

## HAILEY PLANNING & ZONING COMMISSION

Monday, May 8, 2017

Hailey City Hall

5:30 p.m.

### Call to Order

[5:29:46 PM](#) Chair Fugate called the meeting to order.

### Public Comment for items not on the agenda

[5:30:03 PM](#) Lisa Horowitz provided information on the flood situation and showed attendees Hailey's Facebook page, Hailey City Flood Update 2017.

### Consent Agenda

[CA 1](#) Adoption of the Meeting Minutes of April 24, 2017

[CA 2](#) Adoption of the Findings of Fact, Conclusions of Law and Decision for a modification to an approved Design Review Application by D.L. Evans Bank, represented by Tom Lennon and Andy Erstad of Erstad Architects, for a 1,583 square foot addition to the bank branch. The total square footage increases the bank branch from 4,595 square feet to 6,178 square feet, and is to be located at 609 and 611 South Main Street (Lots 1-8, Block 5 Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Zoning Districts. This project was approved by the Commission on September 12, 2016.

[CA 3](#) Adoption of the Findings of Fact, Conclusions of Law and Decision for an Annexation Application from Colorado Gulch Preserve, LLC, to annex Lot 1A, Block 1, Stevens Family Ranch, LLC (North of 81 Broadford Road, Section 15 & 16, T.2N., R. 18E., B.M., Blaine County, Idaho), comprising a total of 24.46 acres, into Hailey City Limits for the purpose of expanding residential zoning within the City of Hailey. Proposed zoning of the property is Limited Residential 2 (LR-2).

[CA 4](#) Adoption of the Findings of Fact, Conclusions of Law and Decision for a Subdivision Preliminary Plat proposal for Colorado Gulch Preserve Subdivision, to be located at Lot 1A, Block 1, Stevens Family Ranch, LLC (North of 81 Broadford Road, Section 15 & 16, T.2N., R. 18E., B.M., Blaine County, Idaho), comprising 24.46 acres. The project includes 36 lots, ranging in size from 0.28 to 0.78 acres. Several open space parcels are also shown on the plat.

[5:32:33 PM](#) Scanlon motioned to approve the Meeting Minutes of April 24, 2017 and other Consent Agenda items. Pogue seconded. Smith, Scanlon, Pogue and Engelhardt were all in favor. Chair Fugate abstained, as she was absent.

### Public Hearings

[PH 1](#) *Consideration of a Design Review Application by Myrtle Mixed Use, represented by Hollis Rumpeltes Architects, for a new 8,153 square foot, two story mixed-used structure, to be located at 516 North Main Street (Lots 11, 12 and North 25' of 13, Block 64, Hailey Townsite) in the Business (B) Zoning District. Lost River Sports was formerly located on this lot. The proposal will include ground level retail, lobby space, outdoor seating for dining, restaurant and two short-term occupancy units and one residential unit. The proposed second level will include two residential units at 1,200 square feet each, balconies and terraces for each residential space and a mechanical space.*

[5:32:24 PM](#) Horowitz introduced the project, noting changes or additions made since the publication of the packet. Daniel Hollis and J.J. Rumpeltes presented the project, noting the details of the commercial space, as

well as the short-term rental apartments proposed. Hollis discussed sidewalk alternatives (six feet instead of ten feet), configuration on the building, parking on Myrtle, exterior materials and design, construction and staging plan, and landscaping and proposed trees (Autumn Blaze Maples instead of Swedish Aspen). Discussion ensued. [5:49:18 PM](#) Scanlon questioned the distance of the back of the curb to the face of the building. Hollis noted that the distance is 10 feet. Horowitz noted that there is flexibility to interweave landscaping and sidewalk; however, a minimum of six foot clearance must be maintained.

[5:50:39 PM](#) Hollis went on to discuss the details of the trash enclosure and its location, as well as restaurant options. Hollis also discussed outdoor bike and ski storage lockers, roof design, snow storage and possible outdoor seating options. Discussion ensued.

[6:06:50 PM](#) Horowitz presented recommendations from the Tree Committee. Suggestions included: change street trees on Main Street to an Autumn Blaze Maple, construct 3x6 planter beds (Applicant to maintain), and meet the minimum tree size for street trees. Horowitz went on to discuss parking and alternatives for parking. Horowitz noted that more parking is provided than what is required. Horowitz also addressed Spruce trees, meandering planting beds, and Pathways for People project.

[6:11:31 PM](#) Chair Fugate questioned the rooftop terrace and how the snow might impact it. Hollis noted that terrace is heated and drainage plan is proposed. Hollis also noted that both residential units would have access to terrace and it would be locked off to the public. Engelhardt questioned where the commercial signage would go on building. Hollis noted that signage would be on Main Street; however, actual location has not been determined at this time.

[6:16:14 PM](#) Scanlon questioned the snow storage and doesn't believe it works very well in proposed area. Scanlon is worried about circulation around snow storage and suggested having snow stored offsite. Scanlon also shared reservations of removing the Spruce trees, as well as his concerns with the terrace details.

[6:21:06 PM](#) Smith questioned the energy plan and roof mounted equipment plan. Horowitz noted that various energy requirements were submitted regarding the windows and that she was satisfied with the roof mounted equipment plan.

[6:21:53 PM](#) Chair Fugate opened the item for public comment. Ryan Sullivan questioned the access to the rooftop deck.

[6:22:21 PM](#) Chair Fugate closed the item for public comment. Hollis noted that a stair tower exists, which provides access to the rooftop deck. Hollis also noted that the rooftop deck is approximately 315 square feet.

[6:24:12 PM](#) Horowitz went through of the Design Review Standards, noting that two of the seven have been met. Horowitz asked that the Applicant Team discuss how they meet the third standard. Hollis discussed the use of the breathable exterior material as an option for alternative energy. Horowitz agreed, noting that it fits under the category of an energy efficient alternative. Smith agreed and also believes the first standard has been met with the larger wall plane.

[6:26:45 PM](#) Chair Fugate summarized comments from Commission regarding proposed snow storage and parking. Scanlon reiterated his concerns with snow storage and would like to see a Condition of Approval regarding snow storage and hauling. Discussion ensued. Chair Fugate also noted that she is in favor of an ADA compliant parking stall on Myrtle Street. Smith questioned the Irrigation Plan. Horowitz noted that one has not been submitted at this time; however, it is required and will be submitted.

[6:30:46 PM](#) Scanlon questioned the width of the proposed sidewalk, as well as the width of sidewalks to the north and south. Horowitz confirmed that the proposed sidewalk width is six feet, and sidewalks to the north and south are currently six feet. Chair Fugate questioned the size of tree grates or open planting bed. Smith suggested following what City Staff suggested. Commission agreed. Horowitz suggested revising Condition (j) to read, landscape planting beds are allowed to meander through the Main Street sidewalk area, so long as a minimum of six feet is maintained.

[6:34:32 PM](#) Smith would like to see the street trees retained and limbed up. Engelhardt disagreed and would like to see the street trees removed to allow for more sunshine. Chair Fugate suggested removing the trees and requiring that three of the street trees be of four inch caliper. Discussion ensued.

[6:42:42 PM](#) Pogue believes site would look better with Spruce trees removed and other trees added. Engelhardt agreed. Smith hates to see mature trees removed; however, also agreed with the Commission. Scanlon also agreed with the removal.

[6:46:11 PM](#) Chair Fugate addressed the planter beds and would like to see 3x6 planter beds put in place. Commissioners agreed. Horowitz discussed changes made to the Conditions of Approval, noting the Condition (h) would be deleted, Condition (i) would become the new (h). Condition (j) would become (i) and would read, landscape planting beds are allowed to meander on Main Street, and a minimum width of six feet shall be maintained. Horowitz also noted that in addition, Condition (h) would also include, tree openings shall be as recommended by the City Arborist.

[6:49:45 PM](#) Scanlon motioned to approved the Design Review Application submitted by Myrtle Mixed Use, represented by Hollis Rumpeltes Architects, for a new 8,153 square foot, two story mixed-use structure, to be located at 516 North Main Street (Lots 11, 12 and North 25' of 13, Block 64, Hailey Townsite) in the Business (B) 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 Ordinance, Title 18, and City Standards, provided conditions (a) through (l) are met. Smith seconded and all were in favor.

[6:51:05 PM](#) Chair Fugate called for a five minute break.

[6:55:29 PM](#) Chair Fugate called the meeting back to order.

**PH 2** *Consideration of a Design Review Application by Lightworks, represented by Chase Gouley of BYLA, for a new 3,280 square foot development, comprised of six (6) studio spaces, ranging in size from 464 square feet to 712 square feet, to be located at 1820 and 1830 Lear Lane (Lots 2A and 2B, Block 3, Airport West Subdivision #2) in the SCI-Industrial (SCI-I) Zoning District. The proposal will include small studio spaces for such uses as artist studios, jewelry making, pottery, ceramics, print editing and printing, and small woodcraft and contractor offices.*

[6:56:50 PM](#) Chase Gouley presented the project and the intent of the project: catering to young, creative craftsmen and building a campus-style community environment. Gouley went on to talk about the proposed outdoor spaces and landscaping. Ben Young reiterated a native landscape, introducing native landscaping and plants to complement the area and encourage creativity, and comfortability.

[7:06:56 PM](#) Gouley went on to explain the proposed lighting plan. Jolyon Sawrey discussed the proposed architecture plan, ADA compliant parking, bathrooms and access to/from each studio. Sawrey discussed the floor plan proposed, as well as the individual front porches. Sawrey also noted that though not currently shown, solar panels would be included in project as well.

[7:14:28 PM](#) Gouley discussed the exterior materials, paint colors, decking and roofing materials, timber and fascia materials, and proposed timber walls (24" to 30" timber walls). Gouley noted sidewalk possibilities and crosswalk options. Sawrey summarized the sidewalk options, noting preferences in establishing conditions related to sidewalk options. Gouley explained reasoning behind a meandering sidewalk, noting its visual interest and appeal. Gouley plans to meet with Streets Department to discuss the details. Discussion ensued. Scanlon questioned the soffit material. Sawrey noted that the soffit material is a tongue and groove wood with a six foot overhang on the front and a three foot overhang on the back. Smith questioned whether or not pods are sitting on concrete foundation. Sawrey noted that they are and are permanent to location. Smith also questioned the freeze protection for water and sewer. Sawrey noted that the plumbing has been consolidated and went on to explain the design of water and sewer, the insulation and heat tape utilized and depth of lines. Discussion ensued.

[7:27:14 PM](#) Chair Fugate opened the item for public hearing. Tony Evans really likes the project and questioned whether or not units could be built elsewhere within the City of Hailey as dwelling units.

[7:28:29 PM](#) Chair Fugate closed the item for public hearing. Smith questioned the number of ADA parking stalls. Sawrey noted that there is one ADA compliant parking stall available. Engelhardt questioned lease options.

Sawrey noted that that information hasn't been shared publically yet; however, Sawrey can assume it would not follow the standard rate per square foot. Scanlon questioned whether or not the floor is also made of SIPS paneling. Sawrey confirmed that it is. Discussion ensued.

[7:31:47 PM](#) Chair Fugate likes the project and finds the studios to be attractive, and well-thought out. Chair Fugate summarized the pedestrian connection and would like to see it as a condition.

[7:34:26 PM](#) Pogue questioned the type of rock proposed for landscaping. Gouley suggested a decorative gravel that would enhance the landscaping.

[7:36:02 PM](#) **Smith motioned to approve the Design Review Application submitted by Butterfly, LLC, represented by Chase Gouley of BYLA, for a new 3,280 square foot development called Lightworks, comprised of six (6) studio spaces , ranging in size from 464 square feet to 712 square feet, to be located at 1820 and 1830 Lear Lane (Lots 2A and 2B, Block 3, Airport West Subdivision #2) 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 (g) are met. Pogue seconded and all were in favor.**

**PH 3** *Consideration of a Design Review Application by Friedman Memorial Airport, represented by Nicholas Latham, AIA of Ruscitto/Latham/Blanton Architectura P.A., for an expansion of the Terminal Apron, new concrete retaining wall, new airport entry road and new parking area ticket gates, to be located at 1616 Airport Circle (FR SEC 10, 15 & 22 TL 8151) in the Airport (A) Zoning District.*

[7:38:28 PM](#) Nick Latham introduced the project and all the people associated. Mike Smith went through the proposed addition of project, the details of the terminal apron expansion, and upgrades to the ticket booth and new entry and exits of the airport. Mike Smith went on to explain the intent of adding a third terminal apron, which results in changing the entry and exit to/from the air terminal. Mike Smith explained aesthetic improvements as well. Parking, sidewalk upgrades and the specifics of the retaining wall were also discussed. Discussion ensued.

[7:43:50 PM](#) Scanlon questioned the height of the retaining wall. Mike Smith responded with a height of approximately eight (8) feet. Smith clarified that the retaining wall is only eight (8) feet at one spot and decreases outward. Mike Smith went on to discuss details in landscaping, drainage, exterior lighting and timelines to complete the work proposed. Scanlon also questioned the top railings on the retaining wall. Smith noted that the top of retaining wall will hold a fence to secure the surrounding perimeter. Smith went on to explain the materials used for the retaining wall.

[8:03:31 PM](#) Horowitz added that the a second retraining wall could be added to accomplish the maximum four (4) foot height; however, needs to maintain the current retaining wall, as it would not carry the weight of an airplane otherwise. Horowitz also added a suggestion regarding striping to connect the upper sidewalk to Airport Circle, as well as to clean up the public utility easements.

[8:08:26 PM](#) Dan Smith suggested constructing the crosswalk closer to the corner, as further south and around the corner is not as safe. Smith noted that it would be safer too. Latham went on to explain the original intent of the sidewalk location based on comments from the adjacent property owner. Horowitz questioned whether or not people would walk three corners to get to the intersection with a crosswalk. Pogue believes people will walk across and not utilize the crosswalk.

[8:08:33 PM](#) Dan Smith questioned the location of the new ADA parking and suggested utilizing another parking space in the upper parking lot, as the lower lot is a long way to walk if utilizing ADA parking stalls. Smith also questioned the location of the bus stop. Smith suggested moving the bus stop closer to the terminal to accommodate more people and improve visitor experience. Pogue agreed and believes it would also encourage more people to utilize Mountain Rides. Latham and Team agreed and noted that they would bring it back to the owner for review.

[8:18:45 PM](#) Chair Fugate opened the item for public hearing. Ryan Sullivan questioned the tentative date of parking lot construction and apron construction. Sullivan also questioned the closing dates of the airport in June.

[8:21:07 PM](#) Chair Fugate closed the item for public hearing. Scanlon has no issues with the retaining wall and likes the landscaping plan proposed. Engelhardt and Pogue agreed. Pogue also agreed with the suggestion of the sidewalk made by Smith. Smith likes the darker fencing material on top of the retaining wall. Chair Fugate agreed and likes the landscaping proposed. Engelhardt questioned the possibility of putting the fence in front of the retaining wall rather than on top of it. Latham and Team noted their concerns with the fence being in front of the retaining wall.

[8:26:38 PM](#) Pogue motioned to approve the Design Review Application submitted by Friedman Memorial Airport Authority for the expansion of the terminal apron located at the Friedman Memorial Airport, 1610 Airport Circle, Hailey (FR SEC 10, 15 & 22) within the Airport (A) 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 (l) are met. Pogue amended the motion and add to Condition (k) to include the crosswalk to the north. Pogue seconded and all were in favor.

~~[PH 4](#) Consideration of a City initiated Text Amendment to Title 17, Section 17.06.070.A.c, to modify regulations regarding in lieu cash contributions. **This item will be rescheduled to a later meeting.**~~

~~[PH 5](#) Consideration of a City initiated Text Amendment to Title 17, Section 17.06, Design Review, to create a Pre-Application Design Review process. **This item will be rescheduled to a later meeting.**~~

## New Business

## Old Business

## Commission Reports and Discussion

## Staff Reports and Discussion

**SR 1** Discussion of current building activity, upcoming projects, and zoning code changes.  
(no documents)

**SR 2** Discussion of the next Planning and Zoning meeting: **Tuesday, May 16, 2017**  
(no documents)

## Adjourn

[8:32:48 PM](#) Scanlon motioned to adjourn. Pogue seconded and all were in favor.