

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
April 18, 2022
Virtual and In-Person Meeting
5:30 p.m.

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

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Present

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

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

[5:30:32 PM](#) Chair Fugate called to order.

[5:30:45 PM](#) Public Comment for items not on the agenda.

[5:31:26 PM](#) Consent Agenda

CA 1 *Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Kazuko-San ID, LLC, for construction of three (3) multifamily residential buildings, which includes twenty-seven (27) units in total, comprising of nine (9) one-bedroom units, ten (10) one-bedroom units with office space, and eight (8) two-bedroom units. Twenty-eight (28) onsite storage units and 27 onsite parking spaces are also proposed. The project will be located at Sublot 4B, Block 1, North Hailey Plaza, within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. This project will be known as Saddle Lofts. **ACTION ITEM.***

[5:31:42 PM](#) Pogue motioned to approve consent agenda. Smith seconded. All in Favor.

Public Hearing

PH 1 [5:32:00 PM](#) Continuation of a Design Review by Flowing Wells, LLC, for construction of a commercial building consisting of a 7,994 square foot warehouse with an attached 2,108 square foot showroom to be located at Lot 7H, Block 4, Airport West Subdivision (1930 Embraer Way) within the SCI Industrial (SCI-I) Zoning District. This project will be known as Sun Valley Auto Club. **ACTION ITEM.**

[5:32:33 PM](#) Nied introduced project and turned floor to applicant to discuss changes from last hearing. Sam Stahlnecker introduced herself, discussed changes to civil plan – relocation of sidewalk allowing for drainage to culvert. Stahlnecker confirmed applicant has contacted FAA and pending response from them. Stahlnecker turned floor to Dean Hernandez. Hernandez summarized meeting with Hailey Tree Committee, memo received from the committee right before meeting and was handed out. [5:36:15 PM](#) Chair Fugate asked if the trees removed, if there is an option to relocate the trees. Hernandez explained there is not a way to spade the trees safely due to location of water line and ash trees that size do not relocate well. [5:37:13 PM](#) Smith asked why eliminating 4-inch caliper trees and replacing with 2 to 2.5 calipers.

Hernandez explained proposed trees are new to market and does not have available in 4 inch caliper. Hernandez explained various reasons, summarizing smaller trees adapt faster. Davis confirmed that is correct, city staff has been working with Hailey Tree Committee to bring an amendment to required size of caliper for trees – reducing size to 2 or 2.5 inch caliper.

[5:39:29 PM](#) Smith asked if these will be similar in appearance to the ash trees. Hernandez explained the ginko is not quite as broad, but will be very similar in branching out. Hernandez noted the ash trees are no longer on the city tree list. [5:40:47 PM](#) Scanlon noted had added windows to south elevation and that helps a lot. Scanlon asked how the rain gutter is going to be, location of downspouts. Brian Opp stated will have downspout on either end and drain to surface. Scanlon asked I downspouts will be same color as siding. Opp confirmed.

No further questions from commission.

[5:42:28 PM](#) Chair Fugate opened public comment.

[5:42:57 PM](#) Chair Fugate closed public comment.

[5:43:05 PM](#) Stone asked staff if condition I is still applicable. Nied explained the FAA is pending, and that can modify that condition. Staff confirmed will eliminate that condition, new conditions A-L.

[5:44:10 PM](#) Pogue and Smith have no comments or questions, appreciates applicant's willingness.

[5:44:46 PM](#) Stone asked if the FAA will cause issues with applicant. Opp stated he is not concerned, and that for time line purposes believes ok.

[5:45:34 PM](#) Chair Fugate confirmed the material is being submitted to the FAA. Chris Pomeroy and FAA does not believe that will be a concern.

[5:46:08 PM](#) Stone is concerned about the water going to the surface asked if there is a plan for that. Stahlnecker confirmed there are a couple of drywells proposed onsite. Commission and applicant discussed location of drywell and drainage. Applicant is good with added condition m regarding drywell underwater connection from all downspouts.

[5:49:03 PM](#) Commission and applicant discussed options from drainage for downspouts, Scanlon expressing concern of freezing with piping water underground. Applicant will work together to address freezing concern with running the connection from downspouts to drywell underground.

[5:51:34 PM](#) Stone motioned to approve the Design Review Application by Flowing Wells, LLC, represented by Brian Opp of Opp Construction Inc., for a 10,102 square foot vehicle storage warehouse and showroom with two (2) onsite parking space. The project is located on Lot 7H, Block 4, Airport West Subdivision #2, in the SCI Industrial 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 (m), as modified are met. Scanlon seconded. All in Favor.

PH 2 [5:53:32 PM](#) Consideration of a Design Review Application by Kruger Industrial Smoothing, LLC, for construction of a new 2,400 square foot commercial building, to be located at Lot 11 and 12, Block 43, Woodside Subdivision, within the Light Industrial (LI) Zoning District.
ACTION ITEM.

[5:53:47 PM](#) Davis introduced project and turned floor to applicant. Todd Hunter, owner of Idaho Lumber, introduced himself and the applicant team. Hunter explained business concept of 3 businesses in 1 but as business has grown increased traffic has prompted them to move rental equipment to a separate area. Hunter explained location of project in south Woodside, and drainage plan. Hunter stated building will be wired for solar and will be utilizing some solar. Hunter noted potential EV wiring proposed.

[5:58:25 PM](#) Stone asked if plan on treating this as a retail location. Hunter explained will sell anything a client may need associated with equipment to be rented. Hunter confirmed this will be rental equipment.

[5:59:30 PM](#) Scanlon asked if chain link fence is allowed. Davis confirmed it is. Hunter stated working with local company that would like fence to be a wrought iron post fence, with a rustic look. Hunter stated chain link will be last option. Scanlon confirmed no overflow of lumber. Hunter confirmed businesses would not be mixed. Scanlon asked about energy conservation. Hunter stated hoping to use solar, building is insulated well, electric heat on inside of the building. Scanlon asked if applicant feels met code requirements for energy conservation. Hunter confirmed, also noting that getting quote for EV charging station.

[6:01:51 PM](#) Pogue encourages applicant to try to shield some of the equipment in the lot with the fencing. Hunter agrees.

[6:02:22 PM](#) Smith asked how the breakroom would be ADA complaint with break room upstairs. Hunter stated there will be a break space right beside office and that will be ADA compliant. Smith asked if EV wiring is now considered a way to be compliant with energy saving. Davis confirmed that has not been adopted. Smith asked about roof top wiring is also not currently part of the code. Smith questioned chain link being allowed. Davis confirmed staff will review code again regarding approved materials and work with applicant.

[6:05:46 PM](#) Chair Fugate asked about the building being foamed in. Commission discussed current code requirements for approved energy conservations.

[6:07:56 PM](#) **Chair Fugate opened public comment.**

[6:09:07 PM](#) **Chair Fugate closed public comment.**

[6:09:20 PM](#) Commission and staff discussed proposed conditions with applicant. Applicant is comfortable with conditions proposed.

[6:14:36 PM](#) Commission reviewed proposed materials to be used – metal siding horizontal and vertical proposed.

[6:17:15 PM](#) Scanlon suggested increasing roof insulation to R60 to meet current energy saving requirements.

[6:19:05 PM](#) Scanlon motioned to approve the Design Review Application submitted by Kruger Industrial Smoothing, LLC, for construction of a new 2,400 square foot commercial building, to be located at Lot 11 and 12, Block 43, Woodside Subdivision, within the Light Industrial (LI) 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 Hailey Municipal Code Titles 17 and 18, and City Standards, provided conditions (a) through (m) are met. Smith seconded. All in Favor.

PH 3 [6:20:58 PM](#) Consideration of a City-Initiated Text Amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.02.020: Meaning of Terms or Words, to add the various definitions of solar energy systems to provide clarity and opportunity concerning the development of solar resources. **ACTION ITEM.**

[6:21:25 PM](#) Nied introduced project, explaining lack of definitions for solar definitions was found in SolSmart review. Commission discussed definitions provided. [6:23:54 PM](#) Stone asked where staff got numbers. Nied explained a lot came from SolSmart. Smith noted possible type, staff agreed to change.

[6:26:58 PM](#) Chair Fugate opened public comment.

[6:27:24 PM](#) Chair Fugate closed public comment.

[6:27:40 PM](#) Chair Fugate believes this will be very helpful in the future. Smith asked if there were any concern to bring to attention regarding code requirements. Baledge noted need for rapid shutdown switch and access to roof.

[6:32:06 PM](#) I, Dan Smith, move to recommend approval to the Hailey City Council an Ordinance amending Hailey Municipal Code,, Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.02.020: Meaning of Words or Terms, to add the various definitions of solar energy systems to provide clarity and opportunity concerning the development of solar resources, 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. Pogue seconded. All in Favor.

Staff Reports and Discussion

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

- Memorandum to City Council: FY CIP and Capital Budget

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

- Continuation of DR McCloud
- PUD & Pre-App: 40 Mckercher
- PP: Bullion Square

[6:33:27 PM](#) Davis summarized memorandum regrading DIF provided by city staff, explaining will go to City Council. Davis summarized upcoming projects. Davis requested to start May 16th meeting at 5 PM instead of 5:30 PM. Commission agreed.

Smith would like to have discussion regarding current code and modifications – energy, parking requirements in DRO, and lighting and to have separate meetings for DIF meetings.

6:39:56 PM Stone motioned to adjourn. Scanlon seconded. All in Favor.