

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, February 1, 2021
Virtual Meeting
5:30 p.m.

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

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of the Meeting Minutes from the January 19, 2021 PZ Hearing. **ACTION ITEM.**

Public Hearing

PH 1 Consideration of Zone Change Applications submitted by Silver Creek Property Holdings, LLC, and Larry Green, L.L. Greens, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. Proposed changes include amendments from Limited Business (LB) and General Residential (GR) to Business (B) and change from Limited Residential 1 (LR 1) to General Residential (GR) and Downtown Residential Overlay (DRO) Districts. **ACTION ITEM.**

PH 2 Consideration of a Conditional Use Permit Application submitted by Silver Creek Property Holdings, LLC, represented by Bliss Architecture, for an auto dealership and related auto repair/maintenance, to be located at Lot 1, Block 2, Northridge X (21 E Mc Kercher Blvd), and FR SESW TL 7589 SEC 4 2N 18E (910 N Main Street) within the Limited Business (LB), General Residential (GR) and Downtown Residential Overlay (DRO) Zoning Districts. This project will be heard concurrently with a Design Review Pre-Application and Rezone Application. **ACTION ITEM.**

PH 3 Consideration of a Design Review Pre-Application by Silver Creek Property Holdings, LLC, and Larry Green, L.L. Greens, represented by Bliss Architecture, for the following uses. Three design options are presented. **ACTION ITEM.**

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 16, 2021**

- DR: Kearns
- DR: Kavanagh
- District Use Text Amendment to GR setbacks

Return to Agenda

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Tuesday, January 19, 2021
Virtual Meeting
5:30 p.m.

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Present

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

Staff: Lisa Horowitz, Robyn Davis, Jessica Parker

[5:29:59 PM](#) Chair Fugate called to order.

[5:30:08 PM](#) Public Comment for items not on the agenda. No Comment.

[5:30:55 PM](#) **Consent Agenda**

CA 1 Adoption of the Meeting Minutes from the January 4, 2021 PZ Hearing. **ACTION ITEM.**

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Butterfly, LLC, represented by B.Y.L.A. Landscape Architects, for a new mixed-use development consisting of two (2) live-work units, each unit is 943 square feet. A detached 1,485 square foot two bay garage is also proposed. This project is located at Lots 2D, Block 3, Airport West Subdivision #2 (1911 Lear Lane) within the SCI Industrial (SCI-I) Zoning District. **ACTION ITEM.**

CA 3 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Concrete Construction Supply (C.C.S.), represented by Insight Architects, for a 3,705 square foot single-story commercial building. This proposal includes a display area, office and warehouse. This project is located at Lot 18 and 19, Block 43, Woodside Subdivision #10 (4060 Black Oak Dr and 4130 Black Oak Dr) within the Light Industrial (LI) Zoning District. **ACTION ITEM.**

[5:31:14 PM](#) Scanlon motioned to approve CA 1, CA 2 and CA 3. Smith seconded. All in Favor.

Public Hearing

PH 1 [5:32:20 PM](#) Consideration of a Design Review Pre-Application by Hailey Airport Inn, LLC, represented by Owen Scanlon, for the addition of two (2) new three-story apartment buildings. Building One will consist of three (3) one-bedroom units and nine (9) two-bedroom units, ranging in size from 484 square feet to 745 square feet. Building Two will include four (4) one-bedroom units, two (2) two-bedroom units and three (3) three-bedroom units, ranging in size from 598 square feet to 1,020 square feet. This project is located at Lot 1A, Block 137, Hailey Townsite (804 South 4th Avenue) within the Limited Business (LB) Zoning District. **ACTION ITEM.**

[5:33:35 PM](#) Scanlon recused himself from PH 1.

[5:33:50 PM](#) Davis introduced project, and summarized remodel approved in 2017. Davis explained applicant is here to complete the proposed remodel from 2017. Davis turned floor over to applicant.

Owen Scanlon, Architect, summarized the proposed buildings to be built. Scanlon explained location of each building with a total of 20 units, that parking meets requirements and noted location of snow storage. Scanlon stated some snow may be hauled offsite. Scanlon went on to explain the layout of the buildings, the unit floor plans of each building, elevations and colors to be used.

[5:40:42 PM](#) Stone asked if the back of the stairwell will be the same siding. Scanlon confirmed.

[5:42:07 PM](#) Horowitz asked what the total square footage is. Scanlon stated 7,651 square feet for building one and 6,682 square feet on building 2.

[5:43:00 PM](#) Smith asked the total height of the building. Scanlon stated it was 34'7".

[5:43:51 PM](#) Pogue asked if construction would be done in one phase. Scanlon stated that is to be determined, may do building 1 then building 2. Pogue asked where the bicycle rack is located. Scanlon described areas for bicycle and motorcycle parking. Pogue asked if there is storage provided in the stairwells. Scanlon confirmed and each unit has a storage closet that is approximately 4'x8'.

[5:45:32 PM](#) Smith asked if the ground floor storage units are for the tenants or maintenance crew. Scanlon believes it will be used for maintenance crew at this time.

[5:46:20 PM](#) Stone asked what the site is being used for now. Scanlon stated it is being used for snow storage and extra parking. Stone asked for total parking spots adding. Davis pointed out location of new parking sites and confirmed a total of 28 new parking spaces.

[5:48:01 PM](#) **Chair Fugate opened public comment.**

[5:49:13 PM](#) Elizabeth Jeffery, 201 N 3rd, glad looking at affordable housing. She is concerned about no winter storage for bicycles and/or ski equipment. She would love to see a EV charging station installed for future clean energy plans.

[5:49:32 PM](#) **Chair Fugate closed public comment.**

[5:49:48 PM](#) Pogue likes the like color and banding. Pogue believes the brown will work on the roof and trim for windows. Pogue believes Jeffery had a good idea about putting a charging station in.

[5:51:01 PM](#) Smith believes the horizontal bands accentuate the length of the buildings, he is wondering if there is some way to add more vertical in the stairwells in the back as well as mirroring the gable on the back similar to what was done to the front. Smith stated given the number of units and size, suspects will have children present and would like to know if have space for picnic or play area. Smith agrees with idea of including EV charging. Smith believes this is a nice project.

[5:53:31 PM](#) Stone asked if possible to make the two buildings feel more like four instead of two. Stone stated something that divides these up from the front and back would be helpful. Stone likes the color palate. Stone agrees with comment for additional storage and believes EV charging may be needed to be addressed in future. Stone is interested in possibility of producing two EV charging spots. Stone asked if this project is coincidence with any changes to the Airport Inn or if that is staying the same. Scanlon confirmed Airport Inn is staying the same.

[5:56:37 PM](#) Chair Fugate agrees the breakup of the façade is important. Chair Fugate confirmed Scanlon will look into the chagrining stations and let them know if possible. Chair Fugate confirmed storage size is 4'x8'. Scanlon confirmed. Chair Fugate complimented the project. Chair Fugate confirmed no central laundry area. Scanlon explained each unit will have its own stacked washer dryers. Chair Fugate stated looks forward to seeing the landscaping as it comes available. Chair Fugate asked if there will be a maintenance manager and complex manager. Scanlon confirmed.

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 1, 2021**

- Rezone: Silver Creek Property Holdings and LL Greens
- DR Pre-App: Silver Creek Property Holdings and LL Greens
- CUP: Silver Creek Property Holdings and LL Greens

[6:00:32 PM](#) Horowitz summarized upcoming projects for next hearing.

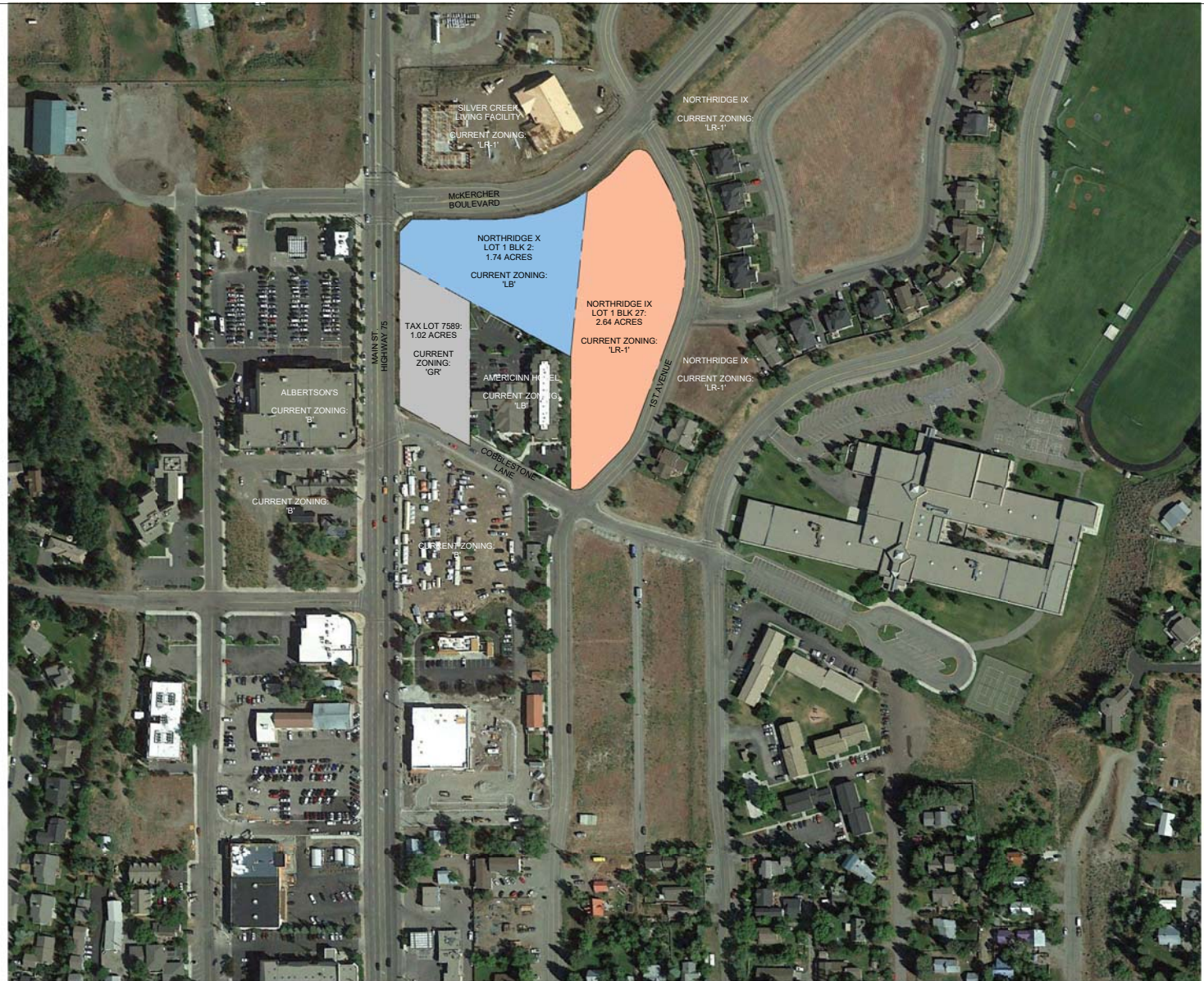
[6:01:05 PM](#) Horowitz explained change to previous approved project – River Street Apartments. Horowitz stated if any significance change will bring it back to the board. Chair Fugate stated to have Scanlon review the project changes.

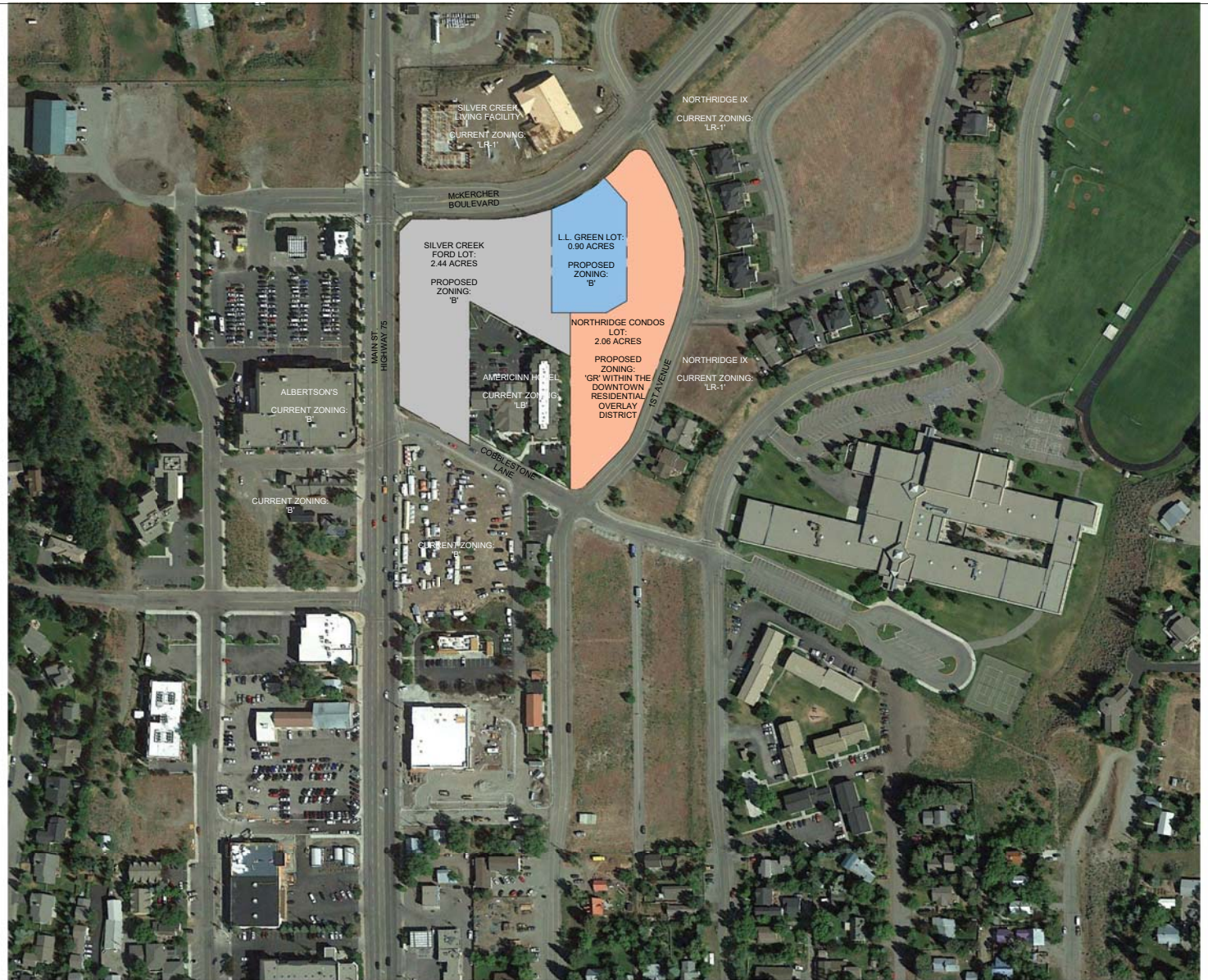
[6:05:27 PM](#) Horowitz and Davis provided update on proposed campground.

[6:08:36 PM](#) Smith requested to have the information on the next meeting as soon as available.

[6:10:05 PM](#) **Scanlon motioned to adjourn. Pogue seconded. All in Favor.**

Return to Agenda





P.N.
 CONTEXT PLAN & PROPOSED LOTS & ZONING
 SCALE: 1" = 100'-0"



- BLDG A: 2 STORIES, 4 UNITS AT 725 S.F. EA.
- COVERED VERT. CIRCULATION - TYP.
- BLDG F: 2 STORIES, 11 UNITS AT 750 S.F. EA.
- COVERED HORZ. CIRCULATION - TYP.
- BLDG B: 2 STORIES, 9 UNITS AT 735 S.F. EA.
- LANDSCAPED BERM - TYP.
- STAIR UP TO 2ND LEVEL - TYP.
- COURTYARD - TYP.
- R.O.W. GUEST PARKING - TYP.
- BLDG D: 2 STORIES, 11 UNITS AT 750 S.F. EA.
- BLDG E: 2 STORIES, 12 UNITS AT 750 S.F. EA.
- GUEST PARKING - TYP.
- BLDG C: 2 STORIES, 7 UNITS AT 735 S.F. EA.

N
 CONCEPTUAL MASTER PLAN - VERSION 2
 SCALE: 1" = 40'-0"



LEGEND

- LANDSCAPING - MATERIAL T.B.D.
- CONC. PAVERS - COLOR/TYPE T.B.D.
- ASPHALT PAVING
- 'GRASSCRETE PAVING

SILVER CREEK SITE & BLDG DATA

SITE ADDRESS:
SOUTHEAST CORNER OF MAIN ST. AND MCKERCHER BLVD.
HAILEY, IDAHO 83333

ZONING DISTRICT:
EXISTING: GENERAL RESIDENTIAL AND LIMITED BUSINESS
PROPOSED: BUSINESS

PROPOSED LOT AREA:
2.44 ACRES

PROPOSED GROSS BUILDING AREA:
FIRST FLOOR: 16,000 S.F.
SECOND FLOOR: 4,533 S.F.
TOTAL: 20,533 S.F.

ON-SITE PARKING:
REQUIRED: 1 SPACE/1,000 S.F. GROSS BLDG AREA = 21 SPACES
PROVIDED FOR CUSTOMERS: 15 SPACES
PROVIDED FOR SERVICE AND EMPLOYEES: 38
TOTAL: 53 SPACES

VEHICLE DISPLAY:
NORTH VEHICLE DISPLAY LOT: +120 SPACES
SOUTH VEHICLE DISPLAY LOT: +107 SPACES
TOTAL: +227 SPACES

ON-SITE LOADING/DELIVERIES:
REQUIRED: 2 SPACES AT A MIN. OF 500 S.F.
PROVIDED: 2 SPACES AT 1,065 S.F.

L.L. GREEN'S SITE & BLDG DATA

SITE ADDRESS:
21 EAST MCKERCHER BLVD.
HAILEY, IDAHO 83333

ZONING DISTRICT:
EXISTING: LIMITED BUSINESS
PROPOSED: BUSINESS

PROPOSED LOT AREA:
0.90 ACRES

PROPOSED GROSS BUILDING AREA:
FIRST FLOOR: 14,601 S.F.
SECOND FLOOR: 1,577 S.F.
TOTAL: 16,178 S.F.

ON-SITE PARKING:
REQUIRED: 1 SPACE/1,000 S.F. GROSS BLDG AREA = 17 SPACES
PROVIDED FOR CUSTOMERS: 21 SPACES
PROVIDED FOR SERVICE AND EMPLOYEES: 11
TOTAL: 32 SPACES

ON-SITE LOADING/DELIVERIES:
REQUIRED: 2 SPACES AT A MIN. OF 500 S.F.
PROVIDED: 2 SPACES AT FOR A SEMI & BOX TRUCK AT 1,700 S.F.

CONDOS SITE & BLDG DATA

SITE ADDRESS:
MCKERCHER BLVD. & 1ST AVE.
HAILEY, IDAHO 83333

ZONING DISTRICT:
EXISTING: LIMITED RESIDENTIAL 1
PROPOSED: GENERAL RESIDENTIAL WITHIN THE DRD DISTRICT

PROPOSED LOT AREA:
2.06 ACRES

OPEN SPACE:
REQUIRED: 10% OF THE LOT AREA = 2 ACRES (8,973 S.F.)
PROVIDED: 36% = 75 ACRES (32,627 S.F.)

PROPOSED GROSS BUILDING 'A' AREA:
FIRST FLOOR (COVERED PARKING & STOR): 2,838 S.F.
SECOND FLOOR: 2,838 S.F. (3 UNITS)
THIRD FLOOR: 2,838 S.F. (3 UNITS)
TOTAL: 8,514 S.F. (8 UNITS)

PROPOSED GROSS BUILDING 'B' AREA:
FIRST FLOOR (COVERED PARKING & STOR): 3,668 S.F.
SECOND FLOOR: 3,668 S.F. (4 UNITS)
THIRD FLOOR: 3,668 S.F. (4 UNITS)
TOTAL: 11,004 S.F. (8 UNITS)

PROPOSED GROSS BUILDING 'C' AREA:
FIRST FLOOR (COVERED PARKING & STOR): 3,636 S.F.
SECOND FLOOR: 3,636 S.F. (4 UNITS)
THIRD FLOOR: 3,636 S.F. (4 UNITS)
TOTAL: 10,908 S.F. (8 UNITS)

PROPOSED GROSS BUILDING 'D' AREA:
FIRST FLOOR (COVERED PARKING & STOR): 4,910 S.F.
SECOND FLOOR: 4,910 S.F. (5 UNITS)
THIRD FLOOR: 4,910 S.F. (5 UNITS)
TOTAL: 14,730 S.F. (10 UNITS)

PROPOSED GROSS BUILDING 'E' AREA:
FIRST FLOOR (COVERED PARKING & STOR): 4,910 S.F.
SECOND FLOOR: 4,910 S.F. (5 UNITS)
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PROPOSED GROSS BUILDING 'F' AREA:
FIRST FLOOR (COVERED PARKING & STOR): 2,845 S.F.
SECOND FLOOR: 2,845 S.F. (3 UNITS)
THIRD FLOOR: 2,845 S.F. (3 UNITS)
TOTAL: 8,535 S.F. (8 UNITS)

TOTAL PROPOSED GROSS AREA: 68,421 (48 UNITS)

ON-SITE PARKING:
REQUIRED: 1 SPACE/UNIT = 48 SPACES
PROVIDED: 48 COVERED SPACES AT THE 1ST FLOOR OF EA. BLDG.
TOTAL: 48 SPACES

GUEST PARKING (OFF-SITE):
REQUIRED: 1 SPACE/6 UNITS = 8 SPACES
PROVIDED: 22 SPACES
TOTAL: 22 SPACES

PN
CONCEPTUAL MASTER PLAN - VERSION 3
SCALE: 1" = 40'-0"

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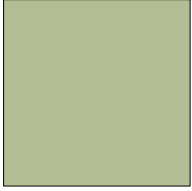
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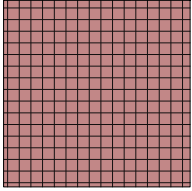
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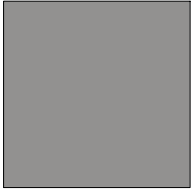
JG -
3.D.



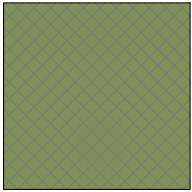
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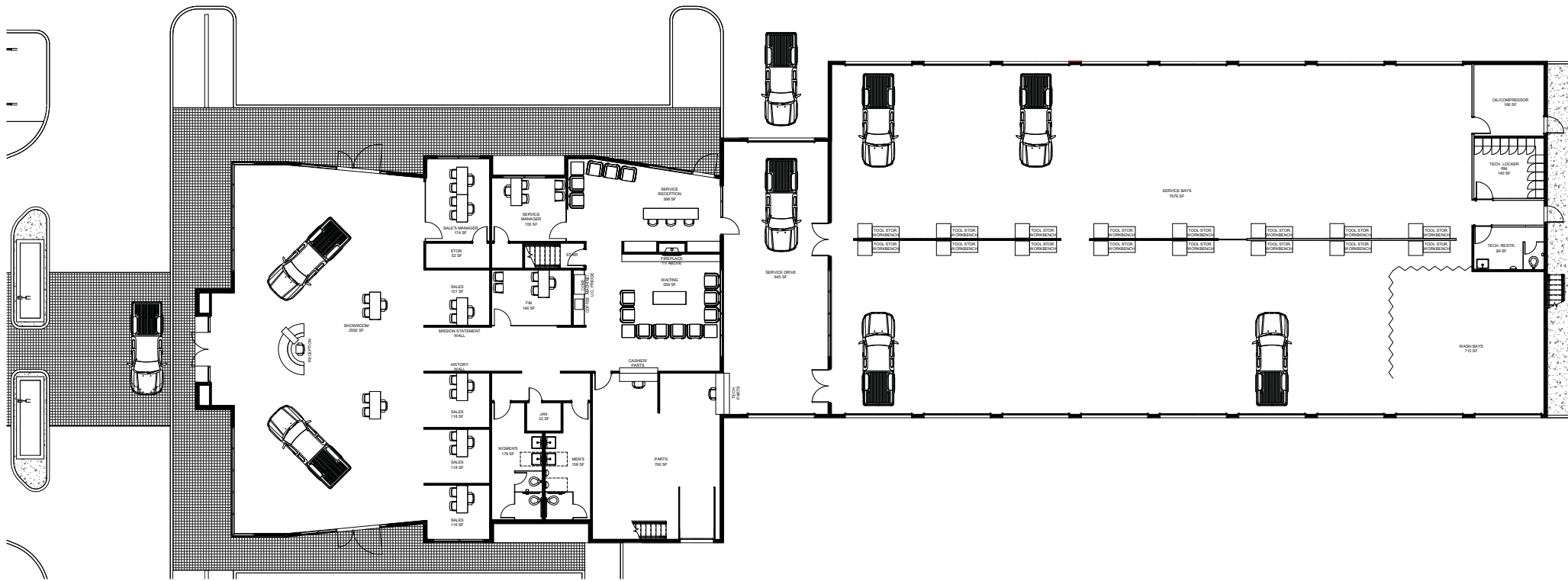
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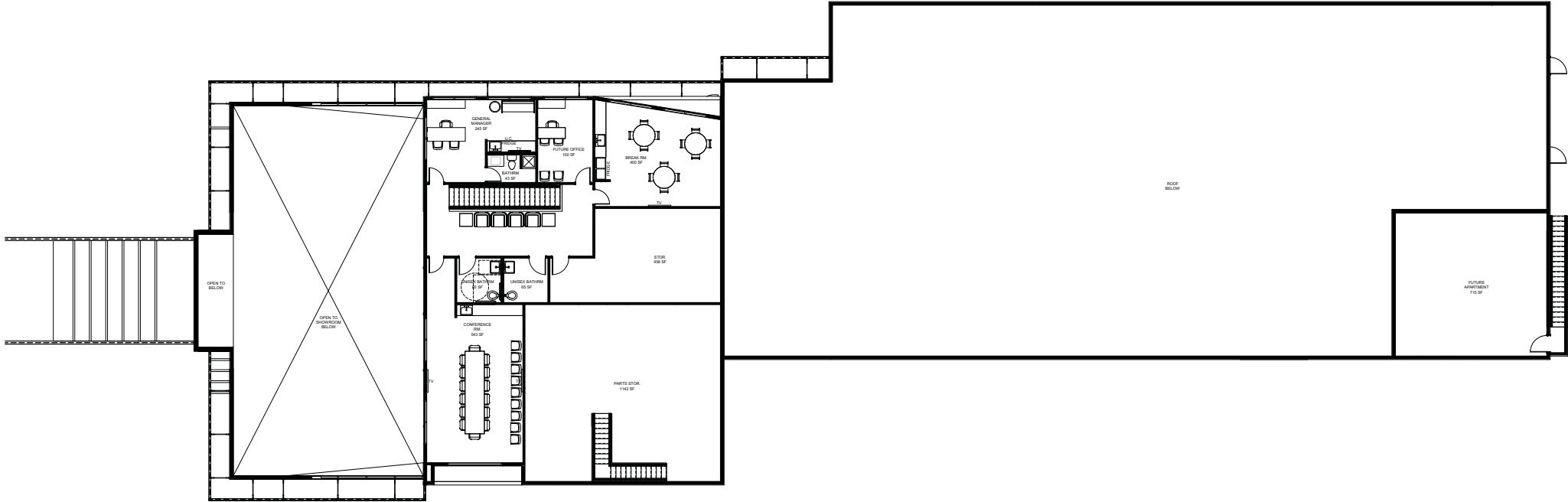
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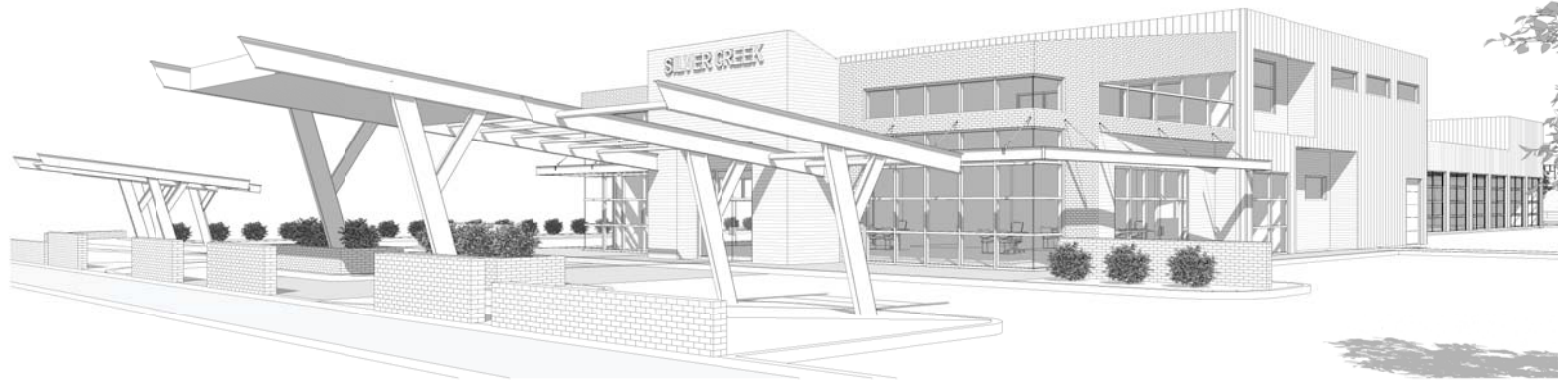


LEGEND	
OVERHEAD/BURIED POWER	---
SANITARY SEWER LINE	---
WATER LINE	---
NATURAL GAS LINE	---
TELEPHONE/DATA LINE	---

P.N.
 EXISTING UTILITIES PLAN
 SCALE: 1" = 40'-0"







PERSPECTIVE VIEW LOOKING NORTHEAST
SCALE: N.T.S.



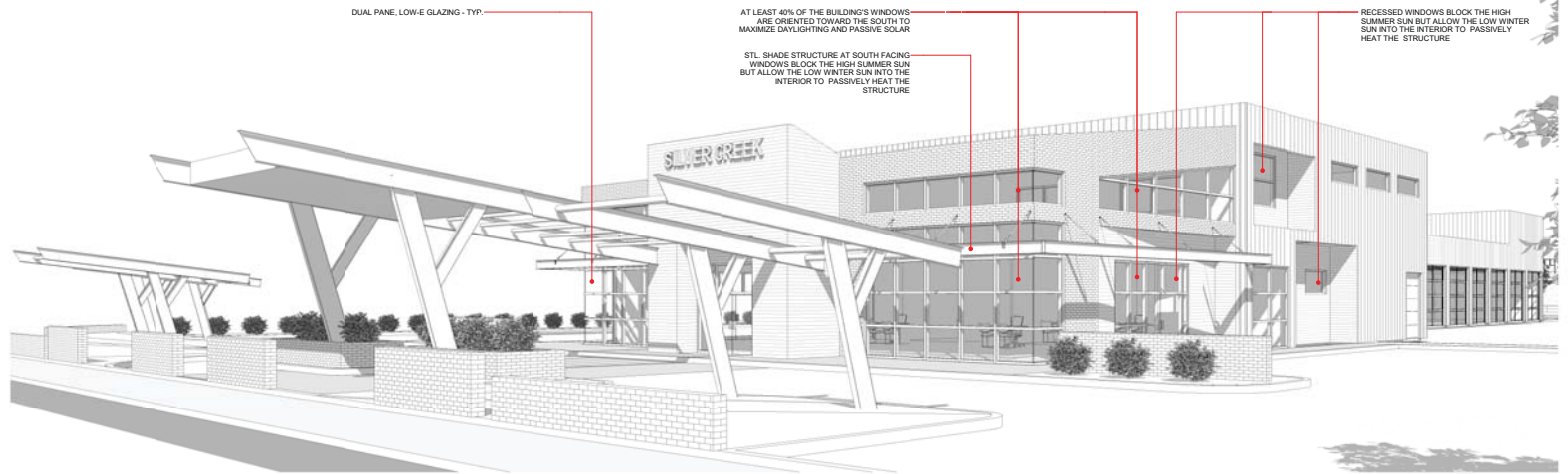
PERSPECTIVE VIEW LOOKING SOUTHEAST
SCALE: N.T.S.

BLISSARCHITECTURE
ARCHITECTURE | PLANNING | INTERIOR DESIGN | CONSTRUCTION MANAGEMENT

SILVER CREEK FORD | SE CORNER OF MAIN ST & McKERCHER BLVD | HAILEY, IDAHO

A201

CITY OF HAILEY PRE-APP DESIGN REVIEW SUBMITTAL | DEC 21 2020



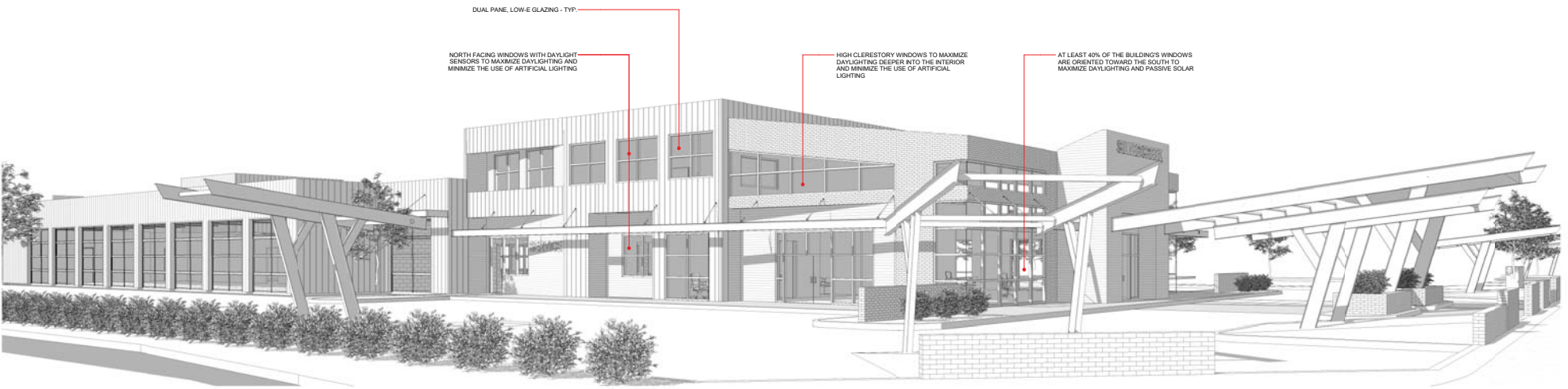
DUAL PANE, LOW-E GLAZING - TYP.

AT LEAST 40% OF THE BUILDING'S WINDOWS ARE ORIENTED TOWARD THE SOUTH TO MAXIMIZE DAYLIGHTING AND PASSIVE SOLAR

STL. SHADE STRUCTURE AT SOUTH FACING WINDOWS BLOCK THE HIGH SUMMER SUN BUT ALLOW THE LOW WINTER SUN INTO THE INTERIOR TO PASSIVELY HEAT THE STRUCTURE

RECESSED WINDOWS BLOCK THE HIGH SUMMER SUN BUT ALLOW THE LOW WINTER SUN INTO THE INTERIOR TO PASSIVELY HEAT THE STRUCTURE

ENERGY EFFICIENT CONSIDERATIONS
SCALE: N.T.S.



DUAL PANE, LOW-E GLAZING - TYP.

NORTH FACING WINDOWS WITH DAYLIGHT SENSORS TO MAXIMIZE DAYLIGHTING AND MINIMIZE THE USE OF ARTIFICIAL LIGHTING

HIGH CLERESTORY WINDOWS TO MAXIMIZE DAYLIGHTING DEEPER INTO THE INTERIOR AND MINIMIZE THE USE OF ARTIFICIAL LIGHTING

AT LEAST 40% OF THE BUILDING'S WINDOWS ARE ORIENTED TOWARD THE SOUTH TO MAXIMIZE DAYLIGHTING AND PASSIVE SOLAR

ENERGY EFFICIENT CONSIDERATIONS
SCALE: N.T.S.



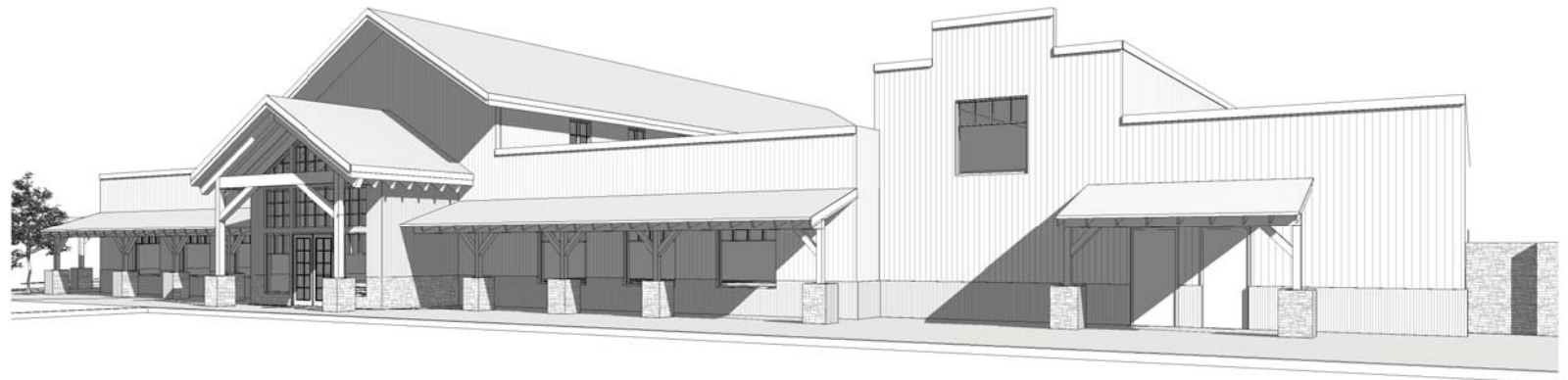
PERSPECTIVE VIEW FROM 1ST AVE
SCALE: N.T.S.



PERSPECTIVE VIEW FROM 1ST AVE
SCALE: N.T.S.



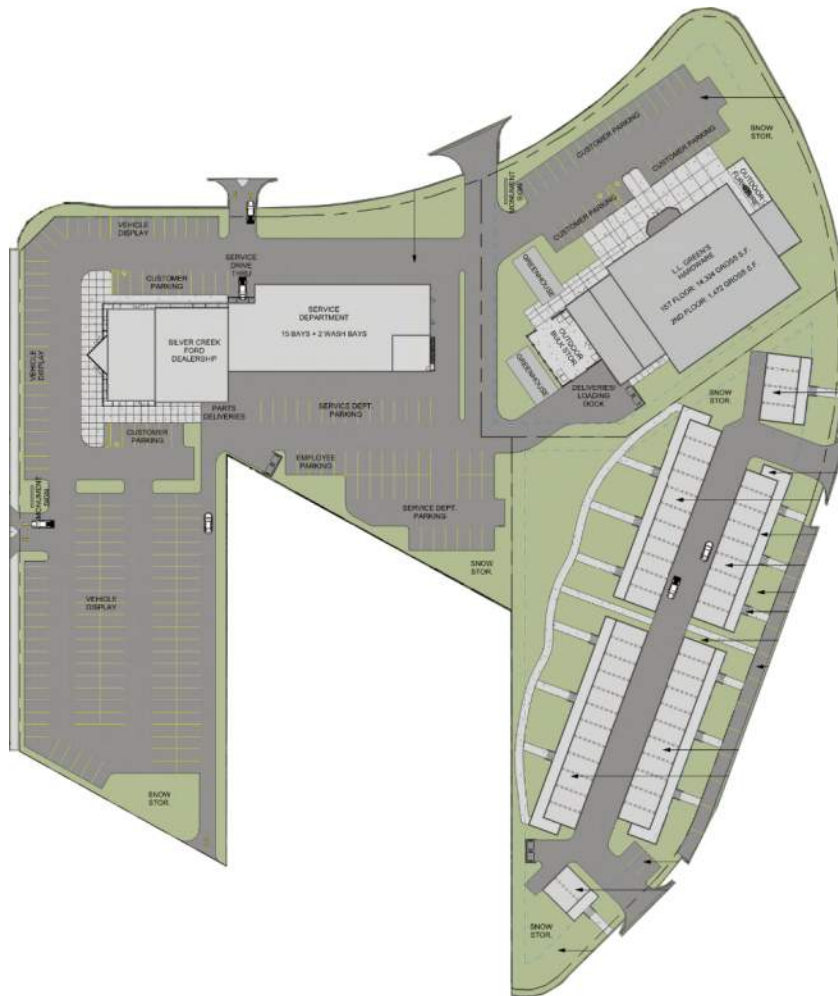
PERSPECTIVE VIEW LOOKING SOUTHEAST
SCALE: N.T.S.



PERSPECTIVE VIEW LOOKING NORTHEAST
SCALE: N.T.S.

Silver Creek Ford

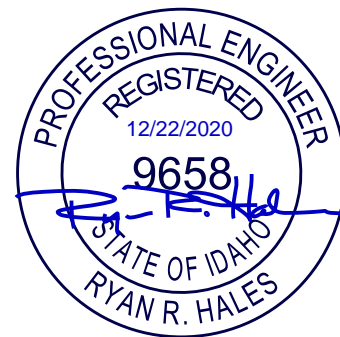
Traffic Impact Study



Hailey, Idaho

December 22, 2020

UT20-1741



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Silver Creek Ford development located in Hailey, Idaho. The Silver Creek Ford project. The proposed project is located on the east side of SH-75, between Cobblestone Lane and McKercher Boulevard.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2020), future (2025), and future (2030) conditions with and without the proposed project and to recommend mitigation measures as needed. The evening peak hour level of service (LOS) results are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

Table ES-1: Evening Peak Hour Level of Service Results

	Intersection	Level of Service					
		Existing (2020)		Future (2025)		Future (2030)	
		BG	PP	BG	PP	BG	PP
1	McKercher Boulevard / Main Street (ID-75)	A	A	B	B	B	B
2	1st Avenue / McKercher Boulevard	a	a	a	a	a	a
3	Winterberry Loop / Access 4 / 1st Avenue	a	a	a	a	a	a
4	Cobblestone Lane / 1st Avenue	a	a	a	a	a	a
5	Cobblestone Lane / Main Street (ID-75)	d	d	e	e	e	f
6	Access 1 / Main Street (ID-75)	-	a	-	a	-	a
7	Access 2 / McKercher Boulevard	-	a	-	a	-	a
8	Access 3 / McKercher Boulevard	-	a	-	a	-	a
9	Access 5 / 1st Avenue	-	a	-	a	-	a
10	Access 6 / Cobblestone Lane	-	a	-	a	-	a

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)
2. BG = Background (without project traffic), PP = Plus Project (with project traffic)

Source: Hales Engineering, December 2020

Table ES-2: Recommended Storage Lengths

Intersection	Recommended Storage Lengths (feet)																
	Northbound				Southbound				Eastbound				Westbound				
	LT		RT		LT		RT		LT		RT		LT		RT		
	E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P	
1	McKercher Boulevard / Main Street (ID-75)	170	-	-	-	235	-	-	-	165	-	-	-	75	125	-	-
5	Cobblestone Lane / Main Street (ID-75)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50

1. Storage lengths are based on 2030 95th percentile queue lengths and do not include required deceleration / taper distances
2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

Source: Hales Engineering, December 2020

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Please see Rezone Drawings.
Combined drawings submitted
for Rezone, CUP and Design
Review Pre-Application.

BLISSARCHITECTURE

December 21, 2020

City of Hailey
Community Development Department
115 Main Street South

★ **Proposed hours of operation have been amended to 8:00 am to 6:00 pm Monday through Saturday during the winter and 7:00 am to 7:00 pm during the summer.**

Attn: Robyn Davis, City Planner

Conditional Use Permit Analysis:

Silver Creek Ford, currently located at 920 S. Main Street, provides automotive sales, repair, and maintenance. The Dealership also sells small amounts of Ford merchandise and accessory parts over the counter. The use at its proposed new location, at the Southeast corner of Main Street and McKercher Boulevard would remain unchanged.

Silver Creek Ford has been a Main Street business for several decades in Hailey. Its proposed new location would continue that tradition by being on Main Street within an upgraded, code compliant, and energy efficient facility that would better serve its customers of not only Hailey but the entire Wood River Valley and beyond. In order for it to continue being on Main Street at its proposed new location, a Conditional Use Permit is required as a Business district use. Automotive sales and repair uses are permitted only in the Light Industrial district. Such a zoning designation would not be appropriate along the Main Street Corridor at the north entrance into the City. As noted in the analysis of the City's Comprehensive Plan and Land Use Map, all of the parcels located within the Downtown Residential Overlay District along the Main Street Corridor are zoned as a Business use, with the exception of the parcel being proposed as the new Dealership site. Changing the parcel to a Business use would be consistent with all of the other properties within the DRO along Main.

In regards to the Conditional Use Permit and its effects on adjoining properties please consider the following items:

- ★ 1. The hours of operation are from 8 am to 6 pm, Monday through Saturday and closed on Sunday.
2. In regards to traffic, the increased amount to the proposed location is minimal. Please reference the traffic study and report completed by Hale Engineering.
3. The Dealership will have insignificant amounts of noise pollution. The loudest part of the operation is the use of certain tools used in the mechanical shop. The doors to the shop and service bays will be closed with insulated doors that will mute the majority of the noise. The doors will only be open to move vehicles in and out of the facility.
4. Outdoor lighting will be provided in the customer parking areas and vehicle display areas. The LED lights will be dark sky compliant, compliant with City Code, and shielded as necessary from residential areas.
5. Odors will not be generated from the Dealership.
6. Fumes will not be generated by the Dealership.

Sincerely,



Errin Bliss, Architect, AIA

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mazda

Service



















NISSAN

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