

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
May 16, 2022
Virtual and In-Person Meeting
5:00 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: Janet Fugate, Dan Smith, Richard Pogue, Owen Scanlon

Staff: Robyn Davis, Paige Nied, Brian Yeager, Jessica Parker

Absent: Dustin Stone

[5:05:51 PM](#) Chair Fugate called to order.

[5:06:08 PM](#) Public Comment for items not on the agenda. No comment.

[5:06:43 PM](#) **Consent Agenda**

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision 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.**

CA 2 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 17.02: 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.**

CA 3 Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application by Bullion Square, LLC, to subdivide the existing Bullion Square Condominium Unit 1 into three (3) units: Units 1A, 2A, and 3A. This project is located at 111 North Main Street (Bullion Square Condominiums) within the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

[5:06:53 PM](#) Scanlon motioned to approve CA 1, CA 2, and CA 3. Pogue seconded. All in Favor.

Public Hearing

PH 1 [5:07:16 PM](#) Consideration of a Design Review Application by Bill and Kris Josey for a new 784 square foot two-bedroom residential unit to be located above an existing commercial building located at 1731 Lear Lane (Lot 4M, Block 4, Airport West Subdivision #2) within the SCI-Industrial (SCI-I) Zoning District. **ACTION ITEM.**

[5:07:39 PM](#) Paige Nied turned floor over to the applicant team. [5:07:55 PM](#) Jay Cone, introduced himself and project. Cone explained that the only change to footprint of existing building is the exterior stairs. Cone summarized existing building, explaining matching materials of existing building that just stretching existing office space up. Cone explained that the ADU will go above the existing office. Cone stated this unit will be completely for employees. Cone stated in conditions of approval – items A and H are redundant in his opinion. Cone asks the commission to rely on A and remove H, giving him the opportunity to speak with Mike Baledge.

[5:11:10 PM](#) Scanlon asked Bill Josey how many employees he has. Josey stated he has twelve, average tenure is 10 plus years. Josey summarized his business and services offered. Josey stated two of his employees are coming up for retirement and has been searching for new employees with no success. Josey stated is if he does not address, could be an ugly situation. Scanlon asked if believes would expand for additional housing. Josey explained how the lot is being used. Scanlon asked why the project was named ADU. Cone explained ADUs are permitted in Airport West. Commission and staff discussed naming. Cone added the Airport West also requires ADU's be occupied by employees or owners.

[5:16:48 PM](#) Pogue wished applicant the best of luck, thinks it's a great project.

[5:17:02 PM](#) Smith asked about various parking layouts. Cone explained one is existing and the other is the new plan. Smith is hopeful it will solve some of the applicant's problems. Smith wished the applicant good luck.

[5:18:09 PM](#) Chair Fugate opened public comment.

[5:18:26 PM](#) Chair Fugate closed public comment.

[5:18:32 PM](#) Scanlon thinks it is well planned and well thought out.

[5:19:23 PM](#) Smith asked staff if H was included at the request of the fire department. Nied confirmed that was a comment from the Fire Chief.

[5:19:58 PM](#) Pogue asked how would solve condition H request. Scanlon asked if that is required by IBC. Cone explained it believes it is, and would like to discuss with Baledge for further clarification. Discussion ensued regarding condition H. All agreed to amend condition H to The applicant shall install an appropriate fire separation between the residential unit and business area as per IBC.

[5:24:41 PM](#) Smith motioned to approve the Design Review Application by Bill and Kris Josey, represented by architect Jay Cone, for construction of a new 784 square foot accessory dwelling unit, to be located at Lot 4M, Block 4, Airport West Subdivision #2 (1731 Lear Lane), 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 [5:26:21 PM](#) Consideration of City-Initiated Amendment to Title 18, Mobility Design, to modify the curb line and sidewalk configuration on the south side of McKercher Boulevard between River Street and Highway 75/Main Street to include a ten-foot-wide (10') multi-use pathway, and to reduce the existing eight-foot-wide (8') sidewalk to five feet (5') in width. Three (3) existing trees will be relocated and one (1) existing tree between River Street and Albertson's will be removed during the modification of the curb line and sidewalk configuration, and addition of the multi-use pathway. **ACTION ITEM.**

[5:26:56 PM](#) Robyn Davis turned floor to Brian Yeager. Yeager summarized revision made since packet was published that is allowing the City to save 4 trees. Revised plans provided has hard copies and electronically for commission and public. Yeager provided a summary of goals and plans for River Street and the River Street Project with the URA. Yeager stated hoping to bid out this project sometime in July, if able to get approval.

[5:34:18 PM](#) Scanlon asked if the curb cut exists across from Albertsons entrance. Yeager confirmed. Scanlon and Yeager discussed sidewalk.

[5:35:47 PM](#) Smith asked about the existing trees. Yeager stated they are insidious trees and staff confirmed approximately 4-6" caliper. Smith likes the updated plan.

[5:37:08 PM](#) Pogue likes the updated plan. Pogue asked if could just do 10' for the pathway. Yeager explained reasoning is to allow for bi-directional traffic.

[5:38:17 PM](#) Chair Fugate really likes the modified plan.

[5:38:29 PM](#) Chair Fugate opened public comment.

[5:38:43 PM](#) Chair Fugate closed public comment.

Commission discussed project, no further comments all like the revised plans.

[5:42:54 PM](#) **Pogue moves to recommend approval to the Hailey City Council an Ordinance amending Hailey Municipal Code, Title 18: Mobility Design, to modify the curb line and sidewalk on the south side of McKercher Boulevard between River Street and Highway 75/Main Street, 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. Smith seconded. All in Favor.**

PH 3 [5:44:15 PM](#) Consideration of City-Initiated Text Amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.07: Supplementary Location and Bulk Requirements, Section 17.07.030.02: Construction Trailers, RVs and ATVs, to allow for licensed, operational RVs to be used on private property when such property is operating under a valid building permit. **ACTION ITEM.**

[5:44:45 PM](#) Robyn Davis explained last summer was the first summer permitting RVs to be used to help ease the housing burden during the summer/fall months and that City Council requested that option again. Davis explained that Council also requested the code amendment to allow RVs to be used for residences when associated with an active building permit. Davis explained proposed amendments to definitions and would have conditions that would need to be met as outlined in the staff report. Davis explained reasoning for it being a Design Review Exemption.

[5:48:20 PM](#) Chair Fugate stated should be concerned about how many people would occupy the RV, suggesting possibly limit occupants to sleeping accommodations within the RV.

[5:52:33 PM](#) Davis asked commission feedback on quiet hours. Commission discussed and agreed to have quiet hours match construction hours. Smith suggested including violation steps. All agreed with quiet hours matching construction hours and including violation steps. Scanlon suggested requiring a site plan to scale with RVs.

[6:02:40 PM](#) **Scanlon moves to recommend approval to the Hailey City Council an Ordinance amending Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.07: Supplementary Location and Bulk Requirements, Section 17.07.030.02: Construction Trailers, RVs and ATVs, to allow for licensed, operational RVs to be used on private property when such property is operating under a valid building permit, 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.

SR 2 Discussion of the next Planning and Zoning Meeting: **June 6, 2022 at 5:30pm.**

- DR Preapplication: Maple Street Apartments
- DR: Ian Sundby
- PP: Quigley Block 5 & 6

Chair Fugate stated what an asset to the commission and the City of Hailey Commissioner Pogue has been and thanked him for his time. Pogue thanked commission and staff.

Davis asked what Pogue's favorite or least favorite project – Pogue stated he thinks one of the most important things is the separation between Hailey and Bellevue. Pogue stated he does not have a sour project.

Davis summarized upcoming projects and next meeting date of June 6 and Special Meeting on June 8th at 5:00 PM.

[6:16:28 PM](#) **Pogue motioned to adjourn. Smith seconded. All in Favor.**