of gables in front to ridgeline to match gables on the rear.

[6:30:06 PM](#) Commission in agreement to increase gable points on front to ridgeline, and discussed rooflines.

[6:32:07 PM](#) Scanlon asked how the decks will drain. Stahlnecker explained decks will drain onto driveway. Applicant will review the drainage. Griffith suggested decks off back and a Juliet balcony on front. Griffith anticipates garage doors to be white. Scanlon suggested to still reviewing drainage off deck. Commission and applicant continued to discuss relocating decks off back, and flipping floor plan.

[6:36:11 PM](#) Stone suggested using one bold color and coordinate to complement the existing buildings. Chair Fugate asked the size of the decks. Griffith believes the decks are 6ft. Discussion continued about relocating balconies to west side of the building. Commission agreed to balconies on west, two of the buildings will have 1 roofline and third building will have other roof line. Smith suggested considering artificial grass, Griffith would love that.

Smith asked if overlaying any of the previous snow storage areas. Stahlnecker stated she has recalculated snow storage for whole site. Smith asked if driveway will be platted as an easement. Stahlnecker confirmed and if it is not will ensure it is cleared on this final plat.

[6:43:57 PM](#) Scanlon suggested the staggering of the buildings, pointing out which units he would move. Griffith stated will review with her team, expressing her concern for the snow removal again.

[6:44:31 PM](#) Chair Fugate opened public comment.

[6:45:23 PM](#) Chair Fugate closed public comment.

[6:45:49 PM](#) Chair Fugate believes artificial turf will be more economical in the long run.

[6:46:29 PM](#) Smith asked about the construction staging. Griffith explained areas believe will use for construction staging.

[6:47:43 PM](#) Pogue asked about timeline of 6 years. Griffith explained plan is to do this without incurring debit, that hopes goes faster. Pogue does like roofline mixtures and moving balconies to back.

[6:48:56 PM](#) Smith suggested possibly connecting with existing businesses in the valley, that there may be additional help to build these. Griffith stated started with nonprofit members.

[6:50:25 PM](#) No further comments from Stone.

[6:50:51 PM](#) Scanlon is interested to see what color schemes come back with. Scanlon suggested possibly working with local businesses to create more units. Scanlon suggested contacting local contractor regarding stud walls pre-done and stood up on current project.

[6:53:38 PM](#) Chair Fugate asked about a portion being unbuildable. Davis confirmed that would be the driveway portion.

[6:55:51 PM](#) Chair Fugate requested to see conditions for PUD. Staff pulled up conditions of approval. Griffith confirmed St. Luke's building would be done first. Chair Fugate suggested amending condition 6 of PUD to include or use of artificial turf.

[6:56:55 PM](#) Scanlon motioned to recommend for approval by the Hailey City Council the Planned Unit Development (PUD) Application by ARCH Community Housing, represented by Galena Engineering, for construction of three (3), four-plex residential buildings, for a total of twelve (12) additional residential units on proposed Lot 3. The project is to be located at 2711 and 2721 Shenandoah Drive (Lots 1 and 2, Block 21, Woodside Subdivision #6) within the Limited Business (LB) Zoning District, finding that the project meets the standards under Section 17.10 of the Hailey Municipal Code, subject to the Conditions of Approval, 1-6, noted above. Smith seconded. All in Favor.

Staff pulled up conditions for preliminary plat. Commission reviewed conditions of approval, Chair Fugate requested to add also “for artificial turf” on condition i. Stone asked if there would be an issue meeting condition e. Stahlnecker confirmed final plat will be able to be recorded once infrastructure is completed. [6:59:36 PM](#) Davis noted correction to that condition of approval, it should read two years.

[7:00:07 PM](#) Stone motioned to approve the Preliminary Plat Application by ARCH Community Housing Trust, Inc., represented by Galena Engineering, wherein Lot 1 and Lot 2, Block 21, Woodside Subdivision #6 are reconfigured to form three (3) lots, finding that the application meets all City Standards, and that Conditions (a) through (i) will be met, as amended. Pogue seconded. All in Favor.

No action taken on design review pre-application.

#### **Staff Reports and Discussion**

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

- SolSmart

[7:02:54 PM](#) Nied provided a summary of SolSmart review of the Hailey Municipal Code. Nied used table provided in staff report as reference.

[7:07:46 PM](#) Stone asked if at maximum height and solar would increase height by an additional 1, it would not be permitted. Nied confirmed.

[7:08:25 PM](#) Chair Fugate asked for clarification of angling. Nied explained it can vary per roof, per area. Chair Fugate asked if a 5’ waiver would accommodate most situations. Stone believes it possible.

[7:09:48 PM](#) Nied continued going through the results listed in the table.

[7:11:43 PM](#) Stone asked if there is any need to restrict ground mounted solar panels. Horowitz explained has not had any ground solar mount. Commission does not believe it should be conditional.

[7:13:14 PM](#) Nied finished with the potential gaps, and noting that the commission will hear the that amendment soon.

[7:14:12 PM](#) Commission and staff discussed their thoughts on the waivers for height and ground mounted system.

**SR 2** Discussion of the next Planning and Zoning meeting: **March 21, 2022.**

- CUP: Macquel Daycare
- DR: Sweetwater Block 2 Phase 2

Horowitz summarized upcoming projects for next meeting.

[7:23:24 PM](#) Pogue motioned to adjourn. Smith seconded. All in Favor.