COMMUNITY DEVELOPMENT DEPARTMENT 115 MAIN STREET SOUTH HAILEY, IDAHO 83333

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

(208) 788-9815

AGENDA HAILEY PLANNING & ZONING COMMISSION Tuesday, September 8, 2020 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

- CA1 Adoption of the Meeting Minutes from the May 4, 2020 PZ hearing. ACTION ITEM.
- CA 2 Adoption of the Meeting Minutes from the May 18, 2020 PZ hearing. ACTION ITEM.
- CA 3 Adoption of the Meeting Minutes from the May 28, 2020 PZ hearing. ACTION ITEM.
- <u>CA 4</u> Adoption of the Meeting Minutes from the June 1, 2020 PZ hearing. **ACTION ITEM.**
- CA 5 Adoption of the Meeting Minutes from the June 15, 2020 PZ hearing. ACTION ITEM.
- CA 6 Adoption of the Meeting Minutes from the June 29, 2020 PZ hearing. ACTION ITEM.
- CA 7 Adoption of the Meeting Minutes from the July 20 2020 PZ hearing. ACTION ITEM.
- CA 8 Adoption of the Meeting Minutes from the August 3, 2020 PZ hearing. ACTION ITEM.
- CA 9 Adoption of the Meeting Minutes from the August 17, 2020 PZ hearing. ACTION ITEM.
- CA 10 Adoption of Findings of Fact, Conclusions of Law and Decision of a Hillside Site Alteration Permit Application by Brush and Amber Carpenter, represented by Chip Maguire of M.O.D.E., LLC, for the addition of an outdoor patio space and four (4) foot high retaining wall to a single-family residence. This project would encroach a depth of approximately six (6) feet into the Hillside Overlay Boundary, and is to be located on Lot 8, Block 8, Old Cutters Subdivision (1121 East Myrtle Street). **ACTION ITEM.**
- CA 11 Adoption of the Time Extension for Design Review Application submitted by McDonald's Corporation and Kyle Inc./#13380 DBA Valley Food Services, Inc. to extend until spring of 2021. ACTION ITEM.

Public Hearing

PH 1 Consideration of a flood hazard development permit for a preliminary plat of Lot 38, Little Indio subdivision. The proposed project consists of a two (2) lot subdivision containing some regulatory floodplain. The eastern portion of Lot 1 within the proposed subdivision

is partially located in the Special Flood Hazard Area (SFHA) of FIRM Panel 0664E, dated November 26, 2010. The existing FIRM shows an AH zone with an elevation of 5310 feet, in the vicinity of the subdivision. **ACTION ITEM.**

- PH 2 Consideration of a Preliminary Plat Application submitted by Jesse German and Taryn Haag, represented by Galena Engineering, where Lot 38, Little Indio Subdivision (415 W Bullion) is subdivided into two lots, Lot 1, 12,704 square feet and Lot 2, 11,335 square feet, within General Residential (GR) and FP Overlay Zoning Districts, the Preliminary Plat of Little Indio south Subdivision. ACTION ITEM.
- PH 3 Consideration of a Conditional Use Permit submitted by Dan and Stephany Smith for a 240 square foot temporary storage shed to be located at 321 Sawmill Dr (Lot 5A, Sawmill AM) within the General Residential (GR) Zoning District. 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: September 21, 2020
 - DR: River Street Apartments

Return to Agenda

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT 115 MAIN STREET SOUTH HAILEY, IDAHO 83333

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

(208) 788-9815

Meeting Minutes HAILEY PLANNING & ZONING COMMISSION Monday, May 4, 2020 Virtual Meeting 5:30 p.m.

Planning and Zoning Commission
Please join my meeting from your computer, tablet or smartphone.
https://www.gotomeet.me/CityofHaileyPZ
You can also dial in using your phone.
(For supported devices, tap a one-touch number below to join instantly.)
United States: +1 (571) 317-3122
- One-touch: tel:+15713173122,,506287589#
Access Code: 506-287-589

5:30 PM Chair Fugate called to order.

5:30 PM Public Comment for items not on the agenda. No Comment

Consent Agenda

- CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of Preliminary Plat Subdivision Application (Phase I) by S.V. Flying Squirrels, LLC, represented by Bruce Smith of Alpine Enterprises Inc., for Quigley Townhomes, located at Lot 1A and Lot 2A of Quigley View Subdivision (631 East Croy Street), where Lot 1A and Lot 2A are subdivided into eight (8) townhouse sublots, located within the Limited Residential (LR-1) Zoning District. This project converts a condominium subdivision to a townhouse subdivision. **ACTION ITEM**
- CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Lena Cottages, LLC, represented by Chad Blincoe of Blincoe Architecture, for a 2,064 square foot, seven (7) bay garage building to serve seven (7) single-family cottage style units, located at Lot 9, Block 3, Old Cutters Subdivision within the General Residential (GR) Zoning District. ACTION ITEM
- CA 3 Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Subdivision Application by Lena Cottages, LLC, represented by Chad Blincoe of Blincoe Architecture, where Lot 9, Block 3, Old Cutters Subdivision is subdivided into seven (7) sublots. This project is located within the General Residential (GR) Zoning District. ACTION ITEM
- <u>CA 4</u> Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Subdivision Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Galena Engineering for Blaine Manor Subdivision, located at Lot 3A, Block

1, Wertheimer Park (706 S Main St) where Lot 3A is subdivided into two lots, with an 11,755 square feet proposed public Alley Right of Way located on the northwest rear corner of the proposed Lot 1. This projected is located within the General Residential and Hailey Townsite Zoning Districts. **ACTION ITEM**

Scanlon pulled CA2.

5:32 PM Pogue motioned to approve CA 1, CA3 and CA 4. Stone seconded. All in Favor.

Scanlon noted page 12 of the Report, the word approve is not included.

5:34 PM Scanlon motioned to approve CA 2 to be approved as amended. Smith seconded. All in Favor.

Public Hearing

- PH 1 5: 35 PM Consideration of a Design Review Application by Tanner Investments, LLC represented by Samantha Stahlnecker of Galena Engineering for a six (6), two-story fourplex units. The proposed project will be located Lots 1-6, Block 86, Woodside Subdivision No. 25 (East side of Woodside Blvd. between Antelope Drive and Baldy View Drive), within the General Residential (GR) Zoning District- ACTION ITEM
- 5: 36 PM Horowitz turned floor to applicant to present. Stahlnecker introduced herself and provided a summary of the proposed project. Stahlnecker discussed some changes from original proposal – sidewalk, parking and setbacks. Stahlnecker went on to discuss a revised site plan they put together today – increased rear yard setbacks, relocated one building to center area and moving drive access further in. Chair Fugate clarified Stahlnecker stated applicant will accept this revised site plan if project is approved tonight. Stahlnecker confirmed. Stahlnecker went on to discuss new site plan- parameter sidewalk, recycling facilities, and reiterated increased rear setbacks. Stahlnecker proposed a new condition "n". Scanlon asked about possibly moving building with 13 ft rear setback to center area and have the backs of the buildings facing each other. Stahlnecker stated she can confer with the applicant before deliberation. Stahlnecker went on to discuss rear view of the building facing Woodside Blvd and the side elevations of the buildings facing Woodside Blvd. Stahlnecker moved on to discuss proposed colors for the doors that add a pop-up color to the buildings. Stahlnecker confirmed applicant will meet the standards for the tree caliper required. Stahlnecker explained allowed for potential spaces in front of each building to be converted to ADA Parking. Stahlnecker explained CC&Rs will prohibit RV Parking. Stahlnecker stated the applicant plans to adhere to the drought friendly landscaping and plans to plant drought tolerant turf. Stahlnecker confirmed will work with Mountain Rides to meet all of their standards for a bust stop. Stahlnecker confirmed gutters will be same color as the trim. Stahlnecker confirmed applicant did decide to floor plan as is.

Pogue asked about the necessities for the flag lots. Stahlnecker explained the previous layout and that Lot Line Adjustment is being reviewed administratively. Stahlnecker explained revised lots. Pogue applauds changes and agrees with Scanlon's suggestion with moving the second building to the center.

Smith asked if street was public. Horowitz clarified not called private street but an access parking aisle. Smith explained not able to see revised site plan. Smith asked about the landscaping. Stahlnecker explained the more turf they can provide, the more area the families children would have to play. Smith asked about boarder around trees and trach receptacle. Smith suggested possible areas that could review to reduce water use.

Stone asked if the only color change was the door. Stahlnecker confirmed. Stone asked if the roof is going to shingles. Stahlnecker confirmed. Stone asked about the snow clips. Scanlon explained why he thought it was a good precaution to have snow clips.

Scanlon listed questions/concerns – change of door colors is a start, wanders if could make the window trim the same color? Use large building numbers in color to introduce more color. Does think there should be snow clips. Asked about drawing of trash enclosures. Does want to see water sensors used, 600PM

Chair Fugate explained need for more color. Chair Fugate asked Horowitz about the ADA parking. Horowitz stated she will double check with the building official.

Chair Fugate opened public comment.

- 6:00 PM David Anderson, 1340 Woodside Blvd, referenced letter written to the P&Z. The configuration directly affects their property, feels the development changes the harmony in the area. Point 1 is the traffic issue, discussing morning traffic. Point 2, the development is not contiguous with the surrounding neighborhood. Asking if this development considered plot zoning? If it is PHZ that within the state or subdivision guidelines. Scratched point 4. Note 7 of letter, during walk around the neighborhood with flyers only a small percentage had heard about the P&Z project. Those uninformed due to COVID had not gone out to get a paper or their mail. Ask as the group that P&Z allow them more time to mount a better defense if possible.
- 6:06 PM Michael Abbott, lives on Aspen Valley, wandering why planning is worrying so much about the curb appeal, when this whole building area is affecting all the houses around it. Thinks that should be more of a priority than curb appeal. Think the buildings should be moved in more. These buildings are going to affect her backyard. That when bought these homes this was going to be a park. Asked if the elevation could not be so high. Also has a problem with the color of the buildings, does not blend in with the surrounding colors that are all earth tones. Also worried about the population in that area.
- 6:08 PM Kev Anderson, 1574 Baldy View Drive Also has the same concern, could not tell if townhouses or apartments. Concerned about property values going down. Think will be traffic issue in morning. If these are apartments, these individuals will not have the same concerns as home owners. Wish had more time to consider it, felt very rushed to him.
- 6:10 PM Jeffery Jones, 1441 Woodside, lives directly across from proposed project and does not understand why traffic study has not been done. If correct, there are 33 covered parking and 39 parking structures. The parking when school is session and not in a COVID situation backs all the way to his house and this is going to back it up even further.

- Where exactly is the access locations are located in connection to his property. The color of the buildings is horrendous.
- 6:11 PM Kim Bryson, 1510 Woodside Blvd also very concerned how close they area. Not sure if these will be apartments or if rentals or to be sold. Concerned about possible limit on how many families in one unit? Colors are horrible, really thinks there needs to be a difference. Also concerned about the exterior lighting. Believes lighting should be required to be turned off when not in use. Concerned about the project overall, when bought, was told this would be a park.
- 6:13 PM Bo Kozen, 830 Antelope Drive- development happening in her backyard. Why are we building apartment units in single family home area? This will not improve the value but will bring the property value down. Appreciates effort of additional setbacks but really does not make a different. Existing residents should not sacrifice all esthetics in view of the new development. If does get approved, need a stop sign at Baldy View and Antelope. Kozen asked what is going to happen to cars if have additional cars beyond the two parking spaces. Kozen was also told this would be a park when purchased her home. Thinks area should stay as single family.
- 6:17 PM Mary Keppler, stated she was able to see the plans last Thursday for this project, glad to see people involved are willing to make concessions. Her house is 20 ft from the property line, it becomes unusable space that close to the property line. To consider the proposed building being that close to her property line was very frightening. Does not think even with the additional space for some of the people who live around the parameter does not think it is enough room. Keppler expressed desire to see revised plan with additional buildings in center and suggested possibly putting parking along the parameter. All residents in area are being affected, know that their property values are going down and this project causes such an intrusion into their life they can longer live there.
- 6:19 PM Kathy Nice, 1431 Woodside Blvd, straight across from project, takes issue with entire project would be staring into a parking lot. Nice was told this would be park. Asked if this was an apartment complex, when first started was told this would be townhomes. Nice does not agree with it, this is a family-oriented family home section of Woodside, feels should stay that way. Why trying to shove six big buildings into that small of space. Definitely needs traffic study done before this goes forward.
- 6:21 PM David Seelig, 1320 Woodside Blvd, has not heard anyone talk about the 250 houses coming up from Croy Canyon, going to same place to get out of Woodside Blvd. The traffic is going to be a joke. Was told this would be a park. Its time for P&Z and the city to take care of those promises. A bunch of apartments going there will be a nightmare, he does not border the project but knows it will affect him. Its going to be a total nightmare for traffic. Those people who don't live there should not be making decisions for them.
- 6:23 PM Mary Roberson, 1580 Baldy View, this is to Tanners advantage that limited people knew about this due to COVID-19, she just found out on Friday. There needs to be more time, it is very biased. Was also told this would be park. This is for the profit of a few people. This is family-oriented neighborhood, not meant for an apartment. Why can't the developers build single family homes, won't make as much money is her guess. Roberson suggests to

postpone until people can come to the hearing. She has a lot of things need to say. The traffic is ridiculous. Why don't the commissioners go there at 7:00 am on a Monday morning. Would also like to do a study of the police presence in Woodside, believes not represented by the police as much as the rest of Hailey is. People speed on Woodside Blvd. Wants this delayed until they can participate face to face as should.

- 6:25 PM Matt and Vicki Pitcarin, Woodside Blvd, agrees with several people already spoken. Bamboozled with this thing, believes Tanner took a great time to drop this on them. Traffic will be an absolute nightmare. Asked if this is not the 2nd busiest road in the entire county. Asked for more time to mount a defense against this. Would not have known this was going on if someone had not put a notice on their door. Was told this was going to be a park too. Ok if it is not going to be a park, but make it single family. Does not matter what color the buildings are, they are hideous. Asked if this could be put on hold until they could get more information.
- 6:29 PM Tony Nice, 1431 Woodside Blvd, been here a long time has studied the traffic, road along with the police to figure out they need. Police always like to watch the traffic when it is not the time for people leaving or going to work. Why did the City when built the grass side Blvd. need to keep this as a family area not a Balmoral type area? Does not know who is going to rent these places, could park on Baldy View. Who takes care of renters? Who's responsible if 6-10 renters in one unit? Park looked good, believes city hid it.
- 6:31 PM Caroline Nutter, 441 Aspen Valley Drive, buildings are directly in her backyard. Increase of noise, being two stories high buildings in back yard block view of her house. Round about congestion is really bad at peak hours, it takes her 7 min to go a half mile at its worse. This will change the neighborhood dynamic. Does not approve of the aesthetics.
- 6:32 PM David Seelig, stated virtual meetings are wrong, this should be on hold until can meet in public. Would not have know about this except for notice on his door. Commission needs to think about the 200+ homes from Croy Canyon.

6:33 PM Chair Fugate closed public comment.

Horowitz confirmed the project met all required noticing and explained that the governor has allowed for remote meetings in Idaho. Chair Fugate asked Horowitz if she has any idea why people feel they did not get proper notice. Horowitz suggested its possible that they may not have been within the 300 ft. Stahlnecker stated that they appreciate all comments and understands this is a complicated time. Stahlnecker noted that they are not proposing a zoning change, that they are meeting the setback requirements of that zone. They are trying to exceed t hose and do everything they can do be sensitive to the surrounding neighbors. Stahlnecker noted this property is close to multifamily housing in others in Woodside. Gary Slette thinks it is important for the commission and neighbors to note that this property was non-conforming when Woodside was developed. Slette provided a brief history of this property, that it was rezoned from LB to residential. Slette explained Tanner Investments bought this property understanding that it was residential and that they knew what the zoning laws allowed. Slette explained changes to the plan. Slette stated they are in compliance with the zoning requirements with the density.

Slette summarized how the project complies with the zoning requirements and attempts to be considerate to the neighbors. Slette explained that the Tanners deserve the fair hearing. Chair Fugate asked Stahlnecker about exterior lighting and if she could point out the access location. Stahlnecker explained exterior lighting, that will be downlight fixtures at each unit that this is residential lighting for each unit. Stahlnecker explained location of access points. Chair Fugate asked Stahlnecker about the possibility if it would be helpful if one access points was one way. Stahlnecker believes it would be concentrating the issue. Stahlnecker does not believe required to provide a traffic study as this project is meeting the requirements. Stahlnecker believes it would be an issue to police the one-way access. 6:47 PM Simms stated he is sensitive to the public comment, that he is very comfortable with the compliance of the legalities. Simms understands this is not the same as an in-person meeting and does not know when will get back to those. Simms stated with the comments heard tonight and what he observed at the last hearing, that they were clear that they would like to see this pulled off the property line. That drawing was just received today. Simms asked about possibility to work with the applicant to work with Staff to continue to another meeting.

Chair Fugate asked for commissioner comments. Pogue recommends a delay so can process the new plan received today and recommends the additional unit be brought into the interior. Pogue's other concern is the starkness of the units, would like to see more color than just the front door. Pogue noted that neither plan submitted showed trees that did not meet the number and caliper of trees. Smith would like to see an updated landscape plan that is compliant and minizine turf. Smith would like to see sensors used to minimize water usage. Smith agrees, more colors than just doors. Smith likes the idea of having more time as he has not been able to see the new iterations with the buildings in the center, suggest a to continue to a date certain. Stone was expecting at this hearing, a last-minute lot line shift to incorporate the number one concern by neighbors with no time for staff to review is not satisfactory. Stone hopes when comeback know what the shingles look like, have more color, other issues with tree commission and planting are addressed. Stone is interested in statements from neighbors and does believe them when they say they are feeling the pain of being in a single-family oriented area but that the zone does allow for. Stone thinks they should be going out of their way to follow the recommendations and if does not have the paper work ready not to present. Scanlon believes have adequately proven the legality of the project going forward but believes it could be softened, more color and a better landscape plan. Scanlon agrees with other commissioners and that a 10-day delay is not going to make that much of a difference. Chair Fugate agrees with what has been said and would like to reiterate that although this is compliant and meets the standards but that this commission wants to be sensitive to neighbors around the project. Chair Fugate summarized they would like to see a revised plan potentially moving the 2nd building to the center, believes the design is subjective but addition of color would help soften it, a sample of the shingles, snow clips and landscape plan that includes some trees that provide a buffer. Pogue stated would like to see issue with water sensors and irrigation. Smith and Scanlon agree. Stone asked if required. Horowitz confirmed not required. Staff, applicant, and commissioners discussed date to continue project too.

7:02 PM Smith motioned to continue the public hearing to May 18, 2020. Scanlon seconded. All in Favor.

Horowitz noted that it is unlikely we will get to the McMinn project tonight. Commission motioned to continue to May 18, 2020.

PH 2 7:03 PM Consideration of a Design Review Application by Blaine County, 1,720 square foot new two-story mixed-use building to consist of a 288 square foot office and 572 square foot storage on the first floor and an 860 square foot one-bedroom residential unit on the second floor. This project is located at 302 S 1st Avenue (Lot 13A, Block 22, Hailey Townsite), within the Transitional (T) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

Horowitz introduced Country Hamilton, Interim City Planner. Horowitz turned floor over to Jolyon Sawrey. Sawrey introduced project summarizing proposed mixed-use building – residential unit on second floor and main floor will be office space. Sawrey noted one revision to drawing and that will go over it. Sawrey pointed out location of project, how the unit will be accessed from the alley. Sawrey noted that the apple tree was incorrectly labeled and is actually a pear tree that will be replaced. Sawrey discussed exterior coloring for new building and materials to be used. Sawrey confirmed fence along North side and between the parcels will remain. Sawrey discussed parking spaces to be improved. Sawrey pointed out location of snow storage. Sawrey discussed the drainage that has been amended done by Galena Engineering and that it was noted by Yeager to not hold project up due to drainage as it will be resolved. Sawrey discussed staging and amendments needed. Sawrey discussed the layout of the 1st and 2nd floor of the interior of the building. Sawrey discussed the architecture that adds to the character of the building, lighting, gutters, downspouts, drywells, snow fences.

Pogue is concerned with alley access for tenant, that on snow days what happens when it needs to be graded. Sawrey stated believes it is city requirement is that the owner's responsibility. Sawrey went on to discuss the mechanical and energy efficiency proposed. Smith asked about drawing #6, the west view highlights the corner trim and belt line in dark green. Smith asked if this was a mistake. Sawrey confirmed belt is green matching the trim. Stone confirmed that the city will not plow the alley way and did hear Sawrey's response but concerned with how and where the snow is going to go. Stone asked what the distance is between the current house and this proposal. Sawrey does not have the exact distance but estimates close to 16'. Stone asked if there is any requirement to submit landscaping plans. Horowitz explained that staff felt what was submitted was sufficient but commission can ask for more. Stone is interested in plan for rest of property. Stone asked for applicant to address whether or not there are any problems with the conditions of approval proposed. Sawrey provided assumption that snow would be piled and where it would go. Sawrey discussed the landscape plan and thought process. Sawrey moved on to discuss the conditions proposed and he did not have any issues with ones he was in charge of responding too a -o. Scanlon asked if the one on the lower corner is actually the east view not west. Sawrey confirmed. Scanlon confirmed that they have enough snow storage. Sawrey confirmed. Scanlon asked if possible, to create more shadow line along the plainer elevations, especially from Walnut Street. Scanlon request to see the spec sheet on the HVAC units are going to be 100% more efficient and the lower u value of the windows. Sawrey discussed the elevations and his personal opinions. Sawrey is not able to say on behalf of the applicant if can do more as

not aware of their budget. Sawrey discussed location of guard rails. Sawrey confirmed will submit the cutsheets as conditions. No further questions.

Chair Fugate opened public comment.

No comments.

Chair Fugate closed public comment.

Chair Fugate summarized areas of concern. Chair Fugate asked Scanlon if taking in consideration of fence if still need to have more interest. Scanlon confirmed. Chair Fugate asked if comfortable with energy issue assuming specs submitted are appropriate. All agreed. Chair Fugate confirmed with addition of new drainage and construction plan if that is satisfactory. All agreed. Smith noted that the new drainage is already a condition. Horowitz suggested condition j could be amended by staff regarding snow storage in ROW. Staff and commission continued to discuss conditions. Horowitz verified new conditions of approval. 7:45 PM Chair Fugate confirmed will amend condition j. Horowitz confirmed.

7:48 PM Stone motioned to approve the Design Review Application by Blaine County for a new 860 square foot garage and office space with an 860 square foot, one (1) bedroom Accessory Dwelling Unit above. The project is located at 302 S First Avenue (Lot 13A, Block 22, 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 (q) are met. Smith seconded. All in Favor.

PH 3 Consideration of a Design Review Application by Kevin and Stefanie McMinn represented by Owen Scanlon Architects, for a new two story with basement mixed use building to consist of a 2,312 square foot dental office located on the first floor and two two-bedroom residential units on the second floor for a total of 1,633 square feet with a 1,512 square foot basement, with a total of eight parking stalls. This projected is located at 801 N 1st Avenue (Lot 2, Block 1, Taylor Subdivision) within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. **ACTION ITEM.**

7:03 PM Stone motion to continue the public hearing to May 18, 2020. 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: May 18, 2020.
 - DR: Fire Safety House
 - Text Amendment: Title 13

756 Scanlon motioned to adjourn. Stone seconded. All in Favor.

Return to Agenda

COMMUNITY DEVELOPMENT DEPARTMENT 115 MAIN STREET SOUTH HAILEY, IDAHO 83333

Zoning, Subdivision, Building and Business Permitting and Community Planning Services (208) 788-9815

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, May 18, 2020
Virtual Meeting
5:30 p.m.

Planning and Zoning Commission

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Present:

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

Staff: Lisa Horowitz, Jessica Parker, Chris Simms, Sharon Grant

5:32:02 PM Chair Fugate called meeting to order.

<u>5:32:36 PM</u> **Public Comment for items not on the agenda.** No comment.

Consent Agenda

<u>CA 1</u> <u>5:32:48 PM</u> Adoption of Findings of Fact, Conclusions of Law and Decision of Design Review Application by Blaine County, 1,720 square foot new two-story mixed-use building to consist of a 288 square foot office and 572 square foot storage on the first floor and an 860 square foot one-bedroom residential unit on the second floor. This project is located at 302 S 1st Avenue (Lot 13A, Block 22, Hailey Townsite), within the Transitional (T) and Townsite Overlay (TO) Zoning Districts.
ACTION ITEM

5:33:16 PM Smith asked Scanlon if they came to agreement with Jolyon regarding side of building.

Scanlon stated had not seen any updated drawings as of yet. Horowitz confirmed she had not seen any revised drawings. Horowitz explained it was required prior to building permit.

5:34:07 PM Smith motioned to approve CA 1. Pogue seconded. All in favor.

Public Hearing

- PH 1 5:34:46 PM Continuation of a Design Review Application by Tanner Investments, LLC represented by Samantha Stahlnecker of Galena Engineering for a six (6), two-story four-plex units. The proposed project will be located Lots 1-6, Block 86, Woodside Subdivision No. 25 (East side of Woodside Blvd. between Antelope Drive and Baldy View Drive), within the General Residential (GR) Zoning District- ACTION ITEM
- 5:35:23 PM Chair Fugate asked applicant to keep to what the changes are and the input requested. Grant provided highlights of the changes made to the project, including the revised locations of two of the buildings and the landscape. Horowitz made Stahlnecker the presenter. 5:37:50 PM Stahlnecker presented the new site plan, describing new location of two buildings and went on to discuss the revised landscape plan including increase of trees for screening. Chair Fugate asked how the fire department being able to locate a specific address would be handled. Stahlnecker explained will be working with the fire department on that and that all addresses will be addressed off of Woodside. No questions from Pogue. 5:41:11 PM Smith asked about material specs for the colors on the building. Stahlnecker confirmed can provide that prior to the findings being signed. Smith asked about the windows on the end of the buildings shown, if that is typical on all buildings. Stahlnecker confirmed. Smith asked for clarification on what is happening on the end of the building as it appears to be shadowed. Stahlnecker clarified the colors matching the front side. Smith asked about insulation values. Stahlnecker referred to Tanner for that question. Tanner confirmed stucco on the side of the building is supposed to be gray. Tanner clarified the door color and that has not resubmitted a color sample of the stucco yet. Tanner explained the insulation is not on the plans but can add that. Smith asked about the landscape - 1) what kind of trees 2) ultimate height and width expected of that tree. Stahlnecker explained will get an answer for him by public comment. 5:46:49 PM Stone asked if area where building was at is still planned to be snow storage. Stahlnecker confirmed significant amount of snow storage elsewhere on the project, but as needed there could be snow storage there. 5:48:49 PM Scanlon noted now looking at the end of four buildings from the street, suggesting row of trees along Woodside Blvd every other one be a conifer or deciduous so that in fall and spring there is still some landscaping. Scanlon asked about masonry detail noted A4 and A5. Tanner explained that is generic information and does not apply to this project. Tanner responded to ok with relocating the trees. Chair Fugate asked about the Arborist Report.

55231 Chair Fugate opened public comment.

55247 Jeffery Jones, Woodside Blvd, no letters were sent out for this meeting. That is why you will see a decrease in people and had to send out notices by hand. Information was put on the website late, had to call Lisa to have it put on Wednesday. Please with all the proposed changes that have been made during the last meeting, almost 85% to 90% of the public comment was about traffic. Unfortunately, none of the planning commissioners talked about it after the public comment was closed. Would like to take this time to ask two questions – Asked commissioners why they feel there is no need for a traffic study and if there is a traffic study done, and found to have a negative impact on this area would it impact their decision on this project and if no why. Would like the commissioners to answer these questions at the end of public comment.

- 55430 Michal OCallagahn-Abbott, one of the corners is only 14.6' setback and wandering why that one is so close. Was hoping the colors would not be quite so white, maybe a sage green. How long are the buildings?
- 55529 David Anderson, 1340 Woodside Blvd, keep seeing big building close to their property has moved several different times and does not get an opportunity to see them until public comment period. If there is ever a need for a traffic study, this is one because adding density to single family area that is already dense. Makes no sense to the neighbors, density is way to high for that area. Thinks public comment period is insignificant. Called and asked how people are supposed to know and was told about email and notice mailed out. That is not enough, very small percentage of neighbors even knew having the hearing. There was not enough notice for this meeting.
- 5:57:09 PM Bo Kozen ,830 Antelope, at the last meeting expressed frustrating comments directed towards Tanner Construction. Tanner is focused on making profit, their concerns are not his. Has problem with council members, that they are the ones standing between them and the applicant. This council knows very well what they Hailey residents think about building apartments their backyard and what it will do to the value of their homes. It seems they do not care or are concerned about their issues. Made it worse hearing council members talking about colors and trees make it seem that they do not care. All seem to hear is that they all thought this was supposed to be park, this is not what they are upset about. The day the plans were submitted their actions should have been sorry this is a single-home residence area. Please submit plans for single home. Yet they did not. Question to council member if they do not respect their opinion, why have these meetings. Has spent over 6 hours trying to express her opinions and listening to her neighbor opinions, hoping this would make a difference. Does it? Of is their mind already made up and this is for show. Thought their job was to protect them and improve area vs. destroying it. This is what would happen if put rentals in their backyard.
- 5:59:29 PM Mary Kemper, 1521 Aspen Valley Dr, back of her property is on the perimeter. Was at the last meeting, so this is the 3rd version of the proposal she is seeing. Kemper stated she feels this proposal puts them back at square one. Her image of this property is that it is odd shape, and is the same shape it was when the Tanner Investment purchased it. She and the neighbors are to responsible for the property shape, but they are taking the brunt. A square shape design is trying to be pushed into a triangle and it is not working. Every change of the proposal seems to benefit some but hurt others. Glad to see two buildings moved to the center, but should have given additional space to have the properties moved towards the center. Instead they moved out. Makes no sense to her. Doing something else with the park, snow removal or parking for this building. Seems like there are ways to fix this so that everyone can be considered. Can only speak for herself, she was not terrifically impacted by the 1st design. But now her back fence is 70' long and she looks at the back of the building that is 14'. Her backyard is her sun exposure and it is gone.

Caroline Nutter, 1441 Aspen Valley Dr, little upset about the meeting came home from work at 530 today to find out about this meeting. Did not get any notification otherwise. In addition, to that the traffic study not being required, find that already experiencing traffic delays when at full capacity. If a traffic study is to be conducted should be done in September when school is open. These meetings need to be more public; people need to be notified.

Kathy Nice, 1431 Woodside Blvd, would like to second her concerns and jeff Jones concerns. Would like the council to answer the questions they have proposed to them regarding traffic study, colors, setbacks. Everything they were concerned about at the last meeting they are still concerned about and would like them to address those concerns.

<u>6:05:59 PM</u> Chair Fugate closed public comment.

6:06:11 PM Horowitz responded to questions on deadlines. Horowitz explained the deadline for the applicant was Monday and the packets are published on Wednesday or Thursday. Horowitz explained the noticing process and apologized that not always able to re-notice projects continued on record – that typically we do not. Horowitz addressed the concerns for a traffic study. Horowitz clarified and confirmed that the current zoning does permit for multi-family uses. Simms agreed with Horowitz statement in regards to the process required during the COVID-19 times. Simms assured everyone that they are working under a lawful procedure based on the governor's order. 6:09:46 PM Stahlnecker added that the buildings are 75 ft long and Royal Oak is a narrow tree. 6:10:27 PM Gary Slette, attorney of the applicant, thinks that the P&Z listened closely to what the public had to say and have made major modifications based upon public input and commission suggestions. The criticism that the P&Z is not responsive is tempered by the fact that the P&Z has to also apply the laws of the jurisdiction. This is a density that is allowed. The P&Z is actually applying the law that pertains to this property. The P&Z and the Tanners have not ignored the public and have tried to accommodate everyone and have changed their plans at cost to make it better for everyone. 6:12:39 PM Chair Fugate opened comments and deliberation, starting with Pogue. Pogue responded to Jones, that the zoning for this property has not changed for several years did not feel it was necessary to have a traffic study. Pogue stated he is sorry that people were led astray by the zoning, made to believe it was a park. Pogue applauds the addition of 25 trees for a total of 75. Pogue would like to see the trees moved that are in the snow storage area. Pogue agrees with comment from Scanlon, that the trees should be alternated at the front to provide coverage during summer and winter months. Pogue clarified if the gray would go on the ends of the buildings as well. Stahlnecker confirmed the stucco on the sides of the building will be gray, matching the front of the building. Pogue confirmed all units will be exactly the same in color. Stahlnecker confirmed. 6:15:36 PM Smith stated in regards to the traffic study that since this is not a rezone and not considered a large development did not see a need for that. Smith stated given the number of residences in that area, this would be a small increase overall. Smith agrees the trees in the snow storage should be moved. Smith agrees with Stone, would like to see the variety of color on the doors. Smith recommends Scanlon's suggestion of alternating trees along Woodside Blvd. Smith appreciates applicant's willingness to make certain changes. 6:18:37 PM Stone asked Horowitz to explain what is required to do Traffic Study. Horowitz explained the process for the traffic study. Horowitz stated she agrees with the comments from Smith regarding the traffic input from this project would be low in comparison to the existing volume. Stone is concerned about the traffic. Stone would like to be able to look the buildings and be able to differentiate form between the buildings. Stone complimented applicant and his staff on the project. 6:21:27 PM Scanlon stated he is in accord with the comments made by the other commissioners, appreciates comments from Slette. Scanlon stated he believes that they have met all the required standards in place. Scanlon suggested possibly alternating colors on every other building from white to gray as an example. 6:23:52 PM Chair Fugate reiterates what the other commissioners have stated, as far as the traffic study agrees with Smiths comments. Chair Fugate agrees with Scanlon's suggestion on color. Chair Fugate agrees with Scanlon regarding

the trees. Chair Fugate believes has done all that they can without forgoing the rights of the developer and respecting the ordinances that have in place. Glad the water sensors are going to be added. 6:27:52 PM Chair Fugate and Horowitz discussed new/revised conditions. Horowitz asked commission how they would like to resolve the building color concern. Stahlnecker asked for change to condition verbiage for the conifers. Stahlnecker explained applicant would prefer not to change the main building color as suggested by Scanlon. Chair Fugate agreed with the conifer request. Smith asked if there was a consensus with the door color.

Chair Fugate confirmed that Pogue is comfortable with where the project is at. Smith has no additional comments beyond question of the colors of the door. Stone does not necessarily care if it is the doors, or window sills, wants something with more color to divide things up or he is a no go. Scanlon stated he is wandering about the door color himself but does not think it should be made a conditional of approval as applicant has been very accommodating with all the request. Stone clarified that it is not necessarily the door color, just wants some diversity between the buildings. 6:37:41 PM Stahlnecker explained spoke with Tanner and that the applicant would like to see the project approved as proposed. Chair Fugate asked if need further question. Pogue stated no, Smith still thinking if should make door colors a condition of approval, Chair Fugate would like to see some color variation as well but agrees with Scanlon's comments. Horowitz suggested additional condition if commission choses regarding colors. Simms stated he believes the commission has the discretionary authority to do so. Chair Fugate asked stone if he would like to make a motion with the revised condition M) variation (in color) between buildings to be decided by staff and one commissioner. Stone request the word color to be added.

6:43:14 PM Stone motioned to approve the Design Review Application by Tanner Investments, LLC on behalf of Brant Tanner, represented by Galena Engineering, for amended Woodside Subdivision No. 25, located at Block 86, E side of Woodside Blvd. btw Antelope Dr. and Baldy View Dr within General Residential (GR) 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 Title, and City Standards, provided conditions (a) through (m) are met. Scanlon seconded. All in Favor.

- PH 2 6:46:12 PM Consideration of a Design Review Application by Kevin and Stefanie McMinn represented by Owen Scanlon Architects, for a new two story with basement mixed use building to consist of a 2,312 square foot dental office located on the first floor and two two-bedroom residential units on the second floor for a total of 1,633 square feet with a 1,512 square foot basement, with a total of eight parking stalls. This projected is located at 801 N 1st Avenue (Lot 2, Block 1, Taylor Subdivision) within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. ACTION ITEM.
- 6:47:43 PM Scanlon recused himself. Horowitz asked Scanlon if he would like to be made the presenter. Scanlon described the location of the project, and that will be building almost to property line to property. Scanlon summarized the residential units, and parking. Horowitz asked Scanlon if he would like to show the drawings or if he would prefer her to show them. Scanlon confirmed he would prefer Horowitz to show the drawings. Scanlon continued to describe the location, design and landscape of the project. Scanlon discussed the snow storage within the parking lots and open area required for the residential units. Scanlon described the basement, main floor (commercial area for orthodontist office) and second story (residential units), layout of the

project. <u>6:54:25 PM</u> Scanlon went through the elevation drawings, describing the materials to be used.

6:57:27 PM Pogue asked about a plant list, Scanlon confirmed had not but he will that it is part of the conditions of approval. Smith questioned the number of total parking, 8 for commercial and 2 for residential thinking total should be 10. Smith asked about awning on A1.2, Scanlon left out of drawing and will correct. Smith asked if would be amendable to putting window on Southside to increase winter lighting. Scanlon stated he would be willing to look at it, but not sure if there will be enough room. Smith noted on the West and North Elevations, sees a lot of horizontal onecolor scheme, wanders if maybe an addition of the color band about the elevation of the lower portion that would match the red/bronze would help break up the grayish color. Asked if applicant is amendable to looking at. Scanlon confirmed would be willing to take a look at that and noted there would be a sign there to help as well. Smith noted that depending on placement of sign, that band could help draw the eye. 7:01:39 PM Smith clarified understanding proposed the outside lighting. Scanlon confirmed he is. Smith noted would like to revisit parking requirements sometime in the future. 7:03:32 PM Stone asked what the distance between the two parking stalls are. Scanlon confirmed there is 24 ft. between the parking spots. Chair Fugate noted she is confused about the snow storage. Scanlon explained showing the snow storage being required for the parking and open area. Chair Fugate noted addition of the bike rack. Chair Fugate asked about the color, that it is dark colors. Scanlon reviewed the material board and colors to be used.

7:10:52 PM Chair Fugate opened public comment.

No public comment.

7:11:07 PM Chair Fugate closed public comment.

7:11:12 PM Pogue asked about guest parking. Scanlon explained parking available along 1st Ave. Chair Fugate also noted after business hours, parking available there as well. Scanlon noted Dr. McMinn will only be in this office approximately 3 days a week. Smith complimented applicant team. Stone no additional comments. Chair Fugate agreed with the commissioners comments. Horowitz clarified new condition of approval – n. Chair Fugate and Commissioners in agreement with condition n. Stone noted that if put a sign on that side, believes that would fulfill that new condition. No additional comments.

7:17:21 PM Smith motioned to approve the Design Review Application by Kevin and Stefanie McMinn, represented by Owen Scanlon, for a 5,457 square foot orthodontist office (1,512 square foot unfinished basement, 2,312 square foot main floor office and 1,633 square foot second floor residence). The project will be located at 801 North 1st Avenue (Lot 2, Block 1, Taylor Subdivision) within the Business(B) 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 Title, and City Standards, provided conditions (a) through (n) are met. Pogue seconded. All in Favor.

<u>PH 3</u> <u>6:45:13 PM</u> Consideration of a Design Review Application by the City of Hailey, for a new 325 square foot "Fire Safety House" to be located behind the existing Hailey Fire Department at 617

South 3rd Ave. (Lot 8B, Block 2, Hailey Townsite) within the General Residential (GR) and Hailey Townsite zoning districts. **THIS ITEM WILL BE CONTINUED TO JUNE 1, 2020. ACTION ITEM.**

<u>6:45:17 PM</u> Scanlon motioned to continue the public hearing 3 to June 1, 2020. 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 1, 2020.
 - Rezone West Crescent
 - DR Fire Safety House

Horowitz summarized upcoming projects for next hearing and noted that the Marriott is ready to schedule their field visit. Horowitz noted that the field visit should be done in the field if possibly. Horowitz suggested possibly June 15th or another day that week. Simms noted that he does not care for onsite meetings but believes is possible to do and ensure all are safe. Simms suggested doing it during a time that is not rush hour traffic. Pogue would prefer to go after the main meeting. Smith noted that during this time of day the sun will be behind the building so I may give a different impression of color if were to see it during earlier in the day. Pogue agrees with Smiths comment. Stone confirmed discussing June 15, 2020 and that if it would be on the docket. Horowitz confirmed and that it would be noticed. Stone suggested meet at lunch to view the color and discuss that evening. Chair Fugate asked Simms if that would be possible. Simms agrees with the idea proposed by Stone. Simms explained would call meeting to order onsite then reconvene that evening. Chair Fugate confirmed noon at Monday, June 15, 2020 will work for everyone. All confirmed available.

7:28:17 PM Scanlon motioned to adjourn. Stone seconded. All in favor.

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City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

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Meeting Minutes HAILEY PLANNING AND ZONING COMMISSION Thursday, May 28, 2020 1:00 p.m.

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Present onsite: Richard Pogue, Dustin Stone, and Dan Smith

Present discussion: Owen Scanlon, Richard Pogue, Dan Smith and Dustin Stone,

1:00:52 PM Vice Chair Pogue called to order.

1:01:02 PM Horowitz summarized hear today to discuss the samples viewed on site at 711 N Main for the Marriott Fairfield Inn. Horowitz asked Commissioners if need to view photos on screen. Errin Bliss introduced himself and shared the photos of materials to be discussed on screen. Bliss summarized materials being shared. Bliss explained his preference – the colonial red and reason why he prefers that over the bright red.

1:04:34 PM Scanlon asked if panels were painted, Bliss confirmed factory painted and confirmed not likely to change colors over the year. Scanlon asked if the colonial would weather over time to a darker color. Bliss explained he believed the bright red would fade faster than the colonial red. Horowitz asked if the colonial would hold dirt. Bliss explained hard to say, both would have some tendency to gather dust over the time. Scanlon asked if there was any red on the west side of the building – River St. side. Bliss discussed location of where the red color would be. 1:06:54 PM Horowitz expressed concern of colonial coming across as to brown. Bliss explained the stone was intended to pick up the colors from Carbonate. Bliss explained how the stone is picking up all the colors of the building. Smith agrees with Bliss, concerned with the bright red aging with sun and time. Stone believes the colonial red setting on top of the white color is going to be better for the eyes. Stone agrees with Smith and Bliss. Scanlon does not believe there is a bad choice, suggested possibility of contrasting with the stone but that the bright red may be too much for that. Scanlon does not have an issue with either color.

1:13:34 PM Vice Chair Pogue opened to public comment.

No comment.

1:14:02 PM Vice Chair Pogue closed public comment.

1:14:10 PM Smith moved to use the colonial red for the accent color on the Marriott Hotel. Stone seconded. All in favor.

1:16:40 PM Scanlon motioned to adjourn. Stone seconded. All in favor.

Return to Agenda

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT 115 MAIN STREET SOUTH HAILEY, IDAHO 83333

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

(208) 788-981

Meeting Minutes HAILEY PLANNING & ZONING COMMISSION Monday, June 1, 2020 Virtual Meeting 5:30 p.m.

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

Via One-touch: tel:+15713173122,,506287589#

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

Present:

Dustin Stone, Richard Pogue, Owen Scanlon, Dan Smith, Janet Fugate Lisa Horowitz, Chris Simms, Mike Baledge, Jessica Parker, Sharon Grant – City Planner Interim, Courtney Hamilton - City Planner Interim

5:31:08 PM Chair Fugate called to order.

<u>5:32:00 PM</u> Simms explained remote hearings requirements under the current situations and amended requirements, further explaining that social distancing would need to be maintained. Horowitz stated there are three members of the public present in the meeting room.

5:39:01 PM Public Comment for items not on the agenda. No comment.

Consent Agenda

- CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of Design Review
 Application by Tanner Investments, LLC represented by Samantha Stahlnecker of Galena
 Engineering for a six (6), two-story four-plex units. The proposed project will be located
 Lots 1-6, Block 86, Woodside Subdivision No. 25 (East side of Woodside Blvd. between
 Antelope Drive and Baldy View Drive), within the General Residential (GR) Zoning DistrictACTION ITEM
- CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of Design Review Application by Kevin and Stefanie McMinn represented by Owen Scanlon Architects, for a new two story with basement mixed use building to consist of a 2,312 square foot dental office located on the first floor and two two-bedroom residential units on the second floor for a total of 1,633 square feet with a 1,512 square foot basement, with a total of eight parking stalls. This projected is located at 801 N 1st Avenue (Lot 2, Block 1, Taylor Subdivision) within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. ACTION ITEM

Scanlon abstained from CA 2.

5:40:25 PM Smith motioned to approve CA 1. Pogue seconded. All in Favor.

5:41:15 PM Stone motioned to approve CA 2. Pogue seconded. All in Favor.

Public Hearing

- <u>PH 1</u> 5:41:52 PM Consideration of a Design Review Application by the City of Hailey, for a new 325 square foot "Fire Safety House" to be located behind the existing Hailey Fire Department at 617 South 3rd Ave. (Lot 8B, Block 2, Hailey Townsite) within the General Residential (GR) and Hailey Townsite zoning districts. ACTION ITEM
- 5:42:02 PM Horowitz turned floor over to Sharon Grant. Grant explained that this will not be used a traditional residential building. Grant called to attention to certain amendments that she wanted to be sure were noted and turned floor over to applicant. 5:43:43 PM Mike Baledge, Fire Chief, introduced himself. Baledge explained yearly fire safety education done each year and how this project came to be after applying for grants to be able to have a local building for Fire Safety Education. Baledge noted already working landscape around the fire station and cleaning the area up. 5:46:41 PM Jolyon Sawyer, architect, discussed the site plan of the new Fire Safety House and how it would be accessed during the Fire Safety Education. Sawyer explained that the building will appear as if it is a residential unit but the kitchenette will be a prop and there will be built in seating along the walls in what would be the living area and bedroom area. Sawyer noted the coloring would match the existing building. Sawyer explained that the building would not be on a foundation for the potential need to relocate it. Sawyer went on to discuss how the building would be secured for life safety, what insulation would be used and were, no plumbing and heating/cooling. 5:54:35 PM Chair Fugate asked commissioners if they had questions. 5:54:45 PM Scanlon stated he believes that the building is appropriate for the neighborhood. Scanlon asked how the building is going to be anchored, asked about the ventilation in the attic, the insulation. Chair Fugate asked if earthquakes were accounted for during the anchoring of the building. Sawyer explained bot anchoring options proposed to be used. 5:59:56 PM Sawyer went on to discuss the airflow and insulation questions, referring to page 71 of the packet. 6:02:16 PM Stone stated he is concerned with an ending up with only a half-built facility due to lack of funds. Stone asked Smith if he had seen a setup like this before, for a building to be able to be lifted. Smith confirmed, using an example of one he had done before. Smith does not see an issue for either option proposed for the anchoring. Stone stated he is aware that the training trailers are built by professionals trained in the field, concerned that the ones building may not be able to fill/release the building of smoke during training. 6:04:38 PM Smith is in agreement that the building fits within the neighborhood. Smith asked about the materials the ladder coming out of the bedroom is made of. Sawyer explained the materials to be used. Smith confirmed what he thought were smoke detectors. Sawyer confirmed those are smoked detectors. Smith noted a few errors on the design review drawings. Sawyer confirmed the building permit drawings were created and when created the design review he was a little sloppy. 6:08:21 PM Pogue stated need an explanation of how the smoke would be removed and confirmation that the weeds would be taken care. 6:08:58 PM Chair Fugate clarified that the snow shedding on the steps form the bedroom would go through the stairs. Sawyer noted locations of snow fence and rain diverters and that the stairs do you gaps to allow snow/rain to go through. 6:10:45 PM Baledge explained grants working to secure project

financially. Baledge explained already working on the landscape. Sawyer explained how the smoke would come in and out of the building. Stone asked if would consider this building safer than the trailer has used in the past. Baledge explained in getting people in and out, this building and the trailer would be equal but as far employees going to Filer to get the trailer it would be safer.

<u>6:16:11 PM</u> Chair Fugate opened public comment.

<u>6:16:34 PM</u> Manon Gaudreau, neighbor to fire department, wants to confirm will be able to use the south entrance of the building during construction.

<u>6:17:56 PM</u> Chair Fugate closed public comment.

<u>6:18:08 PM</u> Baledge explained most of the construction would be set up on their lot, south of the building and does not anticipate any impact to the Grange. Scanlon asked if needed a rain gutter in place of rain diverter and if going to add a drain spout. Scanlon asked color of roof. Sawyer confirmed color of roof and that did mean rain diverter. Sawyer explained how the rain diverter works and where it is located on the metal roof. Commissioners are in agreement – no issues with this project.

6:23:48 PM Stone motion to approve the Design Review application by City of Hailey for a new 325 square foot, detached single-family dwelling unit that will serve as an educational training facility for students consists of a 325 square foot main floor, to be located at 617 S 3rd Ave, Hailey (Lot 8B, Block 2, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, 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 (h) are met. Scanlon seconded. All in Favor.

Chair Fugate reminded attendees to be sure that they are muted until it is time for public comment.

PH 2 6:25:51 PM Consideration of a request for a Development Agreement Rezone by West Crescent Advisors Idaho, LLC, represented by Jay Cone Architecture, for an amendment to the City of Hailey Zoning District Map, Section 17.05.030, and Downtown Residential Overlay (DRO), Section 17.04R. The proposed changes would rezone Lots 1-7, Block 19, Hailey Townsite (301, 303 and 307 South River Street and 104 West Walnut) and Lots 1 and 3, Block 1, Elmwood Subdivision # 2, from Limited Business (LB) and General Residential (GR) to Business (B). Parcels 301, 303 and 307 South River Street are currently within the Downtown Residential Overlay (DRO). Lots 1 and 3, Block 1, Elmwood Subdivision # 2 (no address) are requesting to be added to the Downtown Residential Overlay (DRO) and Townsite Overlay. Lots to the north and the east are zoned the requested zoning district and are within the requested overlay district. ACTION ITEM.

<u>6:27:07 PM</u> Chair Fugate disclosed that her and Jay Cone had a brief conversation during the Christmas Party regarding the 3d drawing and she reiterated what was said during the meeting.

Courtney stated the only new information from last meeting, is the street side perspective. Horowitz made Jay Cone the presenter. 6:28:50 PM Cone introduced himself and provided a history of the project being proposed. Cone summarized the various hearings and how the project came to the point it is today. 6:34:58 PM Cone discussed the density limits, that agreed to a 10 ft setback all along the west edge, and within the setback area would like to be able to put a car port or car over in the setbacks. 6:36:44 PM Cone noted the boundary of the DRO, but that the setbacks proposed precludes them from putting buildings there. 6:37:25 PM Cone explained that a building envelope is to represent the setbacks and the height of the building only. Cone discussed the drawing provided with photos of the existing area. 6:40:17 PM Cone noted how the existing landscape/vegetation obscures the project area. Cone summarized that he believes that the conditions reached are going to adequately reduce density of this size of building and that he has met with several neighbors in the area and offered them the option to participate in part of the landscape design. Chair Fugate asked if he would have the neighbors input as part of the Design Review. Cone confirmed and that he would point out the neighbors input. Cone noted that this is just the rezone application not the design review application, referring to criteria required. Cone went through the required criteria 1-4 and how he believes they meet each of the requirements. 6:48:00 PM Cone stated he wished Dr. Cray was here to hear this presentation as believes that majority of his concerns would have been addressed. Cone noted in the development agreement, it was agreed to that this property would only be used as residential. Cone stated the Development Agreement runs in perpetuity with the property. Cone trend floor over to Ed Lawson, Lawson introduced himself. Lawson complimented Cone on doing a good job in outlining the compliance with the code. Lawson explained how this project was unique as it is a rezone with a development agreement. Lawson explained that they suggested they have suggested the entire project be committed to housing ensures the compliance with the standards, particularly with the comp plan and compatibility with the surrounding area. Lawson explained that it is hard to imagine a project that meets the compliance of the Comp Plan that it wouldn't be something that promoted public health safety and welfare. 6:51:50 PM Lawson stated that Cone outlined how this project complies with the Comp Plan and promotes public health safety and welfare. Lawson stated the issue regarding the availability of services is a non-issue as everyone agrees that the city can serve the project. The interesting one in his mind is the one that describes combability with the surrounding area. Lawson stated that standard does give a lot of direction and why. Lawson asked what is considered the surrounding area, referencing the definition. Lawson further discussed the requirement regarding the surrounding area. Lawson summarized that the Commissioners are legislatures and have the ability to determine what is compatible or not. Lawson explained they are aware of the concerns and ask the Commissioners to review the project based off the criteria.

6:57:35 PM Chair Fugate asked if Commissioners had questions at this point.

6:57:46 PM Scanlon noted that it is difficult for them to determine a rezone without knowing the building idea just as it is difficult for them to design a building without know the zone. Scanlon referenced the tent diagram, referencing what is allowed to extend into the setbacks. Scanlon asked about the tent to be developed is entirely enclosed. Scanlon stated his second question is, is if there is an expiration date. 6:59:24 PM Cone stated there is no expiration on it, it runs in perpetuity and that it passes on to other owners. Cone explained possible encroachments into the setbacks. Lawson added in regards to the height a limitation, that is something they are happy to address with the city.

<u>7:01:33 PM</u> Simms added that this is a unique application and why. Simms explained how his view on what is needed. <u>7:03:01 PM</u> Chair Fugate asked if there is any issue in rezoning to business with plan for residential use.

7:03:54 PM Stone explained how he views the application process; you zone then do the design review. Stone asked Horowitz why this location is Limited Business by itself. Horowitz explained she believes there used to be more and has slowly rezoned. Horowitz noted she has approached the remaining property owner who would be left in LB if this application is approved and he would did not have a decision at that time regarding changing his zone. Stone asked if more people are changing it into business. Horowitz confirmed. Stone appreciates the concept of the housing, has been part of P&Z for 6 months and has approved close to 600 new residences in that time. Stones instinct is may want to see what the implications are once these new residences hit the market next year.

<u>7:07:03 PM</u> Smith asked about the height as with the exception of the height it appears to him everything else could be accomplished within the LB zone. Smith asked what substantial benefits are being proposed to benefit the public.

7:09:13 PM Chair Fugate asked applicant if would like to respond. Lawson explained the substantial benefits -housing, people living in the city. Cone noted that all properties running North and South to these properties are allowed to go to 40 ft. Cone explained with a little more height, allows them to keep the buildings a little more compact. Cone continued to explain benefits of additional height, if allowed.

<u>7:14:59 PM</u> Smith disagrees with Cone, refencing codes in DRO and TO to explain why he disagrees. Smith noted that the SR reflects the height limit as max of 40 ft.

7:16:55 PM Pogue referenced Cone's comment regarding 42 units and that this place reduces that. Pogue asked what this plan reduces it to? Cone said it would be in the low 20s. Pogue asked if the zoning did not change, would they not also be in the low 20s. Cone explained no due to the setbacks. Cone referenced the DRO. Pogue asked if applicant had met with the property owner. Cone stated he had met with both property owners, that those are the two people they have made offers to them to replace vegetation that may be lost and that they are open to adding vegetation on the property owner's property to help make them

comfortable with this project. Pogue asked about parking jam concerns and if there was a way to get access from River Street. Cone explained that there is not as code requires parking to be in the rear.

7:23:07 PM Horowitz clarified height limit within the code. Smith and Horowitz continued discussion of building height. Horowitz clarified Smith question and confirmed going to business zone for building height options. Horowitz and Smith discussed what the Development Agreements allow.

7:26:35 PM Chair Fugate opened public comment.

5:33:43 PM Thomas Cray, became aware of this meeting on the 28th of May. Concerned that not everyone had enough time to make plans under these circumstances and in the same position he is in in not being able to attend the full meeting. Cray believes the big picture is the value of the city, believes by diminishing grids will find themselves in same situation as every other city or small towns growing up. Crays concern by going to property line to property line and street line to street line removes the opportunity of preserving an attractive, healthier environment that leads to the identity of our city.

Horowitz asked if could have all citizens within the room as a group. Chair Fugate confirmed that they could go first.

<u>7:28:16 PM</u> Simms reiterated what was said at the beginning of the meeting, explaining that operating under the Governors Proclamation which suspends portion of Idaho Code that requires people to attend in person. Simms summarized verify comfortable that we are in full compliance with Idaho Code and Local Land Use Planning Act in regards to meetings.

7:30:12 PM Peter Caldara, 308 Willow St, appreciate that applicant has met with his wife and him and tried to include them in the process. Caldara still does not understand how properties can be purchased when know the existing zoning and develop TOs and DROs so the properties become better investment, does not understand. In that context, that is why he is against the rezone and that his property is in the backyard of this project. Not sure if has heard comments in the quantity of the housing already being developed. How this will benefit the community, no idea if these rentals are going to be affordable for people that they project they would like to see in it. Has heard different scenarios of people who may rent these. Has a hard time with the whole concept of making an upscale rezone. Would love to be part of the design review but rather have to have a design review.

7:34:23 PM Ted Macklin, 245 W Walnut, has a lot of points to make. Proposal that exists is a sort of legal contract, not sure of the legal ground the city gets put in without knowing a lot of the details, including parking and units as examples.

2) There has been a big misconception of setback on the west side is ground level, it is still a wall along the property line. There is no provision for access and maintenance. Other properties built to property lines have rear access. The

setback showing still allows wall to be built out to the property line with no provision for access or maintenance, no rear access to this without a major impact to the adjoining properties. 3) The existing zoning allows for a certain diversity of use between business and residential. In our economy people have to work to live here. This particular use takes all this flexibility and diversity and puts it all in just one use in one building. It does not allow for people to be able to live there as they have to go out into the community to make a living. People need to be able to make money in the community to recreate a long term sustainable and stable economy. These small businesses help the community to exist. 4) After this is done, neighboring people mainly to the west are left with the impacts and consequences of this development – mainly traffic access off Walnut. Talked to over 70 people about this project and not one of them was for this project.

<u>7:39:51 PM</u> Steve Crosser, 431 Aspen Dr, lived in China Gardens area for 35-40 years. He uses Walnut St to get to River St, in all those years, during winter that area is sloped and you spin wheels trying to get off Walnut onto River. Crosser expressed concern of parking and traffic jam. Crosser explained visual issuing when seeing past parked cars. Crosser explained if follow Walnut down heading west can make a soft left onto Aspen Drive or take soft right that is going to be a road to future development.

Horowitz let Chair Fugate know everyone in Chambers room has spoken that wanted too.

7:44:44 PM Michael Firth, 230 W Walnut, against changing the zoning and it has to do with how the zoning integrates into the neighborhoods. Firth stated he is fascinated as to what the city is going to do with the extra 20-30 cars on Walnut and River. Firth stated this will create a situation with a large amount cars in a busy area. Firth explained needs for housing is for affordable workforce housing. Firth is very concerned as to what happens to the iconic neighborhood as they exit their neighborhood. Firth noted that there is currently 6 units there with 12 cars. How does car parked everywhere help pedestrians?

<u>7:48:38 PM</u> James Mitchell, W Walnut St., recommends rezone everything to Limited Business, going to the Business zone will not solve any problems.

7:49:53 PM Joel Loveday, 310 W Walnut, adamantly opposed to this project and does not see how this solves any of the public health and safety issues. Loveday referenced lack of clear benefits to be provided public. Loveday asked if this has been looked at from the proposed River Street Project. Loveday asked about crosswalks, additional signage, ongoing maintenance. Loveday asked Commission to request as currently zoned what can be built side by side to what is being proposed.

<u>7:53:08 PM</u> Renee Peters, 250 W Walnut, concerned about the building envelope and height of 40 ft. Peters believes drawings proposed are vague and that this is impinging on their health and welfare referencing potential emergency

evacuation like the one had with the wildfire. Peters expressed concern of safety of pedestrians and bicyclist. Peters expressed concern of traffic with Carbonate Subdivision going in as well.

<u>7:56:34 PM</u> Ted Macklin, 245 W Walnut, disappointed that the petition presented to postpone this meeting was not addressed and that this meeting was not advertised as an open meeting. Disappointed that the view of the 70 plus people he spoke to this weekend are not being represented. Macklin noted that there was a lot of good ideas given this weekend to him such as landscape. There is nothing in the proposal that guarantees this in their project. There are a lot of things that have talked about that are going to happen that are not specified. The height of the building is taking away from the transition zone and creates a 40 ft wall that essentially stops at a residential area. The existing zoning does allow for a lot of green space between buildings, the more diversified use is important.

Chair Fugate closed public comment.

7:59:24 PM Horowitz addressed that the public notice was mailed at out on May 8th and at that time we were unsure if the office would be open then. Horowitz also explained that Heather Dawson was at the back door and she said that there was approximately 10 additional people who chose to go home and do the meeting remotely.

8:01:12 PM Chair Fugate called a break in the meeting.

8:05:01 PM Chair Fugate called meeting back order and turned floor to applicant to respond to public comment.

Chair Fugate asked Horowitz if there was anything else, she wanted to respond to. Horowitz stated no. Chair Fugate turned floor over to Cone. 8:07:50 PM_Cone explained that it is not a question of if this property would be developed but that what is going to be developed. Cone noted that many concerns being expresses are permitted within the DRO and that over half of the project is already in the DRO. Chair Fugate reminded the public that there will also be a Design Review of the project if this rezone goes forward.

<u>8:10:30 PM</u> Chair Fugate verified with Cone, to be sure understand what he is asking. Chair Fugate pulled it back to the Commission for deliberation.

8:12:02 PM Scanlon noted he is pleased with where they are now in comparison to what where they started. Scanlon noted that the rezone does not kick off the project but give the developer opportunities. Scanlon stated he has faith in the design review team.

8:15:37 PM Stone explained he does not believe the development team has shown any reason in going from LB to B, other than height. Cone explained why they are requesting the change from LB to B. Cone explained that they are very

clearly committing to a type of project, and that has yet to hear a disadvantage to being in the B zone. Stone explained that he likes to the idea of transition. Stone asked how many people currently live on that block. Cone explained the idea is a template, this project was designed to represent what is in the DRO. Cone explained that this project was designed to conform to the DRO, it represents what can be done in the DRO. Cone explained how it was decided to be go into the B zone. Stone asked how many people currently live on these lots. Cone stated when all buildings were standing less than 6 people. Stone stated so density change of maybe 15 people.

<u>8:21:52 PM</u> Smith agrees has come a long way since original submittal. Smith expressed concern that not all who wanted to here were able to express their comments, how zoning looks strange with the surrounding areas and that he thinks he wants to take a longer look at this. Smith addressed Lawsons comments regarding substantial benefits.

8:26:04 PM Pogue asked Cone what is the difference between what is currently allowed and what is proposed. Cone explained that it is multiple, does not have the numbers with him but has looked at it previously and only able to get duplexes on the lots as currently zoned, multifamily housing was not possible. Pogue noted that he does like the change of zoning to Business to move the product closer to River Street. Pogue likes that have made great strides from 42 units to high 20s. Pogue is concerned about parking and exit along Walnut. Believes they need to look at that, and the community would be better served if took another look at this in the future.

8:30:51 PM Chair Fugate thinks that it makes sense, ultimately the neighbors would prefer this than a business. Chair Fugate continued to discuss what she likes about the proposal. Chair Fugate understands what is being said about more people being aware, referring to the ability to have people in City Hall where as when notices that was not allowed. 8:31:05 PM Chair Fugate stated she wanted to be clear to applicant on what they are looking for. Stone stated he would like to have a clear understanding on what the applicant is allowed to do in B vs. LB — he will do his homework and work with staff. Stone is not overly concerned on other parameters as those can be addressed in the Design Review. Scanlon is good with the project, though thinks the developer could be more affordable. Scanlon also believes the parameters will be addressed by the design review process. Smith explained what he would like to see from the applicant. Smith would like to see the comparison, hear more from the neighborhood, better look at setbacks, landscaping and something from applicant team as far significate benefits to the community.

8:41:36 PM Chair Fugate asked if could send notice to those listed on the petition. Horowitz stated we could try that though it would be easier to just renotice the 300 ft adjoiners. 8:43:09 PM Simms recommended to renotice meeting as typical with social distancing being maintained. Staff and Commission discussed noticing options. 8:44:53 PM Lawson pointed out that the city is in full compliance with the law, in fact given more opportunity then required by law.

Lawson also pointed out that has been delayed due to notice problems and stay at home order. Lawson would like some specifics in addition to what they want to receive. Lawson explained why can't tell them the maximum density is going to be unless know the design parameters. Chair Fugate understands what he is saying, further explaining that it sounds like the people would like to see what could be there. Horowitz recommended compare housing to housing. Commission, applicant and staff discussed what would be helpful to help clear up the confusion for everyone. Staff and commission discussed renoticing and future meeting date. All in agreement to renotice and selected special meeting date June 29, 2020. Applicant agreed to meeting June 29, 2020.

8:55:26 PM Smith motioned to continue the public hearing upon the request by West Crescent Advisors Idaho, LLC, represented by Jay Cone Architecture to June 29, 2020. 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 15, 2020.
 - Title 13 & 18 Text Amendment
 - DR: Attics Addition
 - DR: Pioneer Storage Facility Phase 2
 - PP: Sweetwater Block 2 Phase 2
 - DIF at 4:30 pm

Horowitz confirmed June 15th hearing will start at 4:30 for DIF. Horwitz summarized projects to be heard at the June 15th hearing. Horowitz asked Commissioners if they would like to cancel the July 6th hearing – all in agreement to cancel the July 6th hearing.

9:00:33 PM Scanlon motioned to adjourn. Pogue seconded. All in Favor.

Return to Agenda

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

(208) 788-9815

115 MAIN STREET SOUTH HAILEY, IDAHO 83333

Meeting Minutes HAILEY PLANNING & ZONING COMMISSION Monday, June 15, 2020 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

Present

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

Staff: Lisa Horowitz, Brian Yeager, Jessica, Parker

DIF

4:30:42 PM Chair Fugate called to order.

PH1 Proposed amendments to 2020 City Capital Budget and its Development Impact Fee Component. The Advisory Committee will form recommendations regarding the proposed budget and review updates to the FY 2020 Capital Improvement Plan for the Hailey City Council's consideration. **ACTION ITEM**

Horowitz turned floor over to Yeager. 4:32:09 PM Yeager summarized the staff report included in the packet. Yeager asked the Committee what they would like to discuss on the completed project list. 4:35:07 PM Pogue no questions. Smith asked for if the last one was the rodeo grounds. Yeager confirmed and clarified the project and actions taken. 4:37:52 PM Stone asked about portion of Pathways for Peoples from Elm to Myrtle is considered completed. Yeager confirmed that is completed and no changes planned. 4:38:57 PM Scanlon confirmed section of Pathway completed, Yeager confirmed. 4:41:48 PM Committee moved on to Projects under way. 4:42:13 PM Smith asked Yeager to provide an update on the property along the school structure and the infrastructure plan. Yeager asked if referring to line item 13. Smith confirmed asking where they are with that transaction as well as with the planning and drainage system. Yeager asked if line item was in capital improvements. Smith stated it is within the projects in progress, snow storage is item 2. Yeager confirmed that project has been started, providing status update where the project is.5:07:04 PM No further questions from Smith. Stone asked about the priority level. Yeager explained how they have the projects prioritized. Stone asked how they determine the spread of the money. Yeager explained how the various monies are allocated and provided examples of where monies came from and where would be used. No further questions from Stone. Scanlon clarified on in-lieu fees, that those monies could only be used for that specific purpose. Yeager confirmed, explaining the different in lieu fees collected. Scanlon asked if the fee could be used for maintenance. Yeager explained why don't want to use the capital fund for maintenance. Yeager explained when would use the capital fund, providing Hop Porter Park as an example. Scanlon asked about line item #45, is that a high priority and who determined the cost. Yeager turned floor to Heather Dawson. Dawson explained a grant was acquired and what it was acquired for it. Dawson explain when got into details of project, it was determined the cost was higher than the grant. Dawson explained in the process of updating the grant application to request the remaining money from Idaho Office of Emergency Management to add to their project. Dawson explained project is very important to the fire department. Scanlon asked about

line item 36 Forest Service Building Relocation, if would happen this year. Yeager stated that is a big topic of discussion. Yeager explained status of project, cost and requirements needed to be met in order to relocate the Forest Service Building. 5:19:26 PM Horowitz added that she emailed the commissioners some information regarding the cost estimates. Yeager pulled the cost estimates up on the screen and summarized the phases 1-4.5:21:31 PM Horowitz asked Yeager how much the cost could be lowered if modified phase 2 concrete pad and just put the building on the grass. Horowitz clarified asking if really looking at the most affordable way to relocate the building. Horowitz asked what the \$75,000 excavation, backfill, and utilities. Yeager clarified what the phase 2-line item for \$75,000 included and that it would probably not change significantly. If the \$75,000 includes the removal and replacement of the curb then that number may change. Yeager explained only looking to allocate the \$40,000.00. Stone asked Scanlon if he had seen an excavation and backfill. Scanlon confirmed depending on condition of building. Stone asked if need electrical and such. Scanlon said if its going to be open to the public have to include those. Scanlon clarified not able to answer that question, that his only question was if the building was going to be moved this year or not. Chair Fugate confirmed budgeting \$40,000 to move the building by October 11th. Horowitz clarified the date is October 1st. Yeager provided letter showing date of October 11th. Horowitz explained status update from Arts committee and concerns. Chair Fugate suggested having a conversation further moving of the building at a later date and only discuss the \$40,000 for tonight's hearing. Staff and Committee discussed items to further discuss and what to recommend today. Chair Fugate asked Yeager if the \$40,000 is all that is allocated to preserve and move the building by October 11th. Scanlon expressed concerns if best use of City Funds, recommending to let council know still deliberating. Remaining committee in agreement to have the Council approve the \$40,000 and address the remaining phases in future.

5:35:10 PM Smith motioned to approve and recommend the CIP list to City Council with the exception of the \$40,000 to relocate the forest service building pending further discussion and potential pencil sharpening regarding cost. Stone seconded. All in Favor

5:36:28 PM Pogue motioned to adjourn. Smith seconded. All in Favor.

P&Z

5:37 PM Chair Fugate called to order.

5:38 PM Public Comment for items not on the agenda. No comment.

Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of Design Review Application by the City of Hailey, for a new 325 square foot "Fire Safety House" to be located behind the existing Hailey Fire Department at 617 South 3rd Ave. (Lot 8B, Block 2, Hailey Townsite) within the General Residential (GR) and Hailey Townsite zoning districts. ACTION ITEM

5:38 PM Scanlon motioned to approve CA 1. Pogue seconded. All in Favor.

Public Hearing

PH 1 Consideration of a City-initiated Text Amendment to the Hailey Municipal Code to Title 13: Public Services, Chapter 13.04, Water and Wastewater Systems, Section 13.04.060, Cross Connections to clarify the purpose of the ordinance and modify E(3) by removing double check valve assembly and H. by adding and Idaho plumbing code and amend Title 18: Mobility Design, Chapter 18.14, Standard Drawings, Section 18.14.010, Diagrams to modify or replace drawings 18.14.000.0, 18.14.010.B.3 and 18.14.010.B.4, 18.14.010.B.7 through 18.14.010.B.11, 18.14.010.C.1 through 18.14.010.C.3, 18.14.010.C.6, 18.14.010.D.4a, and 18.14.014.F. ACTION ITEM

Horowitz turned floor over to Yeager. 5:41:29 PM Yeager introduced the amendment and summarized the changes proposed. 5:44:09 PM Chair Fugate asked if this will affect anything that is currently happening. Yeager explained there are some projects in the design phase that it could affect but that as the projects come through they have been explaining the potential changes. Chair Fugate verified, generally speaking the new projects will be complying with these new standards. Yeager confirmed generally. Pogue asked if there was any push back. Yeager stated only concern heard was the increase on the concrete. Smith asked how they are going to make sure that people are referring back to the plumbing specs. Yeager explained those requirements now fall under the jurisdiction of the plumber and building inspector. Smith confirmed requesting fiber reinforcement, Yeager confirmed. Smith asked if still expecting steel reinforcement. Yeager explained that they are not. Smith clarified strictly looking at curb and gutter classifications. Yeager confirmed. Smith and Yeager discussed steel in slab work. Stone asked if this in accordance with the Idaho common plan. Yeager confirmed that is correct. Yeager explained reason focusing on the concrete is primarily the curves. Stone asked if they have tested this. Yeager explained testing done and his concerns. Scanlon asked if the fiber is exposed when the concrete is done. Yeager explained how sometimes may be exposed but how that can be addressed. Scanlon asked if damaging for those walking barefoot. Yeager explained it more like coarse hair, it is not like steel fiber.

5:55:28 PM Chair Fugate opened public comment.

No comment.

5:55:57 PM Chair Fugate closed public comment.

<u>5:56:18 PM</u> No further questions or issue from the Commissioners.

5:57:12 PM Pogue move to recommend approval to the City Council of the attached revisions to Hailey Municipal Code Title 13, Public Services, Section 13.04.060, Cross Connections by repealing the existing section and replacing with a new section as well as attached revisions to Title 18, Mobility Design, Section 18.14, Standard Drawings, by repealing the drawings listed in this packet and replacing them with new drawings as shown in the attached revisions, finding the amendments are in accordance with the Comprehensive Plan, 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.

5:59:00 PM Smith asked for a 5 minute. Chair Fugate called for 5 minute break.

6:04:40 PM Chair Fugate called meeting back to order.

PH 2 6:04:53 PM Consideration of a Design Review Application by Old City Hall LLC, represented by Blincoe Architecture for a 2,757 square foot commercial addition to the existing building used by the Advocates Attic including an outdoor display and five (5) additional parking stalls located on River Street. This project is located at 12 W Carbonate St (Lots 12-15, Block 41, Hailey Townsite) within the Business Zoning District. ACTION ITEM.

6:05:26 PM Horowitz asked applicant team how they would like to start. Cliff Mendoza introduced the project. Cliff Mendoza explained the project addition proposed and its location. Chad Blincoe joined the meeting and further explained project proposed, providing brief history of The Attic. Blincoe discussed challenges of expanding The Attic. Blincoe explained goal is to do a low-cost addition on the older building as this is a nonprofit company. 6:12:27 PM Blincoe explained that met with City Staff about what would like to see and River Street goals, realizing there are some areas need to further work with the City on. Applicant explained how tried to use complimenting materials to the old brick and closing 2nd entrance off carbonate. 6:15:17 PM Mendoza explained removing one entry from Carbonate Street, adding roof elements to tie the building together and using anti-rustic metal that is complimentary to the existing building. Mendoza showed the color renderings of the proposed building. Chad Blincoe further clarified the materials to be used through the exterior of the building. Blincoe explained all water is being controlled with gutters and downspouts. 6:23:12 PM Horowitz asked the color being used for the roofing. Blincoe provided photo of existing roofing. Mendoza explained will be matching the existing. 6:25:29 PM Blincoe asked to go back to the grading plan, asking the commission if could submit a separate packet addressing the grading and right of way. Horowitz added for Commission that similar option was allowed with previous projects. 6:27:50 PM Yeager discussed the existing grading and the proposed changes from the applicant. Yeager pointed out existing and future grade line. Yeager summarized that what proposing this is the ramp for this year. Yeager explained the bulb out shown is not as it is going to be and that those details regarding the sidewalk and bulb out have not been worked out at this time. 6:34:43 PM Horowitz explained what the staff had discussed after closely reviewing the location of the project. Horowitz stated that the staff felt comfortable leaving the bulb out. Horowitz explained staff recommends wrapping the sidewalk around the corner from Carbonate along the River Street. Horowitz stated this will go in front of the Hailey Tree Committee tomorrow night and that wrapping the sidewalk around the corner was very important. Blincoe does believe there are design solutions to meet the city request and long-term goals. Blincoe is confidant can come up with a solution that will work. Chair Fugate asked Horowitz if referring to approaching this like they did with the Old Rialto. Horowitz confirmed if this board made a decision tonight, then the applicant could decide their cost estimates and once done bring it back in front of the commission. Chair Fugate asked if commissioners have questions about the building and save questions about this till the end. 6:39:40 PM Pogue asked where the mansard starts, that going to copy the existing mansard. Blincoe explained eliminating the definition of mansard roof along

Carbonate Street so will have definition of the mansard roof on each of the building corners on the north side. Pogue confirmed will have the wood shingles. Blincoe confirmed. Pogue thinks it would be appropriate to work out situation with Yeager regarding the street and that makes sense to proceed with the building. 6:43:25 PM Smith asked if only installing the high efficiency windows in the new section. Blincoe explained locations of new window elements and remaining would stay the same. Smith asked if the windows would match. Blincoe explained existing windows. Smith recommended keeping everything cohesive. Smith asked location of the bike rack, and if would in the phase 2 drawings. Blincoe explained where it is currently shown but that it will need to be finalized with revised drawings. 6:47:11 PM Stone asked if keeping the existing fence. Blincoe explained the existing fence will tie in to the new fence, Blincoe noted location of new fencing. Stone asked why needing River Street Access. Horowitz explained standard requiring animating the street. Stone asked about parking along River Street. Horowitz explained the angled parking is the plan for all along River Street. 6:51:00 PM Scanlon clarified this is the Design Review application not a pre-app. Horowitz explained that Staff felt this was a complete Design Review that could be approved. Scanlon asked if would be advantageous to move the ramp north. Blincoe explained would work in the applicants benefit to go to the south and why. Scanlon is concerned with how dark the building is, suggesting alternative coloring. Scanlon asked about possibly using alternatives to wood shingles. Scanlon noted corner not matching. Blincoe explained feedback received from the fire commission that is allowing the wood shingle. Blincoe explained no matter what do for roofing will still need to be class a. Blincoe confirmed if trim is not shown, that is an element they can incorporate that it incorrect if renderings not showing that. Blincoe explained renderings are indicating little darker than the sample board. Blincoe stated will submit the actual color samples to the City. Scanlon asked if the building will be sprinklered. Blincoe does not know yet if it will be sprinklered. Scanlon asked what the soffit material is and color. Blincoe explained what the soffit material is. Scanlon asked about the handrail material and color. Blincoe stated will be very similar in nature to the guard rail at Big Belly Deli. 6:59:57 PM Scanlon asked how the planters will be watered. Blincoe stated he would prefer to remove the planters and use potted plants but this is something that the City requested. Blincoe asked if Commission would allow them to get rid of the planters and not do the entry off River Street would save the applicant a lot of money. Horowitz explained that staff would like to see planters remain. Blincoe stated to answer Scanlon's question to contain potted plants with gravel drainage. 7:03:45 PM Chair Fugate asked if the drop off area would remain the safe. Blincoe confirmed. Chair Fugate expressed concern of drop off area being dangerous. Blincoe stated areas could possibly incorporate a gate. Gary Schott explained understands one of the goals was to keep traffic to a minimum on that side. If it is feasible to have access to River Street for the donors would be helpful. The snow is piled up on their side of the alley way. Schott discussed snow removal issue that generally closes down alley way for drop off during winter months. Horowitz explained staff encouraged donation drop offs to be done off the alley. Schott explained if could move existing alley gate, so owners could drive in onto the property.

7:07:41 PM Chair Fugate opened public comment.

No comment.

7:08:51 PM Chair Fugate closed public comment.

7:09:00 PM Smith suggested i) review and approval of material board colors by commission, j) approval of grade designs for short term and long-term solutions shall be brought back to the commission. Chair Fugate asked if should include replacement not just removal on condition regarding Tree Committee. Horowitz stated they can say and or replacement. 7:10:39 PM Horowitz added for record that the City cannot conduct snow removal in the parking stalls along Carbonate Street and the applicant will need to address the snow removal. Similarly, until River Street is graded, that area is very difficult for the snow plows and drainage. Chair Fugate agrees with Smith idea of using paint to make existing and new match. Pogue agrees with Smiths suggestions and having entry on River Street. 7:13:13 PM Stone sees this building as an assist to the community. Stone believes moving forward without addressing the alleyway is a mistake. Interested in hearing ideas on how to keep people from dropping off and/or parking in the alley way. Stone believes the River Street access and walkway is an unnecessary expense. Stone believes any color design made to that building with be a benefit. 7:15:44 PM Scanlon is ok with the building going forward, Agrees with everyone else and drop off needs to be addressed. Scanlon would think that hanging plans off the soffit would be a lot cheaper than planters and would free up walking space. Scanlon agrees with Smith suggested conditions. 7:17:00 PM Chair Fugate stated it is very interesting in how they tied the addition together. Chair Fugate believes River Street entrance is important and thinks it makes the building more accessible to people. Chair Fugate thinks planters or hanging baskets can be worked out, that has confidence that the applicant and staff can work out the short and long term grading plan, agrees with Smith that needs to see the material board. Horowitz added that the staff team would be acceptable to hanging baskets. Stone and Horowitz discussed addition of condition k) improve drop-off location for safety

7:19:55 PM Smith motioned to approve the Design Review application by Old City Hall, LLC for a new, 2,757 square foot addition to The Advocates' Attic thrift store, to be located at 12 W Carbonate Street (Lots 11-13, Block 41, Hailey Townsite) within the Business (B), Townsite Overlay (TO) and Downtown Residential Overlay (DRO) zoning districts, 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 with a modification of condition (h). Scanlon seconded. All in Favor.

PH 3 Consideration of a Preliminary Plat Subdivision Application (Phase 2) by Sweetwater Communities, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase 2 of Block 2 is subdivided into 14 sublots consisting, two (2) tenunit condominium and four (4), three-plex townhomes for a total of 32 residential units. This project is located on the corner of Shenandoah Drive and Countryside Boulevard, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District. ACTION ITEM.

Chair Fugate asked if applicant and commission is willing to continue this project on the record.

Applicant understands and is acceptable to being continued.

7:26:01 PM Chair Fugate opened public comment.

No comment.

7:26:23 PM Chair Fugate closed public comment.

- 7:27:23 PM Scanlon motioned to continue the public hearing to June 29, 2020. Smith seconded.

 All in Favor.
- PH 4 Consideration of a Design Review application by Pioneer, LLC represented by Andrew Bick for Pioneer Storage Phase 2, a storage facility consisting of five (5) single-level storage buildings totaling 16,760 square feet and related parking, to be located at 1291 and 1311 Citation Way (Lots 1A and 1B, Airport West Subdivision #2) in the SCI-SO Zone District. ITEM WILL BE CONTINUED ON RECORD TO JULY 30, 2020. ACTION ITEM.
- <u>7:29:13 PM</u> Stone motioned to continue the public hearing to July 30, 2020. 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 29, 2020.
 - DR: O'Meara Residence
 - CUP: AFT Player Park

Horowitz summarized current projects scheduled to be heard at next meeting and provided update on existing projects. Chair Fugate asked if West Crescent adjoiners were renoticed. Horowitz explained staff was contacted prior to noticing deadlines and no notices were sent as applicant requested no notice.

7:34:37 PM Scanlon motioned to adjourn. Smith seconded. All in Favor.

Return to Agenda

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

(208) 788-9815

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, June 29, 2020
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

Present

115 MAIN STREET SOUTH

HAILEY, IDAHO 83333

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

5:30:21 PM Chair Fugate called to order.

5:31:23 PM Public Comment for items not on the agenda. No Comment.

Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of a City-initiated Text Amendment to the Hailey Municipal Code to Title 13: Public Services, Chapter 13.04, Water and Wastewater Systems, Section 13.04.060, Cross Connections to clarify the purpose of the ordinance and modify E(3) by removing double check valve assembly and H. by adding and Idaho plumbing code and amend Title 18: Mobility Design, Chapter 18.14, Standard Drawings, Section 18.14.010, Diagrams to modify or replace drawings 18.14.000.0, 18.14.010.B.3 and 18.14.010.B.4, 18.14.010.B.7 through 18.14.010.B.11, 18.14.010.C.1 through 18.14.010.C.3, 18.14.010.C.6, 18.14.010.D.4a, and 18.14.014.F. ACTION ITEM

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Old City Hall LLC, represented by Blincoe Architecture for a 2,757 square foot commercial addition to the existing building used by the Advocates Attic including an outdoor display and five (5) additional parking stalls located on River Street. This project is located at 12 W Carbonate St (Lots 12-15, Block 41, Hailey Townsite) within the Business Zoning District. ACTION ITEM.

5:32:07 PM Pogue moved to approve CA 1 and CA 2. Scanlon seconded. All in favor.

Public Hearing

<u>PH 1</u> 5:34:27 PM Consideration of a Preliminary Plat Subdivision Application (Phase 2) by Sweetwater Communities, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase 2 of Block 2 is subdivided into 14 sublots consisting, two (2) ten-unit condominium and four (4), three-plex townhomes for a total of 32 residential units. This project is located on the corner of Shenandoah Drive and Countryside Boulevard, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District. ACTION ITEM.

<u>5:35:45 PM</u> No comments from staff. Horowitz turned floor over to Matt Watson. <u>5:38:21 PM</u> Watson explained this is the same presentation from Block 2, Phase 1 and summarized

changes made since last seen. Watson explained this is the next two blocks to the north after phase 1. Watson summarized previous proposal and proposal by them. Watson explained phase 2 consist of two condo buildings and 4 townhomes. Watson explained location of garages and outside parking. Watson explained trees that effect phase 2 and that have addressed public works concerns regarding the trees. Watson explained trail connection on north end of block two and at Countryside. Watson summarized this is a continuation of what have been doing. 5:44:23 PM No questions from Scanlon. 5:44:33 PM Stone asked if plan is to extend the sidewalk in lieu of a transit stop. Watson confirmed, explaining part of the Development Agreement. Stone confirmed with Horowitz that Mountain Rides approved this. Smith questioned whether the Applicant would agree to a plat note notating that private alleys are unbuildable parcels, as per code. Pogue also would like to see this delineated on the plat. Watson noted that that this was not done previously, but moving forward, could be notated on the plat. All others can be included at Final Plat hearings. 5:48:13 PM Horowitz confirmed that is the standard. Smith asked if Applicant intends to utilize truncated domes at crosswalks. Watson confirmed that truncated domes will be utilized at all crosswalks. 5:49:25 PM No questions from Chair Fugate.

5:49:34 PM Chair Fugate opened public comment.

5:50:34 PM Chair Fugate closed public comment.

5:50:54 PM Horowitz noted did not require unbuildable parcels on the first phase. Commission discussed requirements. Watson asked if that would restrict covered structures such as parking. Smith does not believe it will. Smith read ordinance allowed. Watson does not have any issue with including this in the plat notes. No additional comments from Scanlon. 5:53:49 PM Stone asked Horowitz asked if there would be any issues with contradiction between Phase 1 and Phase 2. Horowitz does not believe it will cause problems. Stone asked if would be retroactive. Horowitz does not see how it could be made to be retroactive. Horowitz suggested adding at Final Plat. Watson is agreeable to add to Phase 1 during Final Plat. No further comments from Smith and Pogue. 5:55:28 PM Chair Fugate thanked applicant, no further comments.

5:56:27 PM Stone motion to approve Phase 2 of the Preliminary Plat Application by Sweetwater Communities, LLC, represented by Matt Watson, to be located at Block 2, Sweetwater P.U.D. Subdivision (vacant lot along Shenandoah Drive), finding that the application meets all City Standards, and that Conditions (a) through (k) are met. Pogue seconded. All in Favor.

Horowitz announced second time that the soccer park has been withdrawn. Chair Fugate noted West Crescent was withdrawn at this time as well.

PH 2 5:58:58 PM Consideration of a Design Review Application by John and Paula O'Meara represented by Thomas Dabney, TND Architects, PLLC, for a 4,015 square foot single-family residence to be located at 711 S Main Street (Lot 2, Block 1, Arbor Heights Subdivision) with the Limited Residential 1 (LR-1) and Townsite Overlay Zoning Districts. ACTION ITEM.

<u>5:59:32 PM</u> Smith disclosed he is acquainted with the O'Meara's but has no business ties with them and it will not affect his decision in regards to this project.

6:01:28 PM Stone asked if this is a new or continuation of a project.

6:01:55 PM Davis turned floor over to Tom Dabney, Architect for the project. 6:03:02 PM Dabney introduced the project and the location. Dabney explained house proposed is for a total of approximate 4,000 square feet. Dabney noted location of driveway easement, driveway access, and snow storage area. Dabney explained layout of proposed home, roof layout and materials to be used. Dabney confirmed within the required setbacks and height requirements. Dabney explained exterior materials. 6:08:47 PM Scanlon asked the square footage of the bonus room on second floor. Dabney stated 975 square feet. Scanlon asked about the purpose of the bonus room. Dabney referred to O'Meara to explain the intended use. Dabney stated per Mr. O'Meara the intended use is for an office. Scanlon asked if stone was natural or cultural. Dabney stated is natural. 6:11:29 PM Stone asked if lot was vacant or need to do a demo. Dabney stated he believed it is empty now. Stone asked if there was a fence around the lot. Davis noted a fence on south side and between lot 1 and lot 2. Stone asked if any trees are being removed. Dabney stated no trees are to be removed. 6:13:10 PM No questions from Smith, Pogue or Chair Fugate.

<u>6:13:36 PM</u> Chair Fugate opened public comment.

6:14:10 PM Chair Fugate closed public comment.

<u>6:14:17 PM</u> Scanlon thinks this is a nice residence and location. Scanlon suggested putting snow fences on metal roof in place of clips. <u>6:15:42 PM</u> Stone no issues, agrees with Scanlon regarding snow fence. <u>6:16:04 PM</u> Smith no problems, nice residence and provide infill to a vacant lot. <u>6:16:25 PM</u> Pogue thinks it is a great addition to the whole neighborhood. Chair Fugate agrees, believes building is attractive as proposed and a benefit to the neighborhood.

6:17:11 PM Smith motion to approve the Design Review Application John and Paula O'Meara, represented by TND Architects, PLLC, for a 4,015 square foot single-family residence, which includes an attached 483 square foot garage, to be located at 711 South Main Street (Lot 2, Block 1, Arbor Heights Subdivision), 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 (i) are met. Scanlon seconded. All in Favor.

Dabney explained building with start as soon as able to finish engineering, so soon as possible.

PH 3 Consideration of a Conditional Use Permit Application by Williams Latham L Trustee, Williams Family Trust, represented by Kevin Hansmeyer, for a soccer park to be located at 707 S Main Street (Lot 1-10, Block 129, Townsite) within the Business (B) and Townsite Overlay. This park will include 23 parking stalls and two (2) 50'x 80' playing fields.

ACTION ITEM.

5:33:13 PM Horowitz explained this application has been withdrawn at this time.

<u>6:19:04 PM</u> Chair Fugate announced again that PH 3 has been withdrawn by the applicant due to avoiding conflict and is looking for another area at which to do this.

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: July 20, 2020.
 - DR: Pioneer Storage Facility

Horowitz confirmed next hearing is July 20th and projects to be heard at that hearing.

6:21:19 PM Scanlon motioned to adjourn. Smith seconded. All in Favor.

Return to Agenda

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

(208) 788-9815

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, July 20, 2020
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

Present

115 MAIN STREET SOUTH

HAILEY, IDAHO 83333

Board: Janet Fugate, Richard Pogue, Dan Smith, Dustin Stone

Staff: Robyn Davis, Lisa Horowitz, Jessica Parker

5:30:48 PM Chair Fugate called to Order.

<u>5:31:07 PM</u> **Public Comment for items not on the agenda.** No Comment.

5:31:51 PM Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Subdivision Application (Phase 2) by Sweetwater Communities, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase 2 of Block 2 is subdivided into 14 sublots consisting, two (2) ten-unit condominium and four (4), three-plex townhomes for a total of 32 residential units. This project is located on the corner of Shenandoah Drive and Countryside Boulevard, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District. ACTION ITEM.

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by John and Paula O'Meara represented by Thomas Dabney, TND Architects, PLLC, for a 4,015 square foot single-family residence to be located at 711 South River Street (Lot 2, Block 1, Arbor Heights Subdivision) with the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. ACTION ITEM.

5:32:02 PM Smith motioned to approve CA 1 and CA 2. Pogue seconded. All in Favor. Scanlon Absent

Public Hearing

PH 1 5:32:49 PM Consideration of a Design Review Application by Pioneer, LLC, represented by Andrew Bick, for Pioneer Storage Phase II, for a storage facility consisting of five (5) single-level storage buildings totaling 16,760 square feet and related parking, to be located at 1291 and 1311 Citation Way (Lots 1A and 1B, Airport West Subdivision #2) in the SCI-SO Zone District. ACTION ITEM.

Horowitz introduced project and applicant team in the building. Andrew Bick summarized project proposal. Bick stated the location and zone, explaining will be replatting lots. Bick went on to discuss color changes proposed by HOA and discussed materials to be used for the buildings. Bick stated proposing native grasses on north side of building one. Smith asked if all 6 trees are

coming out. Bick confirmed all 6 trees are being removed, confirmed arborist report by Alpine has been provided. Horowitz asked where the one good tree is on the site plan. Bick pointed out the largest ponderosa pine is right in the middle of the project, others are on the outside affecting building 1. 5:41:56 PM Smith stated the coloring is very similar with different profiles. As far as breaking up the buildings, there are not many differences. Bick explained appear similar looking at this room, referenced phase 1. Bick explained idea of changing color of doors. Smith confirmed using identical colors for exterior coloring as phase 1. Bick confirmed. 5:43:35 PM Smith asked about energy efficiency. Bick explained not a lot of energy being used, only electrical on the property is for the lighting in the units and some outdoor lighting that meets the dark sky ordinance. Smith asked about LED lighting. Bick confirmed willing to do that. Elizabeth Grabher confirmed phase 1 has all LED lighting and would repeat that, with motion sensors. 5:45:44 PM Smith asked about irrigation system plan. Bick confirmed there is a plan. 5:46:17 PM Pogue thinks suggestions from HOA are positive, sorry not able to save the one good tree but understands. Pogue asked if applicant has thought about solar power. 5:47:19 PM Stone asked Horowitz if required to have approval from the HOA. Horowitz confirmed applicant is required to get Design Review approval from the HOA. Stone asked if applicant has any concerns with the 4 issues from the HOA. Bick stated no concerns with the HOA Conditions. Stone asked about any other planting such as shrubs and trees. Bick explained planned to do larger native grasses, that need rest of site for access and snow storage. Stone explained his view, that like the mute color as the building doesn't need to be called out. Chair Fugate asked about seasonal plantings. Horowitz explained did not require seasonal plantings on Phase 1. Chair Fugate noted conflicting point on Staff Report page 10. Horowitz recommended not requiring seasonal plantings as staff is not onsite. Chair Fugate asked about trash. Bick explained no trash on this property, people are storing items and when done taking their stuff. Chair Fugate noted that she likes the color on the doors; however, sees that it could be sticking point. 5:52:53 PM Bick confirmed that is correct, that the HOA felt it would be best to stay with the same color concept as phase 1.

<u>5:54:05 PM</u> Chair Fugate opened public comment.

<u>5:54:09 PM</u> Matt Engel, 101 E Bullion St., his company represents the HOA and thanked the applicant for working with them. Engel explained concern of color scheme and landscape design. Engel reiterated that the applicant was very helpful regarding the screening of the property. Engel noted that the trash enclosure was a good point, asked if there is a way to make that work.

5:58:27 PM Chair Fugate closed public comment.

<u>5:58:43 PM</u> Smith believes overall, is a good project and good infill for that area. Smith agrees with Engel regarding idea of having a dumpster there. Grabher explained they found that works best for them to go and pick up any miscellaneous trash and dispose of it instead of keeping a dumpster. Graber referenced that has not had any complaints on her other properties. Chair Fugate asked about possibly adding something for this in the contracts. Grabher stated that is a good idea. Smith is comfortable with this option as long as they continue to manage it. <u>6:04:20 PM</u> Pogue agrees with idea of including it in the contracts with the facility. Pogue complimented applicant and HOA. <u>6:05:03 PM</u> Stone asked if there is a requirement for a business like this to provide garbage. Horowitz is not aware of a requirement. Stone asked why the applicant has a dumpster at the Ketchum Location. Grabher explained business in Ketchum was used as an example. Stone agrees with Pogue regarding muted color schemes. Stone does not see additional requirement to burden applicant with dumpsters. <u>6:07:43 PM</u> Horowitz suggested revised

condition to include the HOA conditions be addressed. Stone asked if should add a condition regarding contract for tenants. Chair Fugate and Horowitz believe that is not needed as a condition. Chair Fugate asked about LED Lighting. Horowitz suggested including it within the body of the Findings of Fact. Smith added that this is to the benefit of the company and why does not think it needs to be made a condition.

6:10:50 PM Stone motioned to approve the Design Review Application by Pioneer, LLC, represented by architect Andrew Bick, for construction of Pioneer Storage Facility Phase II, to be located at Lots 1A and 1B, Block 4, Airport West Subdivision #2 (1291 and 1311 Citation Way), 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 (i) 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: August 3, 2020.
 - DIF: Forest Service Warehouse Building
 - Nelson Variance
 - Conditional Use Permit Application: The Sage School
 - Hillside Overlay Site Alteration Permit Application: Carpenter

<u>6:13:37 PM</u> Horowitz provided summary of upcoming projects scheduled for August 3, 2020 hearing.

6:17:13 PM Pogue motioned to adjourn. Stone seconded. All in Favor.

Return to Agenda

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT 115 MAIN STREET SOUTH HAILEY, IDAHO 83333

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

(208) 788-9815 Fax: (208) 788-2924

MEETING MINUTES

DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE
Monday, August 3, 2020
Hailey City Hall
5:30 p.m. (before P & Z regular meeting)

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

5:30:29 PM Fugate called the meeting to order.

Public Hearing

PH 1 Proposed amendments to the 2020 City Capital Budget and its Development Impact Fee Component. The Advisory Committee will continue its discussion begun on June 15, 2020, to form recommendations regarding the proposed budget and updates to the FY 2020 Capital Improvement Plan for the Hailey City Council's consideration. Prioritization of capital projects, including the Forest Service Building moving and rehabilitation costs, will occur. ACTION ITEM

Heather Dawson reintroduced DIF and the Memorandum. Scanlon questioned relocation of USFS Warehouse Building. Scanlon questioned the arrival of estimates and has questions: should we obtain another contractor, what about building a new building (based on square footage and cost of square footage), etc.

Horowitz went on to explain an offer by Michael Kraynick to relocate the building to his parcel in Airport West. Horowitz noted that Kraynick would pay to relocate and store the building on sonotubes. Horowitz explained that the City needs to take action now, as we might not be able to relocate the building by October 10, 2020.

Chair Fugate questioned what would happen if private party falls through. Horowitz explained that we could store the building at the Police Department or repurpose portions of the building (i.e., doors, half the building). Horowitz noted the possibility of both, but fees would be paid twice. Fugate encouraged the Commission to make a decision.

<u>5:40:39 PM</u> Stone is impressed by Kraynick's proposal. Stone believes due to the sheer size, it may be better referenced as an art piece, rather than a warehouse. Stone is in favor of repurposing pieces of the building. Stone would like to hire an artist to conduct rendering of the building.

Smith prefers to see the building remain intact. Smith believes the building provides a historical perspective and offers a story – what took place in our past. Smith would like to see the structure maintained. Pogue agreed with Smith. Pogue would like to see the building repurposed and

refurbished. Pogue would hate to see it is demolished; however, Pogue also believes it's irresponsible of the City to take on the cost associated with relocating the building. Chair Fugate agreed.

<u>5:44:46 PM</u> Simms noted his impressions – move forward in preserving and relocating the building. Chair Fugate is not in favor of paying to relocate the building twice. Chair Fugate believes there are two choices – allow Kraynick to relocate the building or budgeting monies to preserve portions of the building.

Stone would like to see a contingency plan, if Kraynick's proposal falls through. Chair Fugate agreed. Horowitz noted that if the offer falls through, the City does not have the capacity to preserve the entire building, but portions of the building could be preserved.

<u>5:48:59 PM</u> Yeager discussed Capital Improvements spreadsheet and available monies for relocation of USFS Warehouse Building. Discussion ensued.

5:53:43 PM Chair Fugate opened the item for public comment. No comments were made.

<u>5:54:27 PM</u> Chair Fugate closed the item for public comment. Smith questioned Kraynick's intention. Simms noted that Kraynick would utilize the building as storage in Airport West. Chair Fugate believes it is important to include a historical marker in the agreement. Simms will do what he can to include the inclusion of a historical marker in the agreement. Chair Fugate further questioned the lighting of the Hailey Welcome Sign. Yeager noted that it would remain on the list as an unfunded item for the year – it would no longer be lit at this time. Smith would like to see the Hailey Welcome Sign lit sooner than later. Discussion ensued.

Pogue would like to allocate \$5000 for the lighting of the new Hailey Welcome Sign on Airport West. Scanlon believes the bulk of the costs to light the sign will come from Idaho Power and would like to budget \$7500. Scanlon agreed that he would like to see the sign lit. Pogue agreed to \$7500 and remove lighting from skate park. Smith agreed. Stone would like to stick with \$5000. Chair Fugate would like to see \$7500 allocated to light the sign.

6:03:31 PM Chair Fugate would like to set aside monies for preservation of portions of the USFS Warehouse Building, if plans fall through. Horowitz noted that the Developer has earmarked \$15,000 to help relocate the building; however, if the plan falls through, we may be able utilize monies to preserve portions of the building. Scanlon agreed with Horowitz and would like to see \$15,000 from the Developer to preserve portions of the building. Stone, Smith and Pogue agreed. Simms believes argument is good.

6:07:33 PM Dawson proposed motion language: DIF Advisory Committee to move and approve, and add language to the expense sheet to utilize \$15,000 from Developer FAPO to preserve portions of the USFS Warehouse Building prior to its demolition, as well as add language to retain \$7500 to light the Hailey Welcome Sign. Scanlon moved and Smith seconded. All were in favor.

6:09:04 PM Pogue motioned to adjourn. Scanlon seconded and all were in favor.

MEETING MINUTES HAILEY PLANNING & ZONING COMMISSION Monday, August 3, 2020 Virtual Meeting

5:30 p.m. *

(*To start after Development Impact Fee Advisory Committee hearing)

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

6:09:44 PM Chair Fugate called the meeting to order.

Public Comment for items not on the agenda: No comments were made. **Consent Agenda**

<u>CA 1</u> Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Pioneer, LLC, represented by Andrew Bick, for Pioneer Storage Phase II, for a storage facility consisting of five (5) single-level storage buildings totaling 16,760 square feet and related parking, to be located at 1291 and 1311 Citation Way (Lots 1A and 1B, Airport West Subdivision #2) in the SCI-SO Zone District. **ACTION ITEM.**

<u>6:10:41 PM</u> Pogue motioned to approve the Consent Agenda. Smith seconded. Scanlon recused himself, as he was absent. Smith, Pogue and Stone were in favor.

Public Hearing

PH 1 Consideration of an Application submitted by Hailey Investors, LLC, for a third variance from the riparian setback and building site area regulations of the Flood Hazard Overlay District, Section 17.04J. The original variance was granted on August 20, 2004 and approved for a ten (10) year extension on June 7, 2010. The original variance was granted for the purpose of constructing a residence encroaching approximately thirty-three (33) feet into the one hundred (100) foot riparian setback. The current request is for an encroachment of about twenty-six (26) feet. The property is located on Lot 1, Block 8, Della View Subdivision (921 War Eagle Dr). The Applicant is requesting an additional ten (10) years. ACTION ITEM.

6:29:30 PM David Patrie provided a brief overview of the item, its location and the intent of the Applicant. Patrie noted that the Applicant is requesting an additional ten (10) years to the existing variance. Patrie also noted that the only spot the Applicant is requesting a variance is to a triangular area that is approximately 440 square feet in size. The pervious variance was for approximately 1,393 square feet in size. The current request is substantially less. Lastly, Patrie noted the setback is approximately 75 feet, which is beyond the minimum required.

Patrie noted that every standard would need to be met and the residence would be built to current regulations; Building Permit would be contingent upon approval. Patrie went on to note that the proposed home, if existing during the 2017 Flood, would've been unscathed. Discussion ensued.

<u>6:41:26 PM</u> Scanlon questioned the meaning of government services. Patrie noted such services as: emergency services, water, and wastewater. Scanlon noted that there was a lengthy

discussion regarding emergency services to this parcel and further questioned the liability of the City of Hailey if services are unavailable to subject parcel. Simms doesn't believe there is any liability to the City.

Stone questioned when the current owners purchased the parcel. Patrie does not know which year the current owners purchased the parcel; however, the owners were aware of the ordinance and variance attached to parcel. Stone further questioned whether the variance is still active or expired. Horowitz noted that the application requesting an extension to the variance was filed prior to expiration of said variance. Stone also noted that he doesn't believe, per code, terms of the variance are met. Patrie noted that that the standards noted in Title 17 (1,100 square feet) create a very irregularly shaped residence. Patrie noted that surrounding residences have approximately 2,500 square feet of home. Stone understands, but further notes the proposal is not within the terms of the variance. Rebecca Bundy addressed Stone's concerns. Bundy noted that the code allows building footprint of 1,000 square feet with a minimum of 50-foot setbacks within riparian area without a variance.

6:48:28 PM No comments from Smith at this time. No comments or questions from Pogue either.

<u>6:49:32 PM</u> Chair Fugate opened the item for public hearing. Ryan Santo with the WRLT provided comments, referencing letter submitted on July 30, 2020. Santo referenced letter – in 2017, City had the third highest flood stage which caused severe aggradation and reduced the flood stage by one (1) foot to five (5) feet. Santo also mentioned the water year of 2019, which was slightly above average peak flood stage and residents in the area also experienced standing water on their properties/city streets for extended periods of time. Santo went on to discuss geomorphic assessments, potential improvements made by WRLT and the City to mitigate/decrease future impacts to neighbor and drainage swales. Regardless if the variance is extended, Santo would like to continue to work with the City to decrease flooding impacts to the Della View neighborhood.

<u>6:53:28 PM</u> Chair Fugate closed the item for public hearing. Scanlon believes the Applicant qualifies and is in favor of the variance extension. Stone questioned the improvements made near Heagle Park. Yeager noted that said improvements were made to alleviate flooding in the area. Yeager noted that area should do better in the event of another flood, but evaluation will be needed. Discussion ensued. Stone agreed with Scanlon and went on to note that the proposal and variance extension request is appropriate.

Smith questioned how long the owners have owned the parcel. Mr. Nelson noted that it has been owned by them for 16 years. Smith would like to look at an extension for two to five years, as the river can dramatically change in a short period of time. Pogue noted is appreciation for comments by the WRLT. Pogue believes variance extension is appropriate. Pogue agreed with Smith and also recommended a variance extension of less than ten (10) years. Discussion ensued. Chair Fugate agreed with Smith and Pogue, and further questioned whether provisions would prohibit a variance extension for five (5) years. Horowitz noted that the Commission may choose duration of variance. Chair Fugate questioned whether Stone and Scanlon are amenable to a five (5) year extension. Scanlon questioned whether the Commission would be amenable to a five (5) year extension and approval via Consent Agenda, rather than a full hearing. Simms noted that a temporal review is legally acceptable. Commissioners agreed. Stone questioned thoughts from the Applicant. Mr. Nelson is open to a shorter timeframe and Consent Agenda approval.

Stone noted his preference of a ten (10) year extension. Chair Fugate believes a shorter timeframe (five years) with an easier review afterward. Patrie noted the inconsistent time references in one of the Conditions of Approval (i.e., Building Permit acquired within 10 years and Building Permit shall be submitted within 10 years). Patrie suggested streamlining language to read – Building Permit shall be submitted within 10 years.

Additionally, Patrie noted the language "adoption of the decision" vs. "the date of the decision". Patrie respectfully ask Commission to align two for the Findings. Horowitz and Bundy agreed to both and will clarify in the Findings.

7:13:32 PM Chair Fugate questioned whether Commission is agreeable to shorter extension and temporal review. Commissioners agreed and clarified language. Horowitz read Condition (h) based on discussion: h) The variance shall be valid for a ten (10) year time period. A review via Consent Agenda shall be conducted after five (5) years. If physical conditions on the ground have changed, then the Commission can require a full review. Commissioners agreed to language.

7:17:35 PM Scanlon motioned to approve the request for an extension of the variance to the riparian setback on the property, located on Lot 1, Block 8, Della View Subdivision (921 War Eagle Drive), finding that the general provisions of the Hailey Zoning Ordinance, Section 17.12.040(a) through (e), subject to conditions (a) through (i), as modified. Stone seconded and all were in favor.

PH 2 Consideration of a Conditional Use Permit Application submitted by The Sage School, represented by Chip Maguire of M.O.D.E, LLC, for the addition of a 1,440 square foot modular classroom, to be located on Lot 2, Block 4, Airport West Subdivision #2 (1451 Aviation Drive), within the SCI – Industrial (SCI-I) Zoning District. The Commission approved two (2) modular buildings, of the same size, shape, color and use, in May 2013. Due to the Coronavirus pandemic, the purpose of a third modular building onsite is to allow for additional classroom space, which ensures students and teachers meet the social distancing requirements outlined by Governor Little. **ACTION ITEM.**

<u>6:11:38 PM</u> Horowitz requested that PH 2 to be heard before PH 1. Smith motioned to move PH 2 to be heard before PH 1. Scanlon seconded and all were in favor.

Davis introduced the project noting that two modular buildings exist onsite and the third building will be the same in color, size and shape. Davis noted that third building is to account for the social distancing requirements outlined by the State. Davis introduced Architect of project, Chip Maguire. Maguire concurred with Davis and went through Design Presentation. Maguire reiterated that third modular building will match that of the existing modular buildings. Maguire discussed location of building, site plan, elevations and materials, lighting, pedestrian circulation and parking. Maguire also noted that the building is temporary in nature and will hopefully be moved in a year, as the Sage School plans to relocate to Quigley Farm Subdivision.

<u>6:19:03 PM</u> Scanlon questioned the materials. Maguire noted that all exterior materials will be the same as the existing buildings. Scanlon questioned landscaping near/around the building. Maguire noted that the area around the proposed building would be filled with woodchips and a deck would be added to the entrance.

Stone shared concerns of temporary nature of building. Maguire noted that the buildings would be moved if and when the Sage School relocates to Quigley Farm Subdivision. Maguire also noted that building will be located on temporary foundation (compliant with code) until foreseeable future.

6:24:16 PM Chair Fugate opened the item for public hearing. No comments were made.

6:24:44 PM Chair Fugate closed the item for public hearing.

Scanlon applauded the Applicant Team for being proactive in taking these steps. Stone is good with the project and Smith agreed. Smith noted the addition is a quick way to respond to unusual circumstances. Pogue and Chair Fugate agreed.

6:26:16 PM Stone motioned to approve the application by the Sage School, represented by Chip Maguire of M.O.D.E, LLC, for the addition of a 1,440 square foot modular classroom, to be located on Lot 2, Block 4, Airport West Subdivision #2 (1451 Aviation Drive), within the SCI – Industrial (SCI-I) Zoning District, finding that application meets each of the criteria for review (a) through (h) cited in the Hailey Municipal Code, that the Conditional Use Permit complies with the Comprehensive Plan, and that Conditions (a) through (f) are met. Smith seconded and all were in favor.

PH 3 Consideration of a Hillside Site Alteration Permit Application by Brush and Amber Carpenter, represented by Chip Maguire of M.O.D.E., LLC, for the addition of an outdoor patio space and four (4) foot high retaining wall to a single-family residence. This project would encroach a depth of approximately six (6) feet into the Hillside Overlay Boundary, and is to be located on Lot 8, Block 8, Old Cutters Subdivision (1121 East Myrtle Street). ACTION ITEM.

7:24:46 PM Chair Fugate called the meeting back to order after a five (5) minute break.

Chip Maguire presented the project. Maguire noted that the Owners have applied for a Building Permit. Via the design process, Maguire noted that Owners would like to extend into the hillside overlay, and outside of the building envelope. Maguire referenced the drawings, noting that the area behind the proposed residence was created by Old Cutters/Canal Company. Maguire discussed retaining wall to be moved five (5) feet from its current location and is not visible from the street. Maguire went on to discuss other elements of the home – patio, retaining wall and deck above. Maguire also noted that the hillside would be reclaimed and returned to native plants.

Maguire discussed the Conditions of Approval and noted that the actual square footage of disturbed area would be approximately 320 square feet. Staff will include this total in the Findings of Fact.

7:31:25 PM Scanlon questioned if the first floor is slab on grade. Maguire confirmed this. Scanlon questioned height of cut. Maguire noted five (5) feet. Stone questioned whether slope determines building envelopes. Horowitz noted that in most cases, slope does. Horowitz noted that area has been disturbed and is man-made; very different from other applications in Hillside Overlay. Pogue sees no issues with proposal. Chair Fugate questioned landscape buffer. Maguire noted that hillside will be replanted.

<u>7:36:32 PM</u> Chair Fugate opened the item for public hearing. No comments. Chair Fugate closed the item for public hearing.

Scanlon believes proposal makes sense; no issues with request. Stone agreed. Smith also agreed and likes use of coniferous/deciduous trees; minimal invasion and believes request to be appropriate. Pogue and Chair Fugate agreed.

7:39:58 PM Stone motioned to approve the Hillside Site Alteration Permit Application by Brush and Amber Carpenter for a paver patio and four foot (4') high retaining wall extending 5'6" beyond the building envelope into the hillside overlay at Lot 8, Block 8, Old Cutter's Subdivision, 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 (d) are met. Smith seconded and all were in favor.

7:44:10 PM Scanlon motioned to adjourn. Pogue seconded and all were in favor.

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COMMUNITY DEVELOPMENT DEPARTMENT 115 MAIN STREET SOUTH HAILEY, IDAHO 83333

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

(208) 788-9815

Meeting Minutes HAILEY PLANNING & ZONING COMMISSION Monday, August 17, 2020 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#

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Present

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

Staff: Lisa Horowitz, Robyn Davis, Jessica Parker

5:30:07 PM Chair Fugate called to order.

<u>5:30:17 PM</u> **Public Comment for items not on the agenda.** No Comment.

5:30:52 PM Consent Agenda

- CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of an Application submitted by Hailey Investors, LLC, for a third variance from the riparian setback and building site area regulations of the Flood Hazard Overlay District, Section 17.04J. The original variance was granted on August 20, 2004 and approved for a ten (10) year extension on June 7, 2010. The original variance was granted for the purpose of constructing a residence encroaching approximately thirty-three (33) feet into the one hundred (100) foot riparian setback. The current request is for an encroachment of about twenty-six (26) feet. The property is located on Lot 1, Block 8, Della View Subdivision (921 War Eagle Dr). ACTION ITEM.
- CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Conditional Use Permit Application submitted by The Sage School, represented by Chip Maguire of M.O.D.E, LLC, for the addition of a 1,440 square foot modular classroom, to be located on Lot 2, Block 4, Airport West Subdivision #2 (1451 Aviation Drive), within the SCI Industrial (SCI-I) Zoning District. The Commission approved two (2) modular buildings, of the same size, shape, color and use, in May 2013. Due to the Coronavirus pandemic, the purpose of a third modular building onsite is to allow for additional classroom space, which ensures students and teachers meet the social distancing requirements outlined by Governor Little. ACTION ITEM.
- Adoption of Findings of Fact, Conclusions of Law and Decision of a Hillside Site Alteration Permit Application by Brush and Amber Carpenter, represented by Chip Maguire of M.O.D.E., LLC, for the addition of an outdoor patio space and four (4) foot high retaining wall to a single-family residence. This project would encroach a depth of approximately six (6) feet into the Hillside Overlay Boundary, and is to be located on Lot 8, Block 8, Old Cutters Subdivision (1121 East Myrtle Street). ITEM TO BE PULLED FROM AGENDA.
- <u>CA 4</u> Adoption of Findings of Fact, Conclusions of Law and Decision of a modification to existing Wireless Permit for AT&T Mobility Corporation for the removal of three (3) antennas, one (1)

GSM Omni antenna, and three (3) remote radio heads and associated cabling. Three (3) newer technology antennas and three (3) newer technology remote radio heads will be added to the site. No increase in height of tower is proposed. The equipment is located at Pine Street Station Condominiums (400 South Main Street), within the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

<u>CA 5</u> Adoption of March 30, 2020 Meeting Minutes. **ACTION ITEM.**

<u>5:31:04 PM</u> CA 3 pulled from agenda, will be heard at next hearing. <u>5:31:13 PM</u> Fugate confirmed minor changes to CA 4. Horowitz stated engineer report was received and sent to all commissioners today.

5:32:18 PM Smith motioned to approve CA 1, CA 2, CA 4 and CA 5. Pogue seconded. All in favor.

Public Hearing

PH 1 5:32:53 PM Consideration of a Design Review Application by Leonard McIntosh and Edward Ayub-Trustee for a twelve (12) unit residential project, two stories in height, to be known as River Street Apartments. The proposed project will be located at 410 North River Street(Lots 14-17, Block 56, Hailey Townsite), within the Business (B), Townsite Overlay (TO) Zoning Districts and the Downtown Residential Overlay (DRO) and Small Residential Overlay (SRO); however, the Applicant has chosen to meet the DRO Standards, as outlined in the Hailey Municipal Code. The proposal also includes: twelve (12) parking spaces, four (4) four-bedroom ADA accessible units, four (4) two-bedroom ADA accessible units and four (4) four-bedroom units. ACTION ITEM.

5:33:47 PM Davis introduced project, explained location is the lot to the north of the Silver River apartments heard earlier this year and turned floor over to architect, Byron Folwell. 5:34:28 PM Folwell summarized the proposed project, three buildings each containing 4 units, the L shape plaza will contain two covered seated areas, 12 covered parking spaces, two guest spaces in R.O.W. Folwell discussed exterior amenities and accesses. Folwell explained the proposed exterior materials to be used. Folwell further described the outdoor seating areas, estimated total seating of approximate 24 people. Folwell stated the landscape plan covers approximate 3000 sq. ft. – 33 trees of 8 varieties. 5:42:15 PM Pogue asked if the market of the units is for families. Folwell stated Building A has 4 - 4 bedroom 2 bath units and Buildings B and C are 2 bedroom 1 bath units. Pogue noted no kids play area, Folwell confirmed none at this time. Pogue believes parking along River Street is not enough. Pogue asked if the face in parking proposed is what is recommended for River Street. Horowitz confirmed, and that they meet the DRO requirements for parking. 5:44:47 PM Horowitz asked about they are able to manage to fit 4 bedrooms in Building A units. Folwell explained project designer is the one to determine the unit layouts. Folwell provided a drawing showing the unit layout. Folwell stated can visit Indie Dwells website to view their other units designed. Horowitz asked if the Property Management would ensure the parking restrictions during the winter. Leonard McIntosh will discuss that with the management company to determine the best ways to address that but that will meeting the requirements. Pogue recommended having some type of awning material on the front west facing windows. Pogue noted that the snow is going to go on some of the walkways - recommended something to prevent snow from coming off the roofs in mass amounts. Pogue recommended lighter colors for the exterior of the buildings. 5:49:46 PM Smith asked if will be using Redwood or Cedar for the wooden screens. Folwell stated would prefer Redwood, Cedar is the second choice. Smith asked if have north and south facing windows for the buildings. Folwell stated Building A does not have any north or south facing windows. Buildings B and C have limited windows facing north and south. Smith

recommended putting windows in for more natural lightings. Folwell corrected himself that Building A does have some windows and egresses in those directions. Smith noted on the site analysis sheet reference SRO vs. DRO. 5:53:51 PM Smith is interested in idea of providing outdoor storage for bicycles for Buildings B and C, but Building A does not seem to have that but that is the most likely building to have that. Folwell explained able to provide 1 for each unit, hope that Building A will have access to those at Building B and C. Smith recommended to think of ways to accommodate more storage for vehicles and bicycles for building A. Steven Job suggested bicycle storage under the stairways. Folwell will do a layout showing that and may have some opportunities for bicycle storage by the alley. Smith agreed with Pogue's comment regarding color, believes color palate is limited. Smith confirmed applicant came to an agreement with the Tree Committee. Folwell confirmed did come to an agreement regarding R.O.W. trees. Davis confirmed City Arborist will make comments regarding the landscaping inside the lot. Job stated trees chosen to use are a lively green, and chose these to play off a warmer tone background. Job stated has also chosen a bright shrubbery as well. Smith thanked applicant, suggesting taking a look at a little more variety in color. Smith asked about the bus stop. Davis stated there has not been any further conversation, that Mountain Rides suggested a stop and sign but it's not required. Smith asked what the insulation value to be used. Folwell explained does not know that yet. 6:02:52 PM McIntosh noted the insulation listed on the Indie Wells brochure. 6:03:17 PM Stone asked if it is going to be open between buildings B and C, asking further is creating a situation where snow will be going into the stair wells. Folwell explained the metal awnings overlap each other, some snow may go into the breezeways. Stone asked for clarification of the metal awnings and asked the height difference. Folwell explained awning design and height is approximate 9 ft. higher in the front of the building and back of building is lower roof. Stone asked if roof has any angle them. Folwell explained low slope and designed to retain snow until it melts and drains off. Folwell explained how that design is supposed to retain the snow. 6:06:29 PM Stone is concerned that plan will hold snow until spring time. 6:07:28 PM Stone asked where the additional two guest parking spots are going to be located on River Street. Folwell explained locations have not been determined at this time. Davis noted the transit company stated they would need 4 spots for the bus turn around. Stone asked if the applicant would be creating the spots. Horowitz confirmed applicant would be creating and summarized area of code that the applicant is following. Horowitz noted that these spaces would not be reserved for this project, that they would be open to the public. Stone asked if applicant plans to build out all the available parking spots. Folwell confirmed as well as the bike lane, sidewalk, street trees and curb and gutter. Stone asked Horowitz if the winter parking restrictions would apply to all parking along River Street. Horowitz confirmed. 6:10:51 PM Stone asked if units have central air conditioning. Folwell stated all units are heated and cooled with a mini split system, 1 per unit. 6:11:35 PM Stone asked if size of hardy plans as portrayed is correct. Folwell explained that they are hardy panels and how Indie Wells installs those. Stone noted that there are a lot of color capabilities for the hardy planks. Stone asked Horowitz if recalled the color plan for Silver River. Horowitz and Davis explained color plan for Silver River apartments. 6:13:55 PM Scanlon stated 7.5 width of a bedroom is not enough, asking how ADA accessible. Scanlon suggested looking at doing fewer units, give more space, parking and larger units. Scanlon echoes concern about the colors, suggested looking at brighter colors for trim. Scanlon asked why all the roofs slope the same direction. Scanlon asked if possible, to have the roofs slope away from each other, suggesting if did so that may break up tall slats. Scanlon echoed Pogue's concern of snow. 6:17:39 PM Chair Fugate asked about the flat roof areas covering tables and parking and how that will work in the winter. 6:18:21 PM Folwell stated the covered seating areas are an open pergola structure, the roofs as designed are not complete roofs. Folwell stated the parking roofs are a metal frame similar to the awnings attached to be buildings. Chair Fugate confirmed those will accommodate the snow load. Chair Fugate believes the color needs to be lighter/brighter.

6:22:13 PM Chair Fugate closed public comment.

<u>6:22:28 PM</u> Chair Fugate requires a consensus from the City Arborist and landscape architect. Chair Fugate agrees additional bike racks are a good idea and that maybe 3 bedrooms are better than 4 in some places. <u>6:23:29 PM</u> Horowitz complimented the applicant and the design proposed, summarizing how this is a different way to build multifamily units. <u>6:25:02 PM</u> Stone believes the applicant needs to solve what is going to happen to the snow, the park n ride is probably sufficient. Stones primary concern is parking and number of potential vehicles. <u>6:27:15 PM</u> Smith and Scanlon complimented the applicant team. <u>6:28:35 PM</u> Pogue asked if the developer has built using shipping containers before. McIntosh has not built with these before but has use the company on other projects.

PH 2 6:30:43 PM Consideration of a Preliminary Plat Application submitted by Jesse German and Taryn Haag, represented by Galena Engineering, where Lot 38, Little Indio Subdivision (415 W Bullion) is subdivided into two lots, Lot 1, 12,704 square feet and Lot 2, 11,335 square feet, within General Residential (GR) and FP Overlay Zoning Districts, the Preliminary Plat of Little Indio south Subdivision. ACTION ITEM.

6:31:36 PM Horowitz provided aerial of the project and turned the floor over to the applicant. 6:32:14 PM Sean Flynn offered to allow Horowitz to explain the project. Horowitz provided a brief history of the property. Horowitz confirmed the owners will complete the water services with this project. Horowitz summarized that the project is located within a nonconforming area. Horowitz stated the cabin in the rear can remain. Horowitz explained the proposed building envelope for the first lot. Horowitz stated the two sheds on the property line would need to meet the setbacks. 6:35:30 PM Flynn added that both buildings on the lot are currently operating as two separate rental properties. Jesse German followed up on page 20 condition J, stating that both residences are non-confirming. German asked if could amend condition to allow both buildings, and that they would remove the sheds. German asked about condition K. Horowitz explained that was meant to be triggered if the houses were added onto. German asked about item C, what is required of the surety. Horowitz explained the requirements. 6:38:45 PM German explained just wanted to know in case of worst case scenario. 6:39:15 PM Pogue confirmed no new construction. Applicant confirmed. 6:39:41 PM Smith noted few housing keeping errors to be corrected by Galena. Smith asked if the setback on the front yard along Little Indio should actually be 20 ft. 6:41:48 PM Stone asked if at this stage just addressing the setbacks and splitting the lot into two. Horowitz confirmed that is correct. Horowitz explained does not know how would require the change in the setbacks, that would have to look into the code. 6:43:41 PM Scanlon asked if the City plows Little Indio. Horowitz stated that no the city does not. Scanlon asked if there is a plat note regarding the public access. Flynn explained that it is currently not a plat note. Scanlon and Horowitz discussed potential of future owners changing location of driveway. Horowitz does not see how that could be possible. Chair Fugate confirmed Lot 1 could not further subdivide. Horowitz explained to further subdivide the easement would need to be increased. Chair Fugate asked if removing or relocating the sheds. Applicant confirmed will be relocating the sheds. Horowitz referenced condition stating that the access would not be buildable.

6:47:34 PM Chair Fugate opened to public comment.

<u>6:47:49 PM</u> Taryn German, when connect to water services are, they obligated to abandoned the current well. Horowitz confirmed yes, currently obligated based off the annexation agreement.

<u>6:48:28 PM</u> Chair Fugate closed public comment.

<u>6:49:04 PM</u> Horowitz explained this item would need to be continued on the record to September 8, 2020 so this item could be heard with the Flood Plain portion. No additional comments from the Commissioners.

<u>6:49:58 PM</u> Pogue motioned to continue the public hearing to September 8, 2020. Scanlon 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: September 8, 2020
 - FHDP for Short Plat: Little Indio Subdivision (German/Haag)
 - Continuation of Short Plat: Little Indio Subdivision (German/Haag)
 - Conditional Use Permit: Dan Smith

Staff and Commission discussed upcoming projects for next hearing.

6:53:03 PM Scanlon motioned to adjourn. Smith seconded. All in Favor.

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On August 3, 2020, the Hailey Planning and Zoning Commission considered a Hillside Site Alteration Permit Application by Brush & Amber Carpenter, represented by Chip Maguire of M.O.D.E. LLC, for a paver patio and four-foot (4') high retaining wall extending 5'6" beyond the building envelope into the hillside overlay, located at Lot 8, Block 8, Old Cutters Subdivision.

Notice: Notice for the August 3, 2020, public hearing was published in the Idaho Mountain Express on July 15, 2020 and mailed to property owners within 300 feet on July 15, 2020.

Application: The Applicant is proposing a four-foot (4') landscape retaining wall extending 5'6" beyond the building envelope into the hillside overlay along the northeast side of the property to extend an outdoor patio area.

Procedural History: The Hillside Site Alteration Permit Application was submitted on July 2, 2020 and certified complete on July 7, 2020. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on August 3, 2020, in the Hailey City Council Chambers and remotely via GoToMeeting.

General Requirements of the Hillside Overlay District				
С	omplia	ınt		Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
\boxtimes			17.04N.050	Complete Application
\boxtimes			Department	Engineering: No comments
			Comments	Life/Safety: No comments
				Water and Sewer: It appears that one of the proposed dry wells is on top of sewer service.
				The dry wells are not to be connected to any sewer service
				Building: No comments
				Streets: No comments
\boxtimes			17.04N.070.01	A. Siting New Buildings: The siting of new buildings or structures shall
			General	demonstrate through visual simulation graphics or other graphic means that the
				building or structure does not skyline from any public street or improved public
				trail.
			Staff Comments	No buildings are proposed within the proposed hillside alteration area. The applicant
				is seeking to extend a back patio and retaining wall into the hillside. The proposed
				patio and retaining will be blocked from the street by the residence.
\boxtimes				B. Neutral Colors: Buildings shall be designed with neutral colors or with colors
				naturally found in the surrounding hillsides.
			Staff Comments	N/A, as no buildings are proposed at this time.
		\boxtimes		C. Recreation Uses, Amenities: All recreation uses and amenities shall be
				appropriate to the terrain, with minimal visual impact.
			Staff Comments	N/A, no recreation uses are proposed at this time.
\boxtimes				D. Wildlife Impact: All development shall minimize impact on wildlife migration
				corridors and wintering grounds. (Ord. 1191, 2015)

Carpenter Residence Hillside Site Alteration Lot 8, Block 8, Old Cutters Subdivision Planning and Zoning Commission – September 8, 2020 Findings of Fact – Page | 2

		1	Findings of Fact – Page 2
		Staff Comments	The proposed development extends 5'6" into the hillside overlay area and will be a total of 14'7" from an existing residence. Staff does not feel that this poses an impact to wildlife migration or wintering grounds. The Commission found this
		17.04N.070.02	standard to be met.
		17.04N.070.02 Grading	A. Unstabilized Cut Slopes: Unstabilized cut slopes shall be designed and constructed according to the recommendations of a qualified engineer, unless a structural alternative such as a retaining wall or other measure acceptable to the city is provided.
		Staff Comments	Plans submitted for building permit application include structural calculations for a retaining wall outside of the Hillside Overlay. Should this hillside alteration proposal be approved, the applicant will submit updated drawings and calculations for the relocated retaining walls. This has been added as a condition of approval.
			Planning Staff has also requested that the Applicant calculate the total area of disturbance, which will be brought to the hearing on August 3, 2020. This area shall not exceed 320 sq. ft. and has been made a Condition of Approval. The Commission found this standard to be met.
⊠?			B. Retaining Walls: Retaining walls may be preferred as a means to break up long, uninterrupted cuts. These retaining walls should be interspersed with other cut slopes if possible, to break up the length. Retaining walls should be no higher than four feet (4') or terraced with a three foot (3') horizontal separation of walls. They should be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials. Landscaping should be provided within or in front
		Staff Comments	of extensive retaining walls.
		stujj comments	The proposed retaining walls are designed to be four feet (4') in height and will be constructed of finished poured concrete in natural concrete grey. The wall will face the residence patio and will mostly be shielded from the street by the residence. Staff does not see the retaining wall as "extensive," and the Commission concurred. The Commission found this standard to be met.
	\boxtimes		C. Cuts and Fills: Cuts and fills shall be shaped, rounded, minimized and nonuniform to simulate natural existing contours.
		Staff Comments	N/A - No cuts and fills are proposed as a part of this request. The only cut into the hillside will be that which is supported by the proposed retaining wall.
\boxtimes			D. Grading: No grading shall be allowed for purposes other than for the
			preparation of the ground for structures and for access.
		Staff Comments	Planning Staff has requested that the Applicant calculate the total area of disturbance, which will be brought to the hearing on August 3, 2020. This area shall not exceed 320 sq. ft. and has been made a Condition of Approval. The Commission found this standard to be met.
			E. Thirty Percent Slopes: All slopes greater than thirty percent (30%) shall remain undisturbed, unless otherwise required by the wildland/urban interface code. If evidence acceptable to the city is provided showing that the strict enforcement of this provision would prohibit access to the lot or that placement of utilities would be impossible, then the applicant may apply for a waiver to this provision. Waivers shall only be considered in situations where strict application of the requirements of this section will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only that exceptions will allow a more financially feasible project.

Carpenter Residence Hillside Site Alteration Lot 8, Block 8, Old Cutters Subdivision Planning and Zoning Commission – September 8, 2020 Findings of Fact – Page | 3

	1		1	
			Staff Comments	Submitted plans show an existing grade of approximately 10.9%. The Commission
				found this standard to be met.
\boxtimes				F. Building Code Compliance: All retaining walls and grading shall comply with the
				most currently adopted edition of the international building code. (Ord. 1191,
				2015)
			Staff Comments	The proposed project shall meet this requirement.
\boxtimes			17.04N.070.03	A. Runoff Discharge: Provisions for runoff discharge shall be designed to safely
			Storm Drainage	retain stormwater or adequately carry and discharge accumulated runoff into
				drainage channels, storm sewers or natural watercourses so it does not cause
				damage or flooding to neighboring properties. The design standard shall be the
				25-year, one-hour rainfall event defined as one inch (1") per hour.
			Staff Comments	A drainage plan is included in the provided plans. Drainage will be directed
				southeast along the proposed retaining wall to a 24" dry well on the property. The
				Commission found this standard to be met.
⊠?				B. Drainage Improvements: The Commission may require the Applicant to design
				and construct drywells or other drainage improvements to control and reduce
				runoff from the site. The design for these facilities, including the soil percolation
				rate for all dry well locations, shall be submitted for approval as part of the storm
				drainage plan. (Ord. 1191, 2015)
			Staff Comments	Two 24" dry wells are proposed to manage runoff on site. Dry well design and soil
				percolation rate are required for any proposed dry wells. Additionally, one of the
				proposed dry wells appears to be over sewer service. Dry wells are not to be
				connected to any sewer service.
				connected to any sewer service.
				A condition of approval requiring additional information and confirming no
				connection to sewer service has been included. With this condition, the Commission
				found this standard to be met.
\boxtimes			17.04N.070.04	A. Stabilization Methods: All areas on the property graded for development,
			Erosion Control	disturbed by construction or altered in any other way which may increase soil loss
				due to water and wind erosion shall be stabilized by one or more of the following
				methods:
				1. Revegetated with native drought tolerant plant materials, including, but
				not limited to, flowering plants, low shrubs or native grasses growing in
				the immediate vicinity; or
				2. Stabilized with flexible, biodegradable materials or synthetic soils
				erosion matting in conjunction with native grasses. Where native grasses
				are used for erosion control, written specifications shall be submitted to
				the city indicating the grass mix, preparation of seed bed, method of
				application and maintenance schedule.
			Staff Comments	The proposed graded area will consist of a paver patio bordered by a concrete
			- Lajj comments	
				retaining wall. Any area disturbed in construction of the retaining wall shall be
				replanted with native drought tolerant materials. This has been added as a condition
	_			of approval. With this condition, the Commission found this standard to be met.
\boxtimes				B. Maintenance: Where vegetation is proposed as an erosion control method for
				disturbed or graded land, the new vegetation shall be adequately maintained to
			C1 - 11 C1	prevent erosion. (Ord. 1191, 2015)
			Staff Comments	This requirement shall be met.
1	1	1		

		17.04N.070.05 Public Streets, Private Streets, Driveways and Utilities	Public streets, private streets, driveways and utilities shall meet the definitions and design standards of the Hailey subdivision ordinance. A. Natural Contours: Public and private streets, driveways and utilities shall run with the existing natural contours to the maximum extent possible.	
		Staff Comments	N/A, as no public streets, private streets, driveways or utilities are proposed at this time.	
	\boxtimes		B. Cut, Fill Areas: Cut and/or fill areas for public and private streets and driveways shall not exceed five feet (5') above or below record grade.	
		Staff Comments	N/A, as no public streets, private streets, driveways or utilities are proposed at this time.	
			C. Grades: Grades for public and private streets and driveways shall be constructed in accordance with the Hailey Subdivision Ordinance. Exceptions and additional standards for driveways are noted below: 1. The Commission may approve additional grade up to a maximum slope acceptable to the fire chief, if the commission finds that the proposed grade results in a driveway that better meets the intent and purpose of this HO district; 2. If the driveway is greater than one hundred fifty feet (150') in length, there shall be an approved turnout that meets fire department turnaround criteria and standards; The minimum turning radius for any private driveway shall be in conformance with the standards of the wildland/urban interface code. (Ord. 1191, 2015	
		Staff Comments	N/A, as no public streets, private streets, driveways or utilities are proposed at this time.	

17.04N.90 Conditions.

The Commission or Hearing Examiner may impose any conditions which it deems necessary to secure the purpose of City regulations and give effect to the Comprehensive Plan. Conditions which may be attached include, but are not limited to those which will:

- A. Preserve the environmental, recreational and aesthetic values and other benefits of hillsides, integral to the character of the city;
- B. Maintain slope and soil stability;
- C. Prevent cuts and fills, including those for access roads and driveways, that exacerbate the natural hazards, such as erosion and landslide, associated with developing on hillsides;
- D. Encourage grading that follows natural contours, and encourage native landscaping;
- E. Require that any grading performed adhere to best practices for engineering and soil conservation to avoid erosion and landslides and to have as minimal effect on the environment as possible;
- F. Require maintenance for three (3) years, and financial security in an amount required by the commission, of graded areas where vegetation is proposed as erosion control

to ensure that such revegetation conforms to the approved erosion control plan;

- G. Direct development of buildings and other structures to appropriate areas of lowest elevation on hillside properties where such areas are part of the parcel or lot under consideration;
- H. Ensure safe and reasonable access to and from the properties, including access by emergency services;
- I. Require conformance with approved plans;
- J. Require guarantees such as performance bonds as to compliance with the terms of the approval;
- K. Control the sequence, timing and nature of development; and
- L. Require that all development shall conform to any approved grading plan, storm drainage plan and erosion control plan. (Ord. 1191, 2015).

CONCLUSIONS OF LAW

The Commission approved the Hillside Site Alteration Permit Application submitted by Brush and Amber Carpenter on August 3, 2020.

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law:

- 1. Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
- 2. The project is in general conformance with the Hailey Comprehensive Plan.
- 3. The project does not jeopardize the health, safety, or welfare of the public.
- 4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.06, Design Review, other Chapters of the Zoning Ordinance and City Standards.

DECISION

The Hillside Site Alteration Permit Application by Brush and Amber Carpenter, represented by Chip Maguire of M.O.D.E. LLC, for approval of a paver patio and four foot (4') high retaining wall extending 5'6" beyond the building envelope into the hillside overlay, located at Lot 8, Block 8, Old Cutters Subdivision, 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 Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (d) are met:

Suggested Conditions:

The following conditions are suggested to be placed on approval of this Application:

a. This approval is for only the encroachments shown on the drawings prepared by MODE, LLC dated July 2, 2020, consisting of a back-patio intrusion of five feet, six inches (5'6") and a 4' tall retaining wall into the Hillside Overlay. The area of disturbance shall not exceed 320 square feet.

Carpenter Residence Hillside Site Alteration Lot 8, Block 8, Old Cutters Subdivision Planning and Zoning Commission – September 8, 2020 Findings of Fact – Page | 6

- b. Areas outside of the proposed paver patio and concrete retaining wall that are disturbed in construction shall be replanted with native, drought tolerant vegetation and adequately maintained by the property owner.
- c. Updated drawings and engineered calculations for the retaining wall in the proposed location shall be submitted to the City prior to building permit approval.
- d. Dry well design and soil percolation rates will be required for the proposed 24" dry wells and no dry well is to be connected to sewer service.

Signed this day of	,2020.
Janet Fugate, Planning &	Zoning Commission Chair
Attest:	
lessica Parker Communi	ty Davelonment Assistant

Return to Agenda

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT 115 MAIN STREET SOUTH HAILEY, IDAHO 83333

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

(208) 788-9815 Fax: (208) 788-2924

MEMORANDUM

To: Hailey Planning and Zoning Commission

Re: Design Review Extension Request by McDonald's Corporation

Date: September 8, 2020

McDonald's Corporation and Kyle Inc./#13380 dba Valley Food Service, Inc., received Design Review approval for interior and exterior renovations to its restaurant at 720 North Main Street on May 20, 2019.

On August 25, 2020, the City of Hailey Community Development Department received a request by McDonald's for an extension to the Design Review approval. Pursuant Title 17, Chapter 17.06, Section 17.06.040(F), only one extension, six-months in length, is permitted.

17.06.040: DESIGN REVIEW PROCESS:

F. Final Construction Drawings; Issuance of Building Permit; Extensions: In order for a building permit to be issued after final design review approval, final construction drawings must be reviewed and approved by the Building Department. Application for a building permit must occur within one year of design review approval, or as otherwise provided by agreement authorized by law. The expiration date may be extended once, for an additional six (6) months, upon written request. Such request must be received prior to the expiration date. In the event any design review approval is for community housing units, an extension period of up to eighteen (18) months may be granted. The commission shall review and approve or deny the request for extension. (Ord. 1191, 2015)

Like other projects within the Wood River Valley, construction on the building was postponed due to the Coronavirus pandemic. The Applicant intends to begin construction in March 2021. City Staff is in favor of the Applicant's request; however, the Commission shall review and approve, or deny, the Applicant's request for extension via Consent Agenda at the September 8, 2020 public hearing.



August 25, 2020

Robyn Davis Community Development City Planner City of Hailey 115 S Main Street Hailey, ID 83333

VIA: Email Attachment (robyn.davis@haileycityhall.org)

RE: Design Review Application – REQUESTED TIME EXTENSION

McDonalds Restaurant Renovation - Design Review

Lots 2A, North Hailey Business Center (720 N Main Street)

Robyn,

On behalf of McDonald's Corporation and Kyle Inc./#13380 dba Valley Food Service, Inc., as the Architect of this project, I am requesting and extension of time to our previously approved Design Review Application for one year, or the maximum allowable, for the McDonald's restaurant located at 720 Main Street.

Our clients had all intentions of starting construction of this project last April, but the Covid-19 pandemic has caused this project, like many like it, to be postponed.

We have our building permit ready to be pulled and a contractor hired to perform the work. The current plan is to start construction at the end of this coming March 2021.

Please do not hesitate to let me know if you have any questions or need any additional information.

Sincerely,

Steve Trout, AIA, LEED AP

Architect

Cc: Ryan Kyle, Valley Food Service, Inc.

Trevor Profit, McDonald's Co. Bob Pohlman, Seven Solutions Co.

Return to Agenda

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT 115 South Main Street Hailey, ID 83333

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

MEMORANDUM

208-788-9815

TO: Sean Flynn, Galena Engineering, Inc.

FROM: Rebecca F. Bundy, Certified Floodplain Manager

Lisa Horowitz, Community Development Department Director

RE: Permit #20-006, Little Indio South Subdivision

DATE: August 4, 2020

Sean Flynn, Galena Engineering, Inc. has recently submitted an application on behalf of Jesse German and Taryn Haag for flood hazard development permit approval for subdivision of Lot 38 of Little Indio Subdivision in Hailey into two lots to be called Little Indio Subdivision South. A small portion (along the eastern property line) of the newly created Lot 1 is located in the Special Flood Hazard Area (SFHA) of FIRM Panels 0664E, dated November 26, 2010, is an AH zone and has a base flood elevation of 5,3210 feet (NAVD 88).

The project proposes subdivide the subject property into two (2) sublots, served by proposed 20 foot wide public access and utility easement along the western property line. This application is for only, and all future development in the floodplain will require a separate flood hazard development permit.

SUBSTANTIAL IMPROVEMENT/DAMAGE DETERMINATION:

The proposed project is a subdivision project and is not subject to substantial improvement/damage regulations.

This permit for flood hazard development permit for Permit #20-006, Little Indio South Subdivision, partially located in the SFHA, has been **approved**, per evaluation of the applicable standards below, with the following conditions of approval:

- 1. This approval for Permit #20-006, Little Indio South Subdivision is based on the preliminary plat for Little Indio South Subdivision, August 2020, prepared by Galena Engineering, Inc. Any deviations from the approved plat must be approved in writing by the City of Hailey prior to implementation.
- 2. This approval is for subdivision only. The applicant shall obtain subsequent flood hazard development permit approval for any and all future construction/development in the floodplain.
- 3. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.

- 4. All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
- 5. Any chemicals or other toxic materials that could cause contamination of surface waters or groundwater, or that could be injurious to public health, safety and welfare, shall be located at or above the flood protection elevation and stored in a manner that prevents their release in the event of a flood.
- 6. All public utilities and facilities, such as sewer, gas, electrical and water systems, within the SFHA shall be located and constructed to minimize flood damage.
- 7. The final plat shall contain a note documenting the current flood zone in which the property or properties are located.

8. 17.04J.060. STANDARDS FOR DEVELOPMENT IN THE SPECIAL FLOOD HAZARD AREA

Has criteria been met?	Standard	Evaluation						
A. G	General Standards							
YES	1. All new construction, substantial improvements, and development, including manufactured homes and accessory buildings, shall be designed (or modified) and adequately anchored to prevent flotation, collapse, and lateral movement of the structure, all new construction and substantial improvements shall be designed with engineered foundations and all development shall be reasonably safe from flooding.	The proposed project within the SFHA involves subdivision only and does not include construction of any buildings. As a condition of approval, the applicant shall obtain subsequent flood hazard development permit approval for any and all future construction/development in the floodplain.						
N/A	2. All new construction, substantial improvements, and development shall be constructed with materials and utility equipment resistant to flood damage in accordance with the Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, and available from the Federal Emergency Management Agency.	No new construction, substantial development or development is proposed in the floodplain.						
N/A	3. All new construction, substantial improvements, and development shall be constructed by methods and practices that minimize flood damages.	No new construction, substantial development or development is proposed in the floodplain.						
N/A	4. All new and replacement electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding to the flood protection elevation, except as provided for in Sections 17.04J.060.A.7 and 17.04J.060.B.4 Additions/Improvements below. These include, but are not limited to, HVAC equipment, water softener units, bath/kitchen fixtures, ductwork, electric/gas meter panels/boxes, utility/cable boxes, hot water heaters, and electric outlets/switches.	No such utilities are proposed.						
YES	 5. Any proposed water supply and sanitation system shall prevent disease, contamination and unsanitary conditions as follows: a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system. b. All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters. c. On-site waste disposal systems shall be located and constructed to avoid impairment to them or 	 This standard may be met with the following conditions: All new and replacement water supply systems in the floodplain shall be designed to minimize or eliminate infiltration of floodwaters into the system. All new and replacement sanitary sewage systems in the floodplain shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems 						

	contamination from them during flooding.	into floodwaters.
N/A	6. A fully enclosed area, of new construction and	The proposed project does not
	substantially improved structures, which is below the	include construction of any buildings
	lowest floor shall:	at this time.
	a. be constructed entirely of flood resistant	
	materials at least to the flood protection	
	elevation; and	
	b. include, in Zones A, AE, AH, AO, and A1-30, flood	
	openings to automatically equalize hydrostatic	
	flood forces on walls by allowing for the entry	
	and exit of floodwaters. To meet this	
	requirement, the openings must either be	
	certified by a professional engineer or architect	
	or meet or exceed the following minimum design	
	criteria:	
	i. A minimum of two flood openings on	
	different sides of each enclosed area subject	
	to flooding;	
	ii. The total net area of all flood openings must	
	be at least one (1) square inch for each	
	square foot of enclosed area subject to	
	flooding or per engineered flood opening	
	requirements;	
	iii. If a building has more than one enclosed	
	area, each enclosed area must have flood	
	openings to allow floodwaters to	
	automatically enter and exit;	
	iv. The bottom of all required flood openings	
	shall be no higher than one (1) foot above	
	the interior or exterior adjacent grade, but	
	only the net area of the flood opening below	
	the base flood elevation may contribute to	
	the required opening size;	
	v. Flood openings may be equipped with	
	screens, louvers, or other coverings or	
	devices, provided they permit the automatic	
	flow of floodwaters in both directions; and	
	vi. Enclosures made of flexible skirting are not	
	considered enclosures for regulatory	
	purposes, and, therefore, do not require	
	flood openings. Masonry or wood	
	underpinning, regardless of structural status,	
	is considered an enclosure and requires flood	
	openings as outlined above.	
N/A	7. Nothing in this ordinance shall prevent the repair,	The proposed project does not
	reconstruction, or replacement of a building or	include work on any buildings.
	structure existing on the effective date of this	
	ordinance and located totally or partially within the	
	floodway, flood fringe area, or stream setback,	
	provided there is no additional encroachment below	
	the flood protection elevation in the floodway, flood	
	fringe area, or stream setback, and provided that	

	such repair, reconstruction, or replacement meets all	
	of the other requirements of this ordinance.	
N/A	8. New solid waste disposal facilities and sites, hazardous waste management facilities, salvage yards, and chemical storage facilities shall not be permitted in the special flood hazard area, except by variance as specified in Section 17.04J.050.E.9. A structure or tank for chemical or fuel storage incidental to an allowed use or to the operation of a water treatment plant or wastewater treatment facility may be located in a special flood hazard area only if the structure or tank is either elevated or floodproofed to at least the flood protection elevation and certified in accordance with the provisions of Section 17.04J.050.C.3, Certification Requirements.	No solid waste proposal facility is proposed.
YES	9. The proposed development shall cause no significant danger to life and property due to increased flood heights or velocities, no materials may be swept onto other lands or downstream to the injury of others and the proposed development shall be reasonably safe from flooding.	No development is proposed within the regulatory floodplain. As a condition of approval, the applicant shall obtain subsequent flood hazard development permit approval for any and all future construction/development in the floodplain.
N/A	10. The proposed location shall represent the safest location on the subject property for the proposed use.	No development is proposed within the regulatory floodplain.
YES	11. Safe access to the property shall be available in times of a base flood for ordinary and emergency vehicles.	The subdivision proposes access along the western property line, which is outside of the floodplain.
N/A	12. Inherent natural characteristics of the watercourses shall be preserved.	No work is proposed in or near the river.
N/A	13. Existing riparian vegetation and wildlife habitat along the stream bank and within the required one hundred foot (100') riparian setback shall be preserved.	The subject property is not within the riparian setback.
N/A	14. New landscaping shall include plantings that are low growing and have dense root systems to stabilize stream banks and to repair any damage previously done to riparian vegetation.	The subject property is not within the riparian setback.
YES	15. Any chemicals or other toxic materials that could cause contamination of surface waters or groundwater, or that could be injurious to public health, safety and welfare, shall be located at the flood protection elevation and stored in a manner that prevents their release in the event of a flood.	The proposed project does not appear to involve use of chemicals or other toxic materials. As a condition of approval, any chemicals or other toxic materials that could cause contamination of surface waters or groundwater, or that could be injurious to public health, safety and welfare, shall be located at or above the flood protection elevation and stored in a manner that prevents
		their release in the event of a flood.

	r	hazard area, the entire structure shall meet the requirements for new construction and substantial improvements.	SFHA involves subdivision only and does not include construction of any buildings. As a condition of approval, the applicant shall obtain subsequent flood hazard development permit approval for any and all future construction/development in the floodplain.
YES	i I	When a structure is located in multiple flood hazard zones or in a flood hazard risk zone with multiple base flood elevations, the provisions for the more restrictive flood hazard risk zone and the highest base flood elevation (BFE) shall apply.	The proposed project within the SFHA involves subdivision only and does not include construction of any buildings. As a condition of approval, the applicant shall obtain subsequent flood hazard development permit approval for any and all future construction/development in the floodplain.
YES	1	Fill is prohibited in the SFHA, including construction of buildings on fill, unless compensatory storage is provided so that the total amount of fill placed on the site does not exceed the amount excavated from the site. Placement of fill necessary to satisfy drainage requirements of the building code shall be allowed if determined necessary by the floodplain administrator. However, any placement of fill must be evaluated by the floodplain administrator to ensure that it does not have adverse impact on neighboring properties. This includes not giving City of Hailey approval when asked by FEMA to review Conditional Letters or Letters of Map Revision (CLOMR-F or LOMR-F), unless they meet the above requirements.	The proposed project within the SFHA involves subdivision only and does not include any development within the floodplain. As a condition of approval, the applicant shall obtain subsequent flood hazard development permit approval for any and all future construction/development in the floodplain.
B. S		Standards	
N/A	s I t	Residential Construction. New construction and substantial improvements shall have the top of the lowest floor, including basement, elevated no lower than the flood protection elevation, as defined in Section 17.04J.020, DEFINITIONS of this ordinance.	No residential construction is proposed.
N/A	1	Non-Residential Construction. New construction and substantial improvements, of any commercial, industrial, or other non-residential structure shall have the top of the lowest floor, including basement, elevated no lower than the flood protection elevation, as defined in Section 17.04J.020, DEFINITIONS of this ordinance. Structures located in Zones A, AE, AH, AO, and A1-30 may be floodproofed to the flood protection elevation in lieu of elevation provided that all areas of the structure, together with attendant utility and sanitary facilities, below the flood protection elevation are watertight with walls substantially impermeable to the passage of water, using structural components having the capability of	No construction of a non-residential structure is proposed.

	resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. For AH and AO Zones, the floodproofing elevation shall be in accordance with Section 17.04J.060.F.2. A registered professional engineer or architect shall certify that the floodproofing standards of this subsection are satisfied. Such certification shall be provided to the floodplain administrator as set forth in Section 17.04J.050.C.3, Certification Requirements, along with the operational plan and the inspection and maintenance plan.	
N/A	 3. Manufactured Homes. This section applies to placement of all new manufactured homes in the jurisdiction. a. New and replacement manufactured homes shall be elevated so that the lowest floor of the manufactured home is no lower than the flood protection elevation, as defined in Section 17.04J.020, DEFINITIONS of this ordinance. b. Manufactured homes shall be securely anchored to an adequately anchored foundation to resist flotation, collapse, and lateral movement, by a certified engineered foundation system. c. All enclosures or skirting below the lowest floor shall meet the requirements of Section 17.04J.060.A.6. d. An evacuation plan must be developed for evacuation of all residents of all new, substantially improved, or substantially damaged manufactured home parks or subdivisions located within flood prone areas. This plan shall be filed with and approved by the floodplain administrator and the local emergency management coordinator. 	No manufactured homes are proposed.
N/A	4. Additions/Improvements. a. Additions and/or improvements to pre-FIRM structures when the addition and/or improvements in combination with any interior modifications to the existing structure are i. not a substantial improvement - the addition and/or improvements must be designed to minimize flood damages and must not be any more non-conforming than the existing structure; or ii. a substantial improvement - both the existing structure and the addition and/or improvements must comply with the standards for new construction. b. Additions to post-FIRM structures that are a substantial improvement with no modifications to the existing structure other than a standard	No addition to an existing structure is proposed.

- door in the common wall shall require only the addition to comply with the standards for new construction.
- c. Additions and/or improvements to post-FIRM structures when the addition and/or improvements in combination with any interior modifications to the existing structure are
 - not a substantial improvement the addition and/or improvements only must comply with the standards for new construction; or
 - ii. a substantial improvement - both the existing addition and/or structure and the improvements must comply with the standards for new construction.
- d. Repairs to post-FIRM structures when the repairs in combination with any additions/improvements to the existing structure are
 - not a substantial improvement the repairs only must comply with the standards for new construction in place at the time of original construction; or
 - ii. a substantial improvement - both the repairs to the existing structure and the addition and/or improvements must comply with the standards for new construction.
- e. Any combination of repair, reconstruction, rehabilitation, addition, or improvement of a building or structure taking place during a one (1) year period, the cumulative cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the improvement or repair is started, must comply with the standards for new construction. For each building or structure, the one (1) year period begins on the date of the first improvement or repair of that building or structure subsequent to the effective date of this ordinance. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The requirement does not, however, include either:
 - Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assume safe living conditions; or
 - ii. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

Recreational Vehicles. Recreational vehicles shall be either:

No recreational vehicles are proposed.

N/A	 a. Temporary Placement Be on site for fewer than 180 consecutive days and be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities, and has no permanently attached additions); or b. Permanent Placement. Recreational vehicles that do not meet the limitations of temporary placement shall meet all the requirements for new construction, as set forth in Section 17.04J.060.A, General Standards. 6. Temporary Non-Residential Structures. Prior to the issuance of a floodplain development permit for a temporary structure, the applicant must submit to 	No temporary non-residential structures are proposed.
	the floodplain administrator a plan for the removal of such structure(s) in the event of a flash flood or other type of flood warning notification. The following information shall be submitted in writing to the floodplain administrator for review and written approval: a. A specified time period for which the temporary use will be permitted. Time specified may not exceed six (6) months, renewable up to one (1) year; b. The name, address, and phone number of the individual responsible for the removal of the temporary structure; c. The time frame prior to the event at which a structure will be removed (i.e., immediately upon flood warning notification); d. A copy of the contract or other suitable instrument with the entity responsible for physical removal of the structure; and e. Designation, accompanied by documentation, of a location outside the special flood hazard area, to which the temporary structure will be moved.	
N/A	7. Accessory Structures that do not Include Living Space. When such accessory structures (sheds, detached garages, etc.) are to be placed within a special flood hazard area, elevation or floodproofing certifications are required for all accessory structures in accordance with Section 17.04J.050.C.3, Certification Requirements, and the following criteria shall be met: a. Accessory structure shall not be used for human habitation (including working, sleeping, living, cooking, or restroom areas); b. Accessory structure shall be designed to have low flood damage potential;	No accessory structures are proposed.

- Accessory structure shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
- d. Accessory structure shall be firmly anchored in accordance with the provisions of Section 17.04J.060.A.1;
- e. All service facilities, such as electrical, shall be installed in accordance with the provisions of Section 17.04J.060.A.4; and
- f. Flood openings to facilitate automatic equalization of hydrostatic flood forces shall be provided below flood protection elevation in conformance with the provisions of Section 17.04J.060.A.6.b.

If said accessory structure has a footprint less than two hundred (200) square feet and satisfies the criteria outlined in a - f above, it is not required to meet the elevation or floodproofing standards of Section 17.04J.060.B.2, Non-Residential Construction.

N/A 8. Tanks. When gas and liquid storage tanks are to be placed within a special flood hazard area, the following criteria shall be met:

- Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the base flood, including the effects of buoyancy (assuming the tank is empty);
- b. Elevated above-ground tanks, in flood hazard areas shall be attached to and elevated to or above the flood protection elevation on a supporting structure that is designed to prevent flotation, collapse, or lateral movement during conditions of the base flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area;
- c. Not elevated above-ground tanks, that do not meet the elevation requirements of Section 17.04J.060.B.2 of this ordinance shall be permitted in flood hazard areas provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.
- d. Tank inlets, fill openings, outlets and vents shall he:
 - i. At or above the flood protection elevation or fitted with covers designed to prevent the

No tanks are proposed.

	inflow of floodwater or outflow of the contents of the tanks during conditions of the base flood; and ii. Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the base flood.	
N/A	9. Construction of Below-Grade Crawlspace.	No crawlspace is proposed.
	 a. The interior grade of a crawlspace must not be more than two (2) feet below the exterior lowest adjacent grade (LAG). b. The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall, must not exceed four (4) feet at any point. 	
	c. There must be an adequate drainage system that	
	removes floodwaters from the interior area of	
	the crawlspace. The enclosed area should be	
	drained within a reasonable time after a flood	
	event. d. The velocity of floodwaters at the site should not	
	exceed five (5) feet per second for any	
	crawlspace.	
N/A	10. Other Development in the Flood Fringe.	No fences are proposed.
	a. Fences in the flood fringe: that have the potential	
	to block the passage of floodwaters, such as	
	stockade fences and tightly-spaced wire mesh	
	fences, shall be open below the base flood	
	elevation to allow the free passage of	
	floodwaters. Minimum two inch (2") mesh shall be allowed below the base flood elevation if	
	necessary to prevent the passage of pets and	
	children. Seasonal removal of fencing mesh is	
	encouraged. Fences are prohibited in the	
	floodway.	
	b. Floodplain development permit applications for	
	fences shall be processed through the fence	
	permit review process and shall be subject only	
	to the fence permit application fee. All provisions	
	of Chapter 17.04J, Flood Hazard Overlay District	
	(FH) shall apply in addition to the provisions of Chapter 17.08, Article A, Fences, Signs.	
YES	11. Subdivision plats. Flood zones.	a. The project proposes subdivide
5	All subdivision proposals shall:	the subject property into two (2)
	a. Be consistent with the need to minimize flood	sublots. Proposed Lot 1 contains
	damage and determined to be reasonably safe	a small amount of floodplain on
	from flooding.	its eastern boundary. The
	b. Have public utilities and facilities such as sewer,	existing home on Lot 1 is outside
	gas, electrical, and water systems located and	of the floodplain. A building
	constructed to minimize flood damage.	envelope outside of the
	c. Have adequate drainage provided to reduce	floodplain has been provided on

	exposure to flood hazards. d. Minimize flood damage, to the extent possible, through design criteria, such as requiring building envelopes, minimizing the size of building envelopes, locating building envelopes in the safest locations, reducing the number and size of encroachments in the floodplain and providing unobstructed passage of floodwaters. e. Include the mapped flood hazard zones from the effective FIRM shown on the preliminary plat. f. Have received all necessary permits from those governmental agencies for which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 USC 1334. g. Provide a note on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed. h. Include the following notes on each subdivision plat: FEMA FIRM panel(s): #160xxxxxxxC, & 160xxxxxxE, etc. FIRM effective date(s): mm/dd/year Flood Zone(s): Zone X, Zone A, Zone AE, A Zone AO, Zone, AH, Zone D, etc. Base Flood Elevation(s): AE0 ft., etc. Flood Zones are subject to change by FEMA & all land	Lot 1. b. This standard may be met with the following condition: All public utilities and facilities, such as sewer, gas, electrical and water systems, within the SFHA shall be located and constructed to minimize flood damage. c. No changes to drainage in the floodplain are proposed. d. A building envelope outside of the SFHA has been provided. e. The preliminary plat includes the mapped flood hazard zones from the effective FIRM. f. No additional permits are required for this subdivision. g. This standard may be met with the following condition: The final plat shall contain a note documenting the current flood zone in which the property or properties are located. h. The required notes have been included on the preliminary plat.
	· · · · · · · · · · · · · · · · · · ·	
NI/A	Code.	No switched facilities are proposed
N/A	 Critical Facilities. Critical facilities, where permitted, shall be constructed at a three foot (3') flood protection elevation (FPE). 	No critical facilities are proposed.

A PRELIMINARY PLAT SHOWING

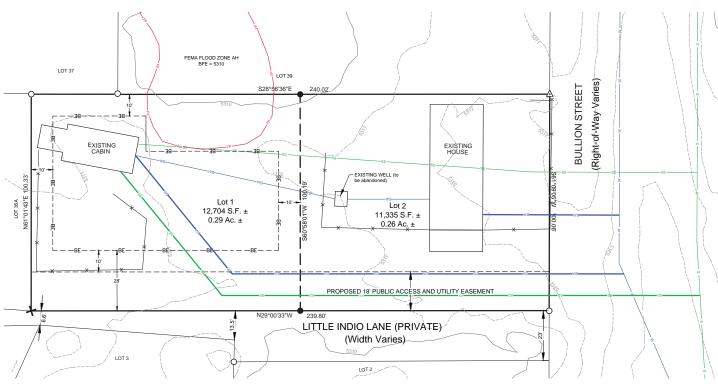
LITTLE INDIO SOUTH SUBDIVISION

WHEREIN LOT 38 OF LITTLE INDIO SUBDIVISION IS SUBDIVIDED AS SHOWN HEREON LOCATED WITHIN THE SW1/4 OF SECTION 9, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

AUGUST 2020

SCALE: 1" = 20'





LEGEND

Property Line Proposed Lot Line Adjoiner's Lot Line Existina Fence FEMA Floodplain Line Proposed Building Envelope Proposed 20' Public Access And Utility Easement Existing Water Main Existing Water Service Proposed Water Service Existing Sewer Main Existing Sewer Service Proposed Sewer Service 5' Contour Interval per LIDAR 1' Contour Interval per LIDAR 5/8" Rebar, To Be Set,

P.L.S. 16670 Found 1/2" Rebar Found Spike

0

Calculated Point (No Pin Found)

SURVEY NARRATIVE & NOTES

- 1. The purpose of this survey is to replat Lot 38 of Little Indio Subdivision into Lots 1 and 2 of Little Indio South Subdivision, as shown hereon, and show the monuments found during the boundary retracement of Lot 38. The Boundary shown is based on said found monuments and the recorded plat of Little Indio Subdivision, Instrument Number 336047, Records of Blaine County, Idaho. All found monuments have been accepted.
- 2. This survey does not purport to reflect and of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any land—use regulations.
- 3. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this may and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires this information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
- 4. The owners/subdividers are Jesse & Taryn German, 120 Little Indio Ln. Hailey, Idaho 83333. The Surveyor/representative is Mark E. Phillips, Galena Engineering, Inc., 317 N. River St., Hailey, ID 83333.

- 5. The current zoning is General Residential (GR). Refer to the City of Hailey Zoning Ordinance for more specific information about this zone and
- 6. The 100-yr floodplain area designated on this map is considered reasonable for regulatory purposes. However, Galena Engineering neither represents, guaranties, warrants, nor implies that areas outside of the designated floodplain area are safe and free from floods or flood danger. Flood information is based on the flood insurance study for City of Hailey, Blaine County, Idaho, Community Number 16013C, panel no's 0664E with an effective date of November 26, 2010

Vertical datum is navd88.

Flood zone(s): AH

Base Flood Elevation is 5310.0

Flood zones are subject to change by FEMA & all land within a floodway or floodplain is regulated by the Flood Hazard Overlay District (FH) as defined by Title 17, Chapter 17.04, Article J, Hailey City Code.



MARK E. PHILLIPS, P.L.S. 16670

LITTLE INDIO SOUTH SUBDIVISION GALENA ENGINEERING, INC. HAILEY, IDAHO

SHEET 1 OF 2

Job No. 4819-02

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date

South Central District Health Dept FHS

Return to Agenda

STAFF REPORT

TO: Hailey Planning & Zoning Commission

FROM: Lisa Horowitz, Community Development Director

RE: Preliminary Plat- Little Indio South

HEARING: September 8, 2020

Applicant: Jesse German and Taryn Haag

Project: Little Indio South Preliminary Short Plat

Request: Preliminary Short Plat

Location: Lot 38, Little Indio Subdivision

Property Address: 415 W Bullion

Size: 24,038 sq. ft.

Zoning: General Residential (GR) and Townsite Overlay (TO)

Background: The applicant is proposing to develop an existing 24,038 square foot lot into two (2) lots. The current lot fronts Bullion Street. Two existing older dwellings are located on the property and will remain in the subdivision. The existing cabin on Lot 1 is nonconforming. Various outbuildings adjacent to the new property line will need to be relocated.

Little Indio is a complicated area served by a variety of substandard streets. Lots are oddly shaped and many properties are not served by municipal water and sewer service. This project proposes access from a private driveway, adjacent to the "platted" Little Indio private street. In reality, the drivable surface for Little Indio Private Street is partially located on the new private driveway. To rebuild the Little Indio Private Street in its proper location would require significant effort: relocation of power poles and power lines, as well as fences.

Technically, this proposed subdivision conforms to code with regards to access and should not be burdened by the inaccurate location of Little Indio Private Street. From a practical standpoint, all the neighbors will need to work together (as they have been) to provide for access, snow plowing, etc.

Procedural History: The Application was certified complete on July 22, 2020. A public hearing before the Planning and Zoning Commission was held on August 17, 2020. Due to a noticing error, the item was continued on the record to September 8, 2020. A public hearing before the Planning and Zoning Commission will be held on September 8, 2020, for approval or denial of the project, as well as approval or denial of the Flood Hazard Development Permit Application associated with the same parcels, in the Hailey City Council Chambers.

Notice: Notice for the public hearing was published in the Idaho Mountain Express on July 29, 2020 and mailed to property owners within 300 feet on July 27, 2020.

	Standards of Evaluation for a Subdivision						
Co	mplia	ant		Standards and Staff Comments			
Yes	No	N/A	City Code	City Standards and Staff Comments			
			16.04.010 Development Standards	Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.			
			Staff Comments	The two-lot subdivision generally meets city standards.			
_							
	mplia			Standards and Staff Comments			
Yes	No	N/A	City Code	City Standards and Staff Comments			
			16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.			
			Staff Comments	No comments from streets. The rear lot is accessed via a shared public access and utility easement across the front lot.			
			Α.	Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.			
			Staff Comments	Alignment appears safe for existing and anticipated vehicular traffic. Adjacent to the street is a substandard private street, Little Indio Lane. This street is not impacted by the proposed two-lot subdivision.			
			В.	Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.			
			Staff Comments	N/A-no streets are proposed.			
		\boxtimes	C.	Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.			
			Staff Comments	N/A			
		\boxtimes	D.	Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a			

	Staff Comments	maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections. N/A
		Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected
		by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.
	Comments	N/A
\boxtimes	F.	Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.
	Staff Comments	N/A
\boxtimes	G.	Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.
	Staff Comments	N/A
	H.	Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.
	Staff Comments	N/A
	I.	Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm Water Discharge from Construction Activity" for all construction activity affecting more than one acre.
	Staff Comments	N/A
\boxtimes	J.	Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.
	Staff Comments	N/A
\boxtimes	K.	Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.
		Staff Comments Staff Comments F. Staff Comments G. Staff Comments H. Staff Comments I. Staff Comments J. Staff Comments J. Staff Comments J. Staff Comments

		Ctaff	AL/A
		Staff Comments	N/A
	\boxtimes	L.	Private Streets:
		Staff Comments	N/A
		L. 1.	Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.
		Staff Comments	No private streets are proposed.
	\boxtimes	L. 2.	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
		Staff Comments	N/A
	\boxtimes	L. 3.	The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
		Staff Comments	N/A
	\boxtimes	L. 4.	Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.
		Staff Comments	N/A
	\boxtimes	L. 5.	Private streets shall have adequate and unencumbered 10-foot wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
		Staff Comments	N/A
		L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or other all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
		Staff Comments	N/A
	\boxtimes	M.	Driveways:
		M. 1.	Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.

			Staff Comments	A driveway (shared access and utility easement) is proposed to access the single rear lot. Both lots are accessed via a single shared driveway.
\boxtimes			M. 2.	Driveways shall be constructed with an all-weather surface and shall have the following
				minimum roadway widths:
				a. Accessing one residential unit: twelve feet (12')
				b. Accessing two residential units: sixteen feet (16')
				No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any
				other obstructions.
			Staff	The proposed access and utility easement containing the driveway is 18' in width.
			Comments	All-weather surface is suggested as a Condition of Approval.
		\boxtimes	M. 3.	Driveways longer than 150 feet must have a turnaround area approved by the Fire
				Department. Fire lane signage must be provided as approved by the Fire Department.
			Staff Comments	N/A, as the driveway is less than 150 feet in length.
		\boxtimes	M. 4.	Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.
			Staff	N/A
			Comments	·
\boxtimes			M. 5.	The area designated for a driveway serving more than one dwelling unit shall be platted as
				a separate unbuildable parcel, or as a dedicated driveway easement. Easements and
				parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the
				plat. A building envelope may be required in order to provide for adequate building
				setback.
			Staff	The easement is a dedicated access easement. The beneficiary is Lot 1, which
			Comments	appears clear on the plat. A note should be added stating that the easement is
				unbuildable.
\boxtimes			M. 6.	No driveway shall interfere with maintenance of existing infrastructure and shall be
				located to have the least adverse impact on residential dwelling units, existing or to be
			Chaff	constructed, on the lot the easement encumbers and on adjacent lots.
			Staff Comments	The driveway does not appear to have any impact on existing infrastructure or
]		N.	residential dwelling units.
Ш	Ш	\boxtimes	IV.	Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			Staff	N/A
			Comments	N/A
		\boxtimes	0.	Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access
				lanes, shall comply with all regulations set forth in the IFC and other applicable codes and
			Ctaff	ordinances.
			Staff Comments	N/A
16.0	04.06	60: Sid	dewalks an	d Drainage Improvements
Co	Compliant			Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
\boxtimes	П	П	Α.	Sidewalks and drainage improvements are required in all zoning districts and shall be
لات]]		located and constructed according to applicable city standards, except as otherwise
				provided herein.
			Staff Comments	A sidewalk in lieu fee is recommended by Public Works.
\boxtimes		П	B.	The length of sidewalks and drainage improvements constructed shall be equal to the

				length of the subject property line(s) adjacent to any public street or private street.
			Staff Comments	The fee will be calculated according to this standard.
\boxtimes			C.	New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.
			Staff	Sidewalks are planned from River Street to Hop Porter Park as part of the River
			Comments	Street grant. However, the intervening area is not programmed for sidewalks at this
				time.
\boxtimes			D.	Sites located adjacent to a public street or private street that are not currently through
				streets, regardless whether the street may provide a connection to future streets, shall
			Staff	provide sidewalks to facilitate future pedestrian connections. A sidewalk in lieu fee is recommended by Public Works.
			Comments	A sidewark in field fee is recommended by rubile works.
		\boxtimes	E.	The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.
			Staff	N/A
			Comments	
16.0	04.04	10: Al	leys and Ea	sements
Co	mplia	ant		Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
		\boxtimes	A.	Alleys:
			Staff Comments	N/A
		\boxtimes	A. 1.	Alleys shall be provided in all Business District and Limited Business District developments
				where feasible.
			Staff Comments	N/A
		\boxtimes	A. 2.	The minimum width of an alley shall be twenty-six (26') feet.
			Staff Comments	N/A
		\boxtimes	A. 3.	All alleys shall be dedicated to the public or provide for public access.
			Staff Comments	N/A
\boxtimes			A. 4.	All infrastructures to be installed underground shall, where possible, be installed in the
			6: 66	alleys platted.
			Staff Comments	Proposed utilities and water and sewer mains identified on submitted plans are
				underground.
		\boxtimes	A. 5.	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers
				and/or drainage areas of adequate size and number to contain any runoff within the
				streets in the subdivision upon the property in conformance with the latest applicable
				Federal, State and local regulations. The developer shall provide copies of state permits for
				shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall
			Chaff	meet the approval of the City Engineer.
			Staff Comments	N/A
		\boxtimes	A. 6.	Dead-end alleys shall not be allowed.
		_	Staff	N/A
-			Comments A. 7.	Where alleys are not provided, easements of not less than ten (10) feet in width may be
		\boxtimes		required on each side of all rear and/or side lot lines (total width = 20 feet) where
				necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of

				greater width may be required along lines, across lots, or along boundaries, where
				necessary for surface drainage or for the extension of utilities.
			Staff Comments	A partial street as shown is adequate for infrastructure location.
				Easements. Easements, defined as the use of land not having all the rights of ownership
\boxtimes			В.	and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:
			Staff Comments	No additional easements have been identified at this time.
			B. 1. Staff	To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access. N/A, as the subject property does not border Big Wood River.
			Comments	
			Staff Comments B. 3.	To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property. N/A, as the subject property does not border Big Wood River. To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.
			Staff Comments	Snow storage calculations were met as part of the Design Review approval.
16.0	04.05	0: Blo	ocks	
Co	mplia	ant		Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
\boxtimes			16.04.050	Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.
			Staff Comments	The proposed subdivision meets this standard.
16.0	04.06	0: Lo	ts	
Co	mplia	ant		Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments

		ı	
		16.04.060	Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.
		Staff Comments	This standard has been met. The proposed lots meet the minimum lot size of 6,000 square feet: • Lot 1: 12,704 square feet
			• Lot 2: 11,335 square feet
\boxtimes		Α.	If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.
		Staff Comments	Due to the existing nonconforming building(s) on Lot 1 and the inability to meet the minimum lot sizes of the zoning district, if further subdivided, it is unlikely the parcels will be further subdivided.
		В.	Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).
		Staff Comments	The existing lot, Lot 38, is a double frontage lot (frontage off Bullion Street and Little Indio Lane). This will not change with the creation of proposed Lot 2.
			Little Indio Lane is a private street and its width varies. Per a recent site visit, it was noted that Little Indio Lane runs along the western portion of proposed Lot 1 and Lot 2, or within the proposed Public Access and Utility Easement. Due to vegetation and an existing power pole/line, access to the platted Little Indio Lane cannot be completed without significant reconstruction. Due to this, Planning Staff feels a landscape buffer between the street and the proposed lots is unnecessary.
	\boxtimes	C.	No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as "parcels" on the plat. Green Space shall be clearly designated as such on the plat.
L		Staff Comments	N/A, as no unbuildable lots are proposed.
	\boxtimes	D.	A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the "flagpole" projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The "flagpole" portion of the lot shall be included in lot area, but shall not be considered in determining minimum lot width. The "flagpole" shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.
		Staff Comments E.	N/A, as no flag lots are proposed.
		L.	All lots shall have frontage on a public or private street. No frontage width shall be less

		\boxtimes	Staff Comments F. Staff Comments	than the required width of a driveway as provided under subsection 16.04.020M2 of this Chapter and section D of this Chapter. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street. Proposed Lot 1 and Lot 2 have frontage on either a public or private street. Lot 1 has frontage on Little Indio Lane and Lot 2 has frontage on either Little Indio Lane or Bullion Street. Currently, Lot 2 is addressed off Bullion Street. A shared driveway exists from Little Indio Lane. In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e. lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures. N/A, as the site does not abut an alley.
16.0	04.07	70: Or	derly Deve	lopment
Co	mplia	ant		Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
			Α.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			Staff Comments	N/A
		\boxtimes	В.	Agreement: Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.
			Staff Comments	N/A
			C. Staff	Mitigation of Negative Effects: No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following: 1. Provision of on-site or off-site street or intersection improvements. 2. Provision of other off-site improvements. 3. Dedications and/or public improvements on property frontages. 4. Dedication or provision of parks or green space. 5. Provision of public service facilities. 6. Construction of flood control canals or devices. 7. Provisions for ongoing maintenance. N/A
			Comments D.	When the development continuous areas have the state of t
			J .	 When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact: Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. Water main lines and sewer main lines shall be designed in the most effective layout feasible.

Little Indio South Subdivision – German/Haag Preliminary Plat Staff Report Hailey Planning and Zoning Commission September 8, 2020 Page | 10

## A City Code Competition City Code City Standards and Staff Comments Standards Staff Comments St					
Yes No N/A City Code City Standards and Staff Comments	16.0	04.08	SO: Pe	Comments	most effective layout feasible. 5. Park land shall be most appropriately located on the Contiguous Parcels. 6. Grading and drainage shall be appropriate to the Contiguous Parcels. 7. Development shall avoid easements and hazardous or sensitive natural resource areas. The commission and council may require that any or all contiguous parcels be included in the subdivision. The proposed Lot 1 and Lot 2 are owned by the Applicant and are shown on the Preliminary Plat. It would be possible to divide proposed Lot 1 one more time if the existing house were removed. Planning Staff has added a Condition of Approval addressing that possibility with regards to respecting the platting pattern of Hailey's original townsite.
Yes No N/A City Code City Standards and Staff Comments					
				City Codo	
Standards and Staff Comments				16.04.080 Staff	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
Standards and Staff Comments					
Yes No N/A City Code City Standards and Staff Comments □ □ A. Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance. Staff Comments N/A, as grading has been developed for proposed Lot 1 and Lot 2. □ A. 1. A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application. Staff Comments N/A A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:	16.0	04.09	90: Cu	its, Fills, Gr	ading and Drainage
A. Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance. Staff Comments A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application. Staff Comments A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information: 1. Proposed contours at a maximum of two (2) foot contour intervals; 2. Cut and fill banks in pad elevations; 3. Drainage patterns; 4. Areas where trees and/or natural vegetation will be preserved; 5. Location of all street and utility improvements including driveways to building envelopes; and 6. Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council. Staff Comments N/A, as grading has been developed for proposed Lot 1 and Lot 2.	Co	mplia	ant		Standards and Staff Comments
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				Staff	Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information: 1. Proposed contours at a maximum of two (2) foot contour intervals; 2. Cut and fill banks in pad elevations; 3. Drainage patterns; 4. Areas where trees and/or natural vegetation will be preserved; 5. Location of all street and utility improvements including driveways to building envelopes; and 6. Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.
	\boxtimes				Design Standards: The proposed subdivision shall conform to the following design standards:

			B. 1.	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.		
			Staff Comments	N/A, as grading has been developed for proposed Lot 1 and Lot 2.		
		\boxtimes	B. 2. Staff	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision. N/A, as grading has been developed for proposed Lot 1 and Lot 2.		
			Comments			
			B. 3. Staff	Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion. N/A, as grading has been developed for proposed Lot 1 and Lot 2.		
			Comments	NyA, as grading has been developed for proposed Lot 1 and Lot 2.		
			B. 4. Staff Comments	 Where cuts, fills or other excavation are necessary, the following development standards shall apply: a. Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b. Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM). c. Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability. d. Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope. e. Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures. N/A, as cuts, fills or other excavation are not proposed at this time. 		
			B. 5. Staff Comments	The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the city engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm-water Discharge from Construction Activity" for all construction activity affecting more than one acre. N/A		
16 (16.04.100: Overlay Districts					
			Disti			
Yes	mplia No	nt N/A	City Code	Standards and Staff Comments City Standards and Staff Comments		
163	140	IV/A	A.	Flood Hazard Overlay District:		
\boxtimes			A. 1.	Subdivisions or portions of subdivision located within the Flood Hazard Overlay District		
			Staff	shall comply with all provisions of Section 4.10 of the Zoning Ordinance.		
			Comments	Proposed Lot 1 is located within the Floodplain. A Flood Hazard Development Permit		

			I	
				Application has been submitted and will be reviewed at the next available hearing, scheduled for September 8, 2020.
\boxtimes			A. 2.	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			Staff	Proposed Lot 1 is located within the Floodplain. A Flood Hazard Development Permit
			Comments	Application has been submitted and will be reviewed at the next available hearing,
				scheduled for September 8, 2020.
\boxtimes			A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated
		Ш		building envelopes.
			Staff Comments	A Building Envelope has been identified on the plat for proposed Lot 1.
				A Flood Hazard Development Permit Application has been submitted and will be
				reviewed at the next available hearing, scheduled for September 8, 2020.
		\boxtimes	В.	Hillside Overlay District:
			Staff	N/A, as the proposed lots are not located within the Hillside Overlay (HO) Zone
			Comments	District.
		\boxtimes	B. 1.	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall
				comply with all provisions of Section 4.14, of the Zoning Ordinance.
			Staff	N/A, as the proposed lots are not located within the Hillside Overlay (HO) Zone
			Comments	District.
П	П	\boxtimes	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building
				envelopes outside the Hillside Overlay District.
			Staff	N/A, as the proposed lots are not located within the Hillside Overlay (HO) Zone
			Comments	District.
\boxtimes			В. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is required
				before any development occurs.
			Staff Comments	This has been made a Condition of Approval.
16.0	04.11	0: Pa	rks, Pathw	rays and Other Green Spaces
Co	mplia	ant		Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
		\boxtimes	Α.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			A. 1.	Parks:
		\boxtimes	A. 1. a.	The developer of any subdivision, or any part thereof, consisting of three (3) or more
				residential lots, including residential townhouse sub-lots and residential condominium
				units, without regard to the number of phases within the subdivision, shall set aside or
				acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks.
				Parks shall be developed within the City of Hailey and set aside in accordance with the
				following formula:
				P = x multiplied by .0277
				"P" is the Parks contribution in acres
				"" is the number of single family lets, residential towns and lets or residential
				"x" is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted
				with no fixed number of units, "x" is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations
1	ĺ			

			Staff Comments	N/A, as the subdivision proposed is for two (2) lots.
		\boxtimes	A.1.b	In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.
			Staff	N/A, as the subdivision is located within the General Residential (GR) Zone District
			Comments	and the subdivision proposed is for two (2) lots.
			A. 2.	Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on city property adjacent to the property to be subdivided, and sidewalks required by this ordinance.
			Staff	No sidewalks exist in the area. Sidewalks are planned from River Street to Hop
			Comments	Porter Park as part of the River Street grant. However, the intervening area is not
				programmed for sidewalks at this time.
				A sidewalk in lieu fee is recommended by Public Works. This has been made a Condition of Approval.
	П	\boxtimes	В.	Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any
_				manner, directly or indirectly:
				By the same individual(s) or entity(ies), including but not limited to
				corporation(s), partnership(s), limited liability company(ies) or trust(s), or
				 By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies), Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units. Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.
			Staff	N/A, as all proposed lots are under one ownership (German/Haag) and are included
L			Comments	in the proposal.
		\boxtimes	C.	Parks and Lands Board: The parks and lands board shall review and make a
				recommendation to the hearing examiner or commission and council regarding each
				application subject to the provisions of this section. Such recommendation will be based on
			Ct. CC	compliance with the master plan and provisions of this ordinance.
			Staff Comments	N/A

		T _	
		D.	Minimum Requirements:
		D. 1.	Private Green Space: Use and maintenance of any privately owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.
		Staff Comments	N/A
		D. 2.	Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City. N/A
		Comments	, and the second
		D. 3.	Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.
		Comments	N/A
		D. 4.	Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.
		Staff Comments	N/A
		D. 5.	Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan, or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.
		Staff Comments	N/A
	\boxtimes	E.	Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
		Staff Comments	N/A
	X	E. 1.	Shall meet the minimum applicable requirements of Subsection D of this section.

			Staff Comments	N/A
П		\boxtimes	E. 2.	Shall provide safe and convenient access, including ADA standards.
			Staff	N/A
			Comments	
		\boxtimes	E. 3.	Shall not be gated so as to restrict access and shall not be configured in such a manner that
				will create a perception of intruding on private space. If a Park is privately owned and
				maintained, the use of the park shall not be exclusive to the homeowners, residents or
			c: "	employees of the development.
			Staff Comments	N/A
		\boxtimes	E. 4.	Shall be configured in size, shape, topography and improvements to be functional for the
				intended users. To be eligible for Park dedication, the land must, at a minimum, be located
				on slopes less than 25 degrees, and outside of drainways, floodways and wetland areas.
				Mini Parks shall not be occupied by non-recreational buildings and shall be available for the
				use of all the residents or employees of the proposed subdivision.
			Staff	N/A
_			Comments	
Ш	Ш	\boxtimes	E. 5.	Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.
			Staff	
			Comments	N/A
		\boxtimes	E. 6.	Shall require low maintenance, or provide for maintenance or maintenance endowment.
			Staff	N/A
_			Comments F.	Considire Bakharan Chandendar All Bakharan aball masah kha fallarning aribaria far
Ш	Ш	\boxtimes	r.	Specific Pathway Standards: All Pathways shall meet the following criteria for
				development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
			Staff	N/A
			Comments	
		\boxtimes	F. 1.	Shall meet the minimum applicable requirements required by subsection D of this section.
			Staff	N/A
			Comments F. 2.	Shall be connected in a profest manner to other Dayles Dathyrage Crean Space and
ш	Ш	\boxtimes	1.2.	Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.
			Staff	N/A
			Comments	IVA
		\boxtimes	G.	Specific Green Space Standards: If green space is required or offered as part of a
				subdivision, townhouse or condominium development, all green space shall meet the
				following criteria for development, location and size (unless unusual conditions exist that
			Ctaff	prohibit meeting one or more of the criteria):
			Staff Comments	N/A
П		\boxtimes	G. 1.	Shall meet the minimum applicable requirements required by subsection D of this section.
			Staff	N/A
			Comments	
		\boxtimes	G. 2.	Public and private green spaces on the same property or adjacent properties shall be
				complementary to one another. Green space within proposed developments shall be
				designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).
			Staff	N/A
			Comments	
		\boxtimes	G. 3.	The use of the private green space shall be restricted to Parks, Pathways, trails or other
		ت ا		recreational purposes, unless otherwise allowed by the City.
			Staff	N/A
			Comments	

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			T	
		\boxtimes	G. 4.	The private ownership and maintenance of green space shall be adequately provided for by written agreement.
			Staff	N/A
			Comments	
		\boxtimes	Н.	In-Lieu Contributions:
			Staff Comments	N/A
		\boxtimes	H. 1.	After receiving a recommendation by the Parks and Lands Board, the Council may at their
	_			discretion approve and accept voluntary cash contributions in lieu of Park land dedication
				and Park improvements.
			Staff Comments	N/A
П	П	\boxtimes	H. 2.	The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land
	_			(e.g., square footage) required to be dedicated under this ordinance multiplied by the fair
				market value of the land (e.g., \$/square foot) in the development at the time of
				preliminary plat approval by the Council. The City shall identify the location of the
				property to be appraised, using the standards in subsections E.4 and E.5 of this ordinance. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the
				applicant.
			Staff	N/A
			Comments	
		\boxtimes	н. 3.	Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also
				include the cost for Park improvements, including all costs of acquisition, construction and
				all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business
				(LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu
				contributions will not include the cost for Park improvements.
			Staff	N/A
			Comments H. 4.	In liquicontributions must be cogregated by the City and not used for any other numero
Ш	Ш	\boxtimes	11. 4.	In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include
				upgrades and replacement of Park improvements. Such funds should be used, whenever
				feasible or practicable, on improvements within walking distance of the residents of the
				subdivision.
			Staff Comments	N/A
464	05 L			
			ements Re	•
	omplia			Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
\boxtimes			16.05.010	Minimum Improvements Required: It shall be a requirement of the Developer to construct
				the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18
				of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and
				hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum
				improvement standards may be recommended for approval by the City Engineer and
				approved by the City Council at its sole discretion only upon showing that the alternative is
				clearly superior in design and effectiveness and will promote the public health, safety and
			Charle	general welfare.
			Staff Comments	This standard shall be met.
\boxtimes	П	П	A.	Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City
				Engineer and made available to each department head. Upon final approval two (2) sets of
				revised plans shall be returned to the Developer at the pre-construction conference with
	1			the City Engineer's written approval thereon. One set of final plans shall be on-site at all

	1		I	No. 1 Control of the
			Chaff	times for inspection purposes and to note all field changes upon.
			Staff Comments	Upon approval, six (6) copies of all plans will be filed with the City Engineer. All other
				requirements of this section will be enforced by the City Engineer or designee.
		\boxtimes	В.	Preconstruction Meeting: Prior to the start of any construction, it shall be required that a
				pre-construction meeting be conducted with the Developer or his authorized
				representative/engineer, the contractor, the City Engineer and appropriate City
				departments. An approved set of plans shall be provided to the Developer and contractor
			Chaff	at or shortly after this meeting.
			Staff Comments	N/A
\boxtimes			c.	Term of Guarantee of Improvements: The developer shall guarantee all improvements
				pursuant to this Section for no less than one year from the date of approval of all
				improvements as complete and satisfactory by the city engineer, except that parks shall be
				guaranteed and maintained by the developer for a period of two years.
			Staff	The Developer is hereby required to guarantee all improvement pursuant to this
			Comments	Section for no less than one year from the date of approval of all improvements as
				complete and satisfactory by the City Engineer.
16.0	05.02	20: St	reets, Side	walks, Lighting, Landscaping
		\boxtimes	16.05.020	Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys,
				curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to
				meet City Standards, the requirements of this ordinance, the approval of the Council, and
				to the finished grades which have been officially approved by the city engineer as shown
				upon approved plans and profiles. The developer shall pave all streets and alleys with an
				asphalt plant-mix, and shall chip-seal streets and alleys within one year of construction.
			Staff Comments	None of these improvements are required.
\boxtimes			A.	Street Cuts: Street cuts made for the installation of services under any existing improved
	Ш	Ш		public street shall be repaired in a manner which shall satisfy the Street Superintendent,
				shall have been approved by the Hailey City Engineer or his authorized representative, and
				shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the
				total area of asphalt removed exceeds 25% of the street area, the complete removal and
				replacement of all paving adjacent to the development. Street cut repairs shall also be
				guaranteed for no less than one year. (Ord. 1191, 2015)
			Staff	Street cuts for the installation of the water and sewer line connections shall be per
			Comments	this standard.
		\boxtimes	B.	Signage: Street name signs and traffic control signs shall be erected by the Developer in
		تت		accordance with City Standard, and the street name signs and traffic control signs shall
				thereafter be maintained by the City.
			Staff Comments	N/A, as signage is existing and in place.
		\boxtimes	C.	Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General
				Residential, and Transitional zoning districts are not required improvements. Where
				proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIIIB
				of the Hailey Zoning Ordinance.
			Staff Comments	N/A, as no street lights are proposed and/or needed.
16.0	05.03	80: Se	wer Conne	ections
\boxtimes			16.05.030	Sewer Connections: The developer shall construct a municipal sanitary sewer connection
				for each and every developable lot within the development. The developer shall provide
				sewer mains of adequate size and configuration in accordance with City standards, and all
1				federal, state, and local regulations. Such mains shall provide wastewater flow throughout
1				

				approval. At the city engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.			
			Staff	Wastewater connections are shown on the plans and are acceptable to the			
			Comments	Wastewater Division. Much of Little Indio is still not served by municipal services. In			
				the future, a sewer line will be needed through this area to serve Little Indio. Staff			
				does not believe that the sewer line should be the responsibility of this project.			
16 ()E 0/	IO: \A/:	ator Conne				
16.05.040: Water Connections							
\boxtimes			A.	Requirements: The developer shall construct a municipal potable water connection, water			
				meter and water meter vault in accordance with City Standards or other equipment as may			
				be approved by the city engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and			
				configuration in accordance with City Standards, and all federal, state, and local			
				regulations. Such water connection shall provide all necessary appurtenances for fire			
				protection, including fire hydrants, which shall be located in accordance with the IFC and			
				under the approval of the Hailey Fire Chief. All water plans shall be submitted to the city			
				engineer for review and approval. At the City Engineer's discretion, plans may be required			
				to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and			
				comments.			
			Staff	Water connections are shown on the plans and are acceptable to the Water			
			Comments	Division. Much of Little Indio is still not served by municipal services. In the future, a			
				sewer line will be needed through this area to serve Little Indio. Staff does not			
				believe that the sewer line should be the responsibility of this project.			
		\boxtimes	В.	Townsite Overlay: Within the Townsite Overlay District, where water main lines within the			
				alley are less than six (6) feet deep, the developer shall install insulating material (blue			
				board insulation or similar material) for each and every individual water service line and			
				main line between and including the subject property and the nearest public street, as recommended by the City Engineer.			
			Staff	N/A, as the proposed parcels are not located within the Townsite Overlay (TO) Zone			
			Comments	District.			
16 (05 05	n· Dr	ainage	District.			
			16.05.050	Drainage: The developer shall provide drainage areas of adequate size and number to meet			
Ш	Ш	\boxtimes	10.03.030	the approval of the street superintendent and the city engineer or his authorized			
				representative. (Ord. 1191, 2015)			
			Staff	No drainage improvements are required at this time. Drainage will be reviewed			
			Comments	upon the development or redevelopment of each lot.			
16.0	05.06	60: Ut	ilities				
			16.05.060	Utilities: The developer shall construct each and every individual service connection and all			
\boxtimes			_0.05.000	necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity,			
				telephone, and cable television to the property line before placing base gravel for the			
				street or alley.			
			Staff	This will be required at the time of construction. Additionally, all utilities shall be			
			Comments	installed underground.			
16.05.070: Parks, Green Space							
\boxtimes			16.05.070	Parks, Green Space: The developer shall improve all parks and green space areas as			
				presented to and approved by the hearing examiner or commission and council.			
			Staff	Please refer to Section 16.04.110 noted herein.			
			Comments				
16.05.080: Installation to Specifications; Inspections							
\boxtimes			16.05.080	Installation to Specifications; Inspections: All improvements are to be installed under the			

			Staff Comments	specifications and inspection of the city engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent. The Developer is hereby advised that all improvements shall be installed according to City Standards and are subject to inspection at any time. If improvements are not satisfactory to the City Engineer or his designee, the Developer will be required to repair or replace them at their own cost.			
16.05.090: Completion; Inspections; Acceptance							
\boxtimes			Α.	Installation of all infrastructure improvements must be completed by the developer, and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the city engineer, and appropriate City departments to determine a punch list of items for final acceptance.			
			Staff Comments	The Developer is hereby advised that all improvements shall be installed according to City Standards and are subject to inspection at any time. If improvements are not satisfactory to the City Engineer or his designee, the Developer will be required to repair or replace them at their own cost. The City will need to select an inspector, to be paid for by the Applicant, for all			
				water, sewer, and roadway infrastructure during construction.			
\boxtimes			В.	The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)			
			Staff Comments	Completion of all major infrastructure by the Developer is preferred over bonding.			
16.05.100: As Built Plans and Specifications							
\boxtimes			16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of "as-built plans and specifications" certified by the developer's engineer shall be filed with the city engineer. (Ord. 1191, 2015)			
			Staff Comments	The Developer is hereby advised that three (3) sets of "as-built plans and specifications" certified by the Developer's engineer, shall be filed with the City Engineer prior to acceptance by the City of Hailey.			

Summary and Suggested Conditions: The Commission shall review the Subdivision Application and continue the public hearing, approve, conditionally approve, or deny the application. If approved, the Plat Application will be forwarded to the Hailey City Council for review.

The following conditions are suggested to be placed on approval of this Application:

- a) All Fire Department and Building Department requirements shall be met.
- b) All City infrastructure requirements shall be met as outlined in Chapter 16.05 and 16.08 of the Subdivision Title. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the improvements:
 - Final water and sewer design shall be approved by the Public Works Department.
- c) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to subsections 16.03.030(I) and 16.05.090(B) of the Subdivision Title, prior to

Little Indio South Subdivision – German/Haag Preliminary Plat Staff Report Hailey Planning and Zoning Commission September 8, 2020 Page | 20

- recordation of the final plat.
- d) Sidewalks are required or a payment in-lieu shall be made, as outlined in the Hailey Municipal Code. Said payment shall be made prior to recordation of Final Plat.
- e) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Title 16, Section 16.02.080 of the Hailey Municipal Code.
- f) Any reconfiguration or further subdivision of Lot 1 shall follow the traditional lot and block platting patterns, with parallel lot lines and access to the street from all lots.
- g) The Public Access and Utility Easement containing the driveway shall be made of an all-weather surface.
- h) A plat note shall be added stating that the shared access easement is unbuildable.
- i) Outbuildings adjacent to the new property line between Lots 1 and 2 shall be relocated to meet setbacks.
- j) The existing nonconforming residences on proposed Lot 1 and Lot 2 shall be allowed to remain. Future expansion shall be as per City Code.
- k) Additions to the existing buildings on proposed Lots 1 and 2 shall trigger the relocation of power service to an underground service.
- I) The final plat must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement.
- m) Any subdivision inspection fees due shall be paid prior to recording the final plat.
- n) Any application development impact fees shall be paid prior to recording the final plat.
- o) The floodplain development permit shall be approved prior to Commission approval of this plat.

Motion Language:

Approval: Motion to approve the Preliminary Plat Application submitted by Jesse German and Taryn Haag, represented by Galena Engineering, where Lot 38, Little Indio Subdivision (415 W Bullion) is subdivided into two lots, Lot 1 and Lot 2, located within General Residential (GR) Zoning District, finding that the Application meets all City Standards, and that Conditions (a) through (o) are met.

Denial: Motion to deny the Preliminary Plat Application submitted by Je	sse German and Taryn Haag,
represented by Galena Engineering, where Lot 38, Little Indio Subdivisio	on (415 W Bullion) is subdivided
into two lots, Lot 1 and Lot 2, located within General Residential (GR) Zo	oning District, finding that
(Commission should cite which standards are not m	et and provide the reason why
each identified standard is not met).	
Continuation: Motion to continue the public hearing tospecify a date].	[the Commission should

A PRELIMINARY PLAT SHOWING

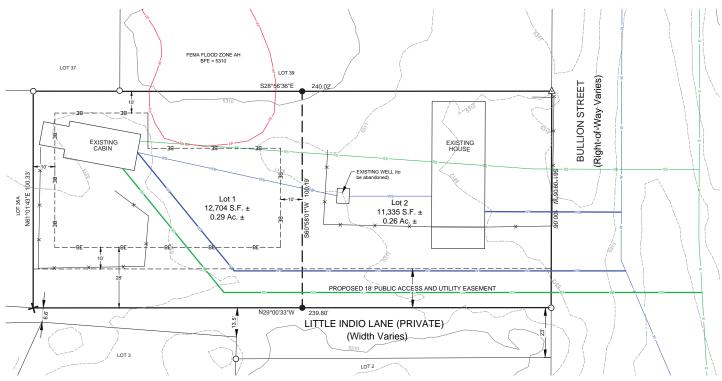
LITTLE INDIO SOUTH SUBDIVISION

WHEREIN LOT 38 OF LITTLE INDIO SUBDIVISION IS SUBDIVIDED AS SHOWN HEREON LOCATED WITHIN THE SW1/4 OF SECTION 9, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

AUGUST 2020

SCALE: 1" = 20'





LEGEND

Property Line Proposed Lot Line Adjoiner's Lot Line Existina Fence FEMA Floodplain Line Proposed Building Envelope Proposed 20' Public Access And Utility Easement Existing Water Main Existing Water Service Proposed Water Service Existing Sewer Main Existing Sewer Service Proposed Sewer Service 5' Contour Interval per LIDAR 1' Contour Interval per LIDAR 5/8" Rebar, To Be Set,

P.L.S. 16670 Found 1/2" Rebar Found Spike

0

Calculated Point (No Pin Found)

SURVEY NARRATIVE & NOTES

- 1. The purpose of this survey is to replat Lot 38 of Little Indio Subdivision into Lots 1 and 2 of Little Indio South Subdivision, as shown hereon, and show the monuments found during the boundary retracement of Lot 38. The Boundary shown is based on said found monuments and the recorded plat of Little Indio Subdivision, Instrument Number 336047, Records of Blaine County, Idaho. All found monuments have been accepted.
- This survey does not purport to reflect and of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any land—use regulations.
- 3. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this may and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires this information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
- 4. The owners/subdividers are Jesse & Taryn German, 120 Little Indio Ln, Hailey, Idaho 83333. The Surveyor/representative is Mark E. Phillips, Galena Engineering, Inc., 317 N. River St., Hailey, ID 83333.

- 5. The current zoning is General Residential (GR). Refer to the City of Hailey Zoning Ordinance for more specific information about this zone and product districts.
- 6. The 100-yr floodplain area designated on this map is considered reasonable for regulatory purposes. However, Galena Engineering neither represents, guaranties, worrants, nor implies that areas outside of the designated floodplain area are safe and free from floods or flood danger. Flood information is based on the flood insurance study for City of Hailey, Blaine County, Idaho, Community Number 16013C, panel no's 0664E with an effective date of November 26, 2010

Vertical datum is navd88.

Flood zone(s): AH

Base Flood Elevation is 5310.0

Flood zones are subject to change by FEMA & all land within a floodway or floodplain is regulated by the Flood Hazard Overlay District (FH) as defined by Title 17, Chapter 17.04, Article J, Hailey City Code.



MARK E. PHILLIPS, P.L.S. 16670

LITTLE INDIO SOUTH SUBDIVISION GALENA ENGINEERING, INC. HAILEY, IDAHO

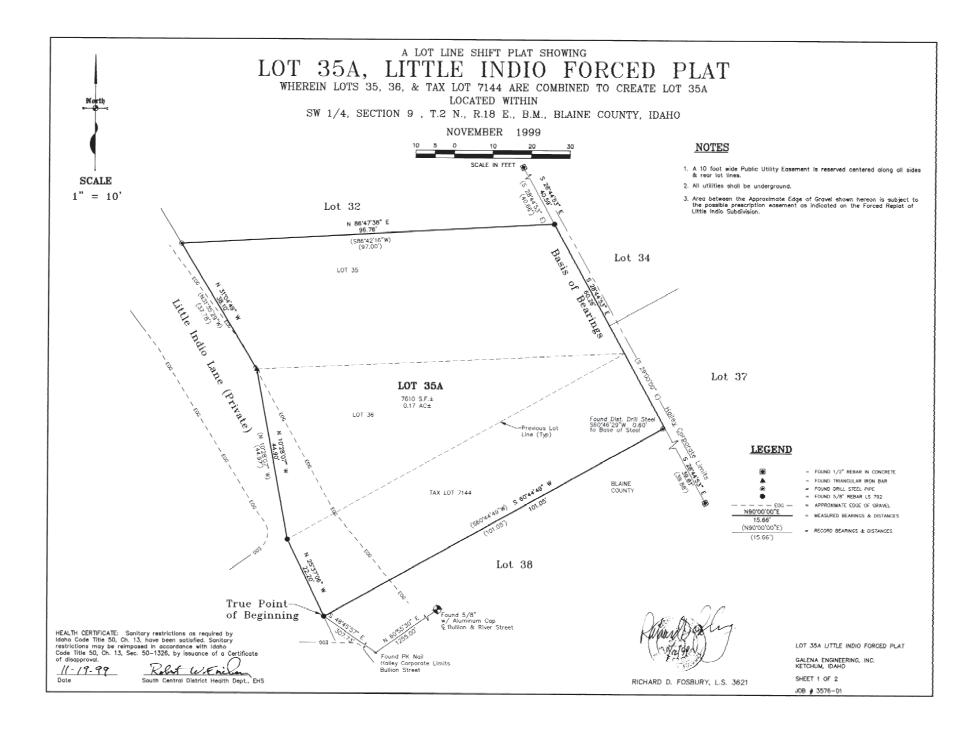
SHEET 1 OF 2

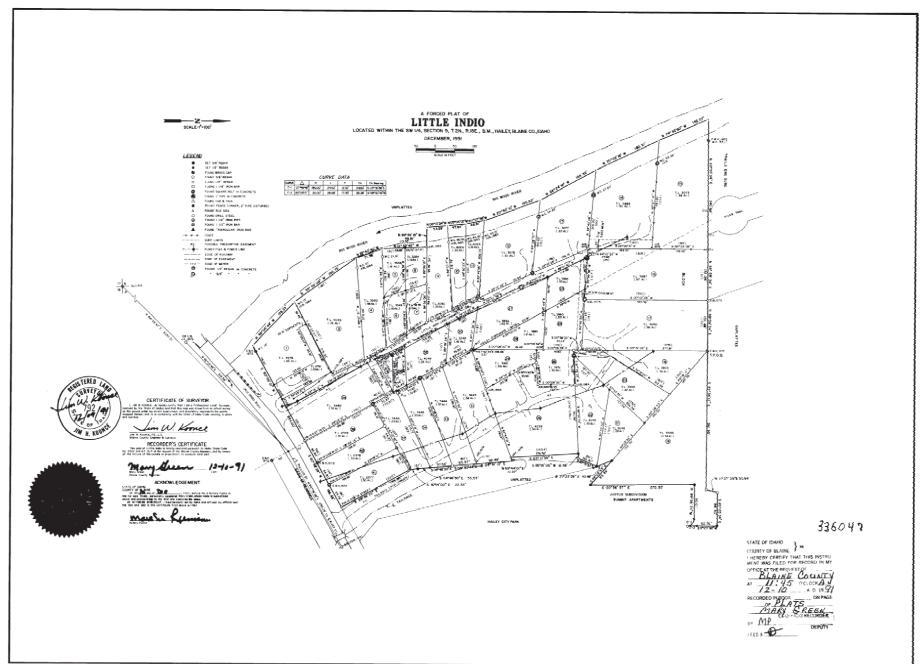
Job No. 4819-02

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50–1326, by issuance of a Certificate of Disapproval.

Date

South Central District Health Dept., EHS





Return to Agenda



STAFF REPORT Hailey Planning and Zoning Commission Regular Meeting of September 8, 2020

To: Hailey Planning & Zoning Commission

From: Robyn Davis, Community Development City Planner

Overview: Consideration of a Conditional Use Permit submitted by Dan and Stephany Smith for a

240 square foot temporary storage shed to be located at 321 Sawmill Drive (Lot 5A,

Sawmill AM) within the General Residential (GR) Zoning District.

Hearing: September 8, 2020

Applicant: Dan and Stephany Smith

Location: Lot 5A, Sawmill AM (321 Sawmill Drive)

Zoning: General Residential (GR) Zoning District

Notice: Notice for the public hearing was published in the Idaho Mountain Express on August 19, 2020 and mailed to property owners within 300 feet on August 18, 2020. Notice was posted onsite on August 28, 2020.

Application & Background: Dan and Stephany Smith, owners of Lot 5A, Sawmill AM (321 Sawmill Drive) are requesting approval of a Conditional Use Permit Application for a 240 square foot temporary storage shed, to be located at the northeast corner of the subject parcel. Pursuant Section 17.05.040: District Use Matrix, no accessory structure shall be constructed without a primary use being lawfully established. At this time, the parcel is vacant; however, the owners plan to construct a single-family residence on the parcel(s) in the near future.

Once construction is complete, the temporary storage shed will become an accessory structure, thereby negating the need for an active Conditional Use Permit. Pursuant Section 17.07.010(H): Accessory Structures, an Accessory Structure larger than 120 square feet shall submit and receive approval for a Building Permit, and all setbacks of the zoning district shall be met. The owners have submitted a Building Permit, as the shed is larger than 120 square feet; however, review and approval of the permit will not occur until approval or denial of the project is made by the Commission.

Procedural History: The Conditional Use Permit Application was submitted on July 21, 2020 and certified complete on August 18, 2020. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on September 8, 2020, in the Hailey City Council Chambers.

	General Requirements for all Conditional Use Permits										
С	omplia	ınt		Standards and Commission Findings							
Yes	No	N/A	City Code	City Standards and Commission Findings							
			17.11.020	Complete Application: 17.11.020 The application shall include at least the following information: a. Name, address, and phone number of the applicant. b. Proof of interest in the subject property by the applicant, such as a deed, contract of sale, option to purchase, or lease agreement. c. Legal description of the subject property, including street address. d. Description of existing use. e. Zoning district of subject property. f. Description of proposed conditional use. g. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading areas, traffic access and traffic circulation, open spaces, easements, existing and proposed grade, energy efficiency considerations, landscaping, exterior lighting plan as required by Article VIIIB of this Ordinance, refuse and service areas, utilities, signs, property lines, north arrow, and rendering of building exteriors, where applicable. h. A narrative statement evaluating the effects on adjoining property, the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property. i. A narrative statement identifying surrounding land uses and discussing the general compatibility of the proposed use with adjacent and other properties in the district. j. A narrative discussion of the relationship of the proposed use to the Comprehensive Plan. k. A list of the names and addresses of all property owners and residents within three hundred (300) feet of the external boundaries of the land being considered. l. Any other information as requested by the Administrator to determine if the proposed conditional use meets the intent and requirements of this Article. m. A fee established in a separate ordinance approved by the Council. Pursuant Section 17.05.040: District Use Matrix, temporary structures are, or the proposed storage shed is, permitted in the General Residential (GR) Zone District without a primary use, with a Conditional Use Permit.							
\boxtimes			Department Comments	Engineering: No concerns at this time Life/Safety: No concerns at this time							
				Water and Sewer: No concerns at this time							
				Building: No concerns at this time							
				Streets: No concerns at this time							
				Parks: No concerns at this time							
			17.08A Signs	17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.							

		Staff Comments	No signage is proposed at this time; however, any signage exceeding four (4) square feet will need to be accompanied by a Sign Permit Application and be approved prior to installation.
		17.08C.040 Outdoor Lighting Standards	a) All exterior lighting shall be designed, located and lamped in order to prevent: 1) Overlighting; 2) Energy waste; 3) Glare; 4) Light Trespass; 5) Skyglow. b) All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c) Idaho Power shall not install any luminaires after the effective date hereof that lights the public right of way without first receiving approval for any such application by the lighting administrator. d) All exterior lighting shall be full cutoff luminaires with the light source downcast and fully shielded, unless exceptions are specified in subsection 17.08C.040.02, Type of Luminaires, of this Chapter.
		Staff Comments	N/A, as no exterior lighting is proposed.
	\boxtimes	17.09.040 Onsite Parking Req.	See Section 17.09.040 for applicable code. One (1) space is required for every 1,000 square feet of building
		Staff Comments	N/A, as the parcel is vacant at this time. The temporary storage shed will be utilized for the storage of household items (i.e. lawnmower and other associated equipment, tools, and other housing items.). The owners have plans to construct a single-family residence on the parcel(s) in the near future. The temporary storage shed is intended to provide additional storage for the owners while their home is being built.
			City Staff concludes that no onsite parking, until the residence is constructed, is required nor necessary at this time.
		17.09.020.08(B)	B. Where alleys exist, access to on-site parking for any non-residential use or for any multifamily dwelling of three or more units shall be from the alley. Parking areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.
		Staff Comments	N/A, as the site is not serviced by an alley and this is intended for a single-family residence.
	\boxtimes	17.09.020.08(C)	C. If the site is not serviced by an alley, access shall be from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
		Staff Comments	N/A, as the site is not serviced by an alley and the parcel is vacant. The owners intend to construct a single-family residence on the parcels and have not established ingress/egress at this time.

\boxtimes			17.09.020.08(D)	D. Access for on-site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.
			Staff Comments	No onsite parking is proposed. The temporary storage shed can be accessed via Sawmill Drive or by Walnut Street; however, the owners utilize a temporary access off of Sawmill Drive. No forms of egress/ingress have been delineated at time, as the parcels are vacant and the owners are currently working on a site plan for their new home (see the image below for further detail). SHED BASIS OF BEARING S28'45'32'E 179.99' TEMPORARY OID 13 A 11.010 SaFt 2 OID 14 NOT 7 OID 15 NOT 14 CHINA CARDI B 1992' NOT 14 CHINA CARDI B 1
				redicated to the City of Hailey by this Plat 20.51 TAX LOT 6430 N3117'11"W N16'46'51"W N16'48'51"W N16'48'51"W N16'48'51"W N16'48'51"W
		\boxtimes	17.09.020.08(E)	E. Access for subdivisions shall be provided in accordance with standards set forth in Section 4 of the Subdivision Ordinance.
			Staff Comments	N/A, as the parcel is vacant and a residence has not yet been built.
		\boxtimes	17.09.020.08(F)	F. Parking areas containing no more than two (2) parking spaces in any zoning district or parking areas within the LR, GR, TN, TI and LI Districts may be designed to allow a vehicle to back from the parking area into the public right-of-way.
			Staff Comments	N/A, as the parcel is vacant and a residence has not yet been built.
		\boxtimes	17.09.020.08(G)	G. Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus "stacking" the parking area. For non-residential uses, stacked parking may be allowed only for additional spaces that may be provided in excess of the required number of parking spaces.
			Staff Comments	N/A, as the parcel is vacant and a residence has not yet been built.
		Cha	apter 17.11	Criteria for Review of Conditional Use Permits
С	omplia	nt		Standards and Commission Findings

Yes	No	N/A	City Code	City Standards and Commission Findings								
			17.11.010	Compliance with the Comprehensive Plan 17.11.010: Purpose. The City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.								
			Staff Comments	his Application complies with the following goals and objectives of the Hailey Comprehensive Plan:								
				Goal 8.1 Housing: Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socio-economic levels. • This temporary storage shed allows the owners to store household items while they build a new single-family residence in Hailey. The owners also have the ability, given the zone district and lot size, to construct an accessory dwelling unit, if so desired. This accessory dwelling unit could supply rental housing, which there is a need for, to other residents in Hailey.								
			17.11.040.01(a)	·								
			Staff Comments	Pursuant Section 17.05.040: District Use Matrix, temporary structures are, or the proposed storage shed is, permitted in the General Residential (GR) Zone District without a primary use, with a Conditional Use Permit.								
\boxtimes			17.11.040.01(b)	b. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;								
			Staff Comments	Pursuant Section 17.05.040: District Use Matrix, temporary structures are, or the proposed storage shed is, permitted in the General Residential (GR) Zone District without a primary use, with a Conditional Use Permit. Planning Staff feels the proposed storage shed is not a visual burden to the surrounding area and is appropriate in appearance. City Staff also believes the proposed use will not change the essential character of the area.								

Dan and Stephany Smith - Conditional Use Permit Lot 5A, Sawmill AM (321 Sawmill Drive) Planning and Zoning Commission – September 8, 2020 Staff Report - Page 6 of 9

\boxtimes		17.11.040.01(c)	c. Will not be hazardous or disturbing to existing or future neighboring uses;
		Staff Comments	The proposed structure will not pose hazardous or disturbing conditions to neighboring uses. Its intent is to provide securely store household items while the owners build their home on the parcels. Vehicular traffic accessing the temporary storage shed can be accessed via Sawmill Drive or by Walnut Street; however, the owners utilize a temporary access off of Sawmill Drive. No forms of egress/ingress have been delineated at time, as the parcels are vacant and the owners are currently working on a site plan for their new home (see the image below for further detail).

			TACHE MISSING STATE 179.99' TO SERVING STATE 179.99' TO SERVING STATE 179.99' TO SERVING SE
		17.11.040.01(d)	existing volumes based on other single-family residences near the subject parcel. d. Will be served adequately by essential public facilities and services such as highways,
			streets, police and fire protection, and drainage structure. Agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service; and
		Staff Comments	It appears the site can be adequately served by essential public facilities and services.
	\boxtimes	17.11.040.01(e)	e. Will not create excessive additional requirements at public cost for public facilities and services; and
		Staff Comments	N/A, as no additional cost will be incurred from any public agencies for this facility to function and operate.
\boxtimes		17.11.040.01(f)	f. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water or air pollution, or safety hazards; and
		Staff Comments	No externalities are anticipated by this use.
\boxtimes		17.11.040.01(g)	g. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;
		Staff Comments	Vehicular traffic accessing the temporary storage shed can be accessed via Sawmill Drive or by Walnut Street; however, the owners utilize a temporary

Dan and Stephany Smith - Conditional Use Permit Lot 5A, Sawmill AM (321 Sawmill Drive) Planning and Zoning Commission – September 8, 2020 Staff Report - Page 8 of 9

			access off of Sawmill Drive. No forms of egress/ingress have been delineated at time, as the parcels are vacant and the owners are currently working on a site plan for their new home. These approaches do not interfere with traffic on the surrounding streets.
\boxtimes		17.11.040.01(h)	h. Will not result in the destruction, loss or damage of a natural, scenic or historic feature.
		Staff Comments	The subject parcel does not contain a natural, scenic, historic features or structure(s). City Staff feels the proposed temporary structure does not change the essential character of the area.

17.11.060 Conditions.

The Commission or Hearing Examiner may impose any conditions which it deems necessary to secure the purpose of City regulations and give effect to the Comprehensive Plan. Conditions which may be attached include, but are not limited to those which will:

nea include, but a	are not limited to those which will:
17.11.060(A)	Require conformity to approved plans and specifications.
17.11.060(B)	Require or restrict open spaces, buffer strips, walls, fences, signs, concealing
	hedges, landscaping and lighting.
17.11.060(C)	Restrict volume of traffic generated, require off-street parking, and restrict
	vehicular movements within the site and points of vehicular ingress and egress
	or other conditions related to traffic.
17.11.060(D)	Require performance characteristics related to the emission of noise, vibration
	and other potentially dangerous or objectionable elements.
17.11.060(E)	Limit time of day for the conduct of specified activities.
17.11.060(F)	Require guarantees such as performance bonds or other security for
	compliance with the terms of the approval.
17.11.060(G)	Require dedications and public improvements on property frontages.
17.11.060(H)	Require irrigation ditches, laterals, and canals to be covered or fenced.
17.11.060(I)	Minimize adverse impact on other development.
17.11.060(J)	Control the sequence, timing and duration of development.
17.11.060(K)	Assure that development is maintained properly.
17.11.060(L)	Designate the exact location and nature of development.
17.11.060(M)	Require the provision for on-site or off-site public services.
17.11.060(N)	Require more restrictive standards than those generally found in this
	Ordinance.
17.11.060(O)	Mitigate foreseeable social, economic, fiscal and environmental effects.
17.11.060(P)	Set a limit on the duration of the permit when deemed necessary.
17.11.060(Q)	Allow for subsequent periodic review.

Summary: Section 17.11.010 of the Hailey Zoning Ordinance states that "the City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission."

Dan and Stephany Smith - Conditional Use Permit Lot 5A, Sawmill AM (321 Sawmill Drive) Planning and Zoning Commission – September 8, 2020 Staff Report - Page 9 of 9

Conditional Use Permits are subject to review and revocation pursuant to Section 17.11.090 of the Hailey Municipal Code. This statement will be included in the Findings of Fact, Conclusions of Law, and Decision for any Conditional Use Permit approved by the Commission.

By ordinance, the Commission is required to decide to approve, conditionally approve, or deny the application within forty-five (45) days after conclusion of the public hearing and issue its decision together with the reasons therefore. The Commission is required to review the application, all supporting documents and plans, and Section 17.11 of the Zoning Ordinance, in making their decision.

The Commission should make Findings of Fact related to the criteria of Section 17.11, (a) through (q).

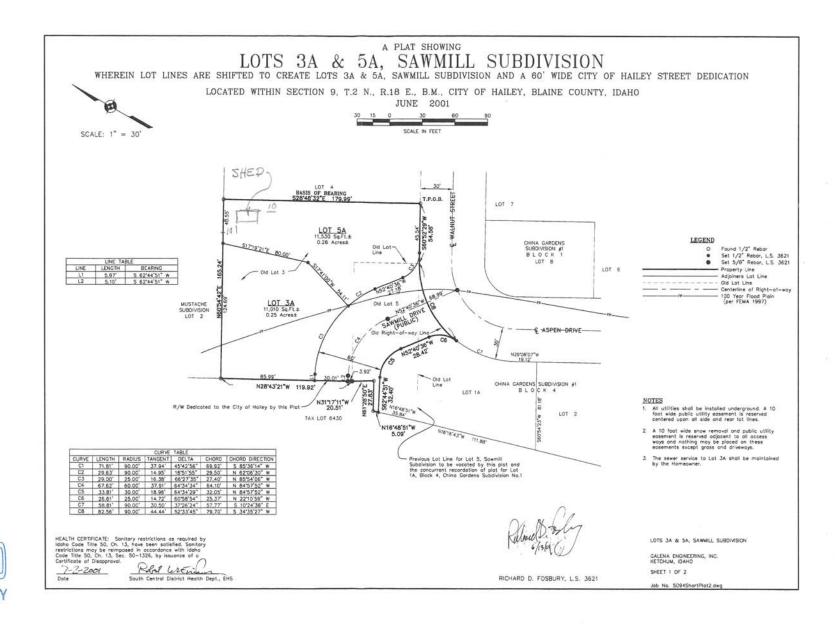
Suggested Conditions: The following conditions are suggested to be placed on approval of this application:

- a) All Fire Department and Building Department requirements shall be met with regard to all maintenance, administrative, and other functions of this facility.
- b) The temporary storage shed is approved for a maximum of twelve (12) months from the date of the Findings of Fact. The storage shed may remain onsite after the expiration of the twelve (12) month period so long as a Building Permit Application has been approved for the new single-family residence to be located on Lot 5A, Sawmill AM.
- c) No additional structures are permitted onsite until the completion of the single-family residence.
- d) All weeds, noxious and all others, shall be controlled according to State Law. The site shall also be maintained (i.e. mowed, trimmed, watered) to minimize negative impacts to the surrounding area.

Motion Language

Approval: Motion to approve the Conditional Use Permit Application submitted by Dan and Stephany Smith for a 240 square foot temporary storage shed to be located at 321 Sawmill Drive (Lot 5A, Sawmill AM) within the General Residential (GR) Zoning District, finding that the application meets each of the criteria for review cited in the Hailey Municipal Code, that the Conditional Use Permit complies with the Comprehensive Plan, and that conditions (a) through (d) are met.

Denial: Motion to deny the Conditional Use Permit Applicat	
for a 240 square foot temporary storage shed to be located within the General Residential (GR) Zoning District, finding t	,
should cite which standards are not met and provide the reamet].	ason why each identified standard is not
Continuation: Motion to continue the public hearing to	[the Commission should specify a date].





METAL ROOFING "SOFT" BLACK DAN SMITH 2×10 Rafters 208-244-1133 BREAK OUTPRICE TI-11 OF EQUIVALENT FOR 24" SHELVES TYP DARK BROWN TBD 30'LF Q LAYERS 100 PSF SNOW 43' 2'22'TYP 124" SINGLE HUNG VINYL BLACK CAD

ROOF RAFTERS

100# Snow Load, 7# Dead Load, ℓ /180

Roof slope greater than 3 in 12. Light roof covering. No ceiling finish. Table RR-19

		Span (feet and inches)											
Species			2×8		2×10				2 x 12		2×14		
or Group	Grade	12" oc	16" oc	24" oc	12" oc	16" oc	24" oc	12" oc	16" oc	24" oc	12" oc	16" oc	24" oc
Douglas Fir-	Sel. Struc.	13-9	11-11	9-8	16-9	14-6	11-10	19-5	16-10	13-9	21-9	18-10	15-4
Larch	No. 1 & Btr.	12-3	10-7	8-8	14-11	12-11	10-7	17-4	15-0	12-3	19-4	16-9	13-8
	No. 1	11-5	9-10	8-1	13-11	12-1	9-10	16-2	14-0	11-5	18-0	15-7	12-9
	No. 2	10-8	9-3	7-6	13-0	11-3	9-3	15-1	13-1	10-8	16-11	14-7	11-11
	No. 3	8-1	7-0	5-8	9-10	8-6	7-0	11-5	9-11	8-1	12-9	11-1	9-0
Douglas Fir-	Sel. Struc.	12-7	11-3	9-2	15-11	13-9	11-3	18-5	15-11	13-0	20-7	17-10	14-7
South	No. 1	10-10	9-4	7-8	13-3	11-5	9-4	15-4	13-3	10-10	17-1	14-10	12 - 1
	No. 2	10-4	9-0	7-4	12-8	10-11	8-11	14-8	12-8	10-4	16-5	14-2	11-7
	No. 3	7-10	6-10	5-7	9-7	8-4	` 6-9	11-2	9-8	7-10	12-5	10-9	8-10
Hem-Fir	Sel. Struc.	13-1	11-8	9-6	16-6	14-3	11-8	19-1	16-7	13-6	21-4	18-6	15-1
	No. 1 & Btr.	11-8	10-1	8-3	14-3	12-4	10-1	16-7	14-4	11-8	18-6	16-0	13-1
	No. 1	11-1	9-7	7-10	13-7	11-9	9-7	15-9	13-8	11-2	17-7	15-3	12-5
	No. 2	10-6	9-1	7-5	12-10	11-1	9-1	14-11	12-11	10-6	16-8	14-5	11-9
	No. 3	8-1	7-0	5-8	9-10	8-6	7-0	11-5	9-11	8-1	12-9	11-1	9-0
Spruce-Pine-Fir	Sel. Struc.	12-3	11-1	9-2	15-7	13-9	11-3	18-5	15-11	13-0	20-7	17-10	14-7
(South)	No. 1	10-6	9-1	7 - 5	12-10	11-1	9-1	14-11	12-11	10-6	16-8	14-5	11-9
•	No. 2	9-10	8-7	7-0	12-1	10-5	8-6	14-0	12-1	9-11	15-7	13-6	11-1
	No. 3	7-5	6∙5	5-3	9-1	7-10	6-5	10-6	9-1	7-5	11-9	10-2	8-4
Western Woods	Sel. Struc.	10-8	9-3	7-6	13-0	11-3	9-3	15-1	13-1	10-8	16-11	14-7	11-11
	No. 1	9-2	8-0	6-6	11-3	9-9	7-11	13-0	11-3	9-2	14-7	12-7	10-3
	No. 2	9-2	8-0	6-6	11-3	9-9	7-11	13-0	11-3	9-2	14-7	12-7	10-3
	No. 3	7-0	6-1	4-11	8-6	7-5	6-0	9-11	8-7	7-0	11-1	9-7	7-10

ROOF RAFTERS

20# Snow Load, 15# Dead Load, ℓ /180

Roof slope greater than 3 in 12. Heavy roof covering. No ceiling finish. Table RR-20

		Span (feet and inches)												
Species		2×6			2×8				2×10		2 × 12			
or Group	Grade	12" oc	16" oc	24" oc	12" oc	16" oc	24" oc	12" oc	16" oc	24" oc	12" oc	16" oc	24" oc	
Douglas Fir-	Sel. Struc.	18-0	16-4	13-5	23-9	20-9	17-0	29-4	25-5	20-9	34-0	29-5	24-0	
Larch	No. 1 & Btr.	16-11	14-7	11-11	21-4	18-6	15-1	26-1	22-7	18-6	30-3	26-3	21-5	
	No. 1	15-9	13-8	11-2	19-11	17-3	14-1	24-4	21-1	17-3	28-3	24-5	20-0	
	No. 2	14-9	12-9	10-5	18-8	16-2	13-2	22-9	19-9	16-1	26-5	22-10	18-8	
	No. 3	11-2	9-8	7-10	14-1	12-2	10-0	17-3	14-11	12-2	20-0	17-3	14-1	
Douglas Fir-	Sel. Struc.	16-3	14-9	12-8	21-5	19-6	16-1	27-5	24-0	19-8	32-2	27-11	22-9	
South	No. 1	14-11	12-11	10-7	18-11	16-4	13-4	23-1	20-0	16-4	26-9	23-2	18-11	
	No. 2	14-4	12-5	10-1	18-1	15-8	12-10	22-1	19-2	15-8	25-8	22-2	18-2	
	No. 3	10-10	9-5	7-8	13-9	11-11	9-9	16-9	14-6	11-10	19-5	16-10	13-9	
Hem-Fir	Sel. Struc.	17-0	15-6	13-2	22-5	20-5	16-8	28-7	24-11	20-4	33-5	28-11	23-7	
	No. 1 & Btr.	16-2	14-0	11-5	20-5	17-8	14-5	24-11	21-7	17-8	28-11	25-1	20-5	
	No. 1	15-4	13-3	10-10	19-5	16-10	13-9	23- 9	20-7	16-9	27-6	23-10	19-5	
	No. 2	14-6	12-7	10-3	18-4	15-11	13-0	22-5	19-5	15-10	26-0	22-6	18-5	
	No. 3	11-2	9-8	7-10	14-1	12-2	10-0	17-3	14-11	12-2	20-0	17-3	14-1	
Spruce-Pine-Fir	Sel. Struc.	15-11	14-5	12-7	20-11	19-0	16-1	26-9	24-0	19-8	32-2	27-11	22-9	
(South)	No. 1	14-6	12-7	10-3	18-4	15-11	13-0	22-5	19-5	15-10	26-0	22-6	18-5	
•	No. 2	13-8	11-10	9-8	17-3	14-11	12-2	21-1	18-3	14-11	24-5	21-2	17-3	
	No. 3	10-3	8-11	7-3	13-0	11-3	9-2	15-10	13-9	11-3	18-5	15-11	13-0	
Western Woods	Sel. Struc.	14-9	12-9	10-5	18-8	16-2	13-2	22-9	19-9	16-1	26-5	22-10	18-8	
	No. 1	12-8	11-0	9-0	16-1	13-11	11-4	19-8	17-0	13-11	22-9	19-9	16-1	
	No. 2	12-8	11-0	9-0	16-1	13-11	11-4	19-8	17-0	13-11	22-9	19-9	16-1	
	No. 3	9-8	8-4	6-10	12-2	10-7	8-8	14-11	12-11	10-7	17-3	15-0	12-3	





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