

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Tuesday, January 10, 2017
Hailey City Hall
5:30 p.m.

Present: Richard Pogue, Dan Smith, Janet Fugate, Jeff Engelhardt, Owen Scanlon

Staff: Lisa Horowitz, Robyn Davis, Ned Williamson

Call to Order

[5:30:10 PM](#) Chair Fugate called the meeting to order.

[5:30:55 PM](#) Dan Smith nominated Janet Fugate as Chair of the Planning and Zoning Commission. Richard Pogue seconded and all were in favor.

[5:31:42 PM](#) Jeff Engelhardt nominated Richard Pogue as Vice Chair of the Planning and Zoning Commission. Chair Fugate seconded and all were in favor.

Public Comment

No public comments

Consent Agenda

[CA 1](#) Adoption of the Meeting Minutes of December 12, 2016

[CA 2](#) Adoption of Findings of Fact, Conclusions of Law and Decision regarding a Design Review Application by Blaine County Recreation District, represented by Nicole Ramey of Michael Doty Associates, for a commercial remodel to the existing building and a new 150 square foot addition to the Blaine County Recreation District Aquatic Center, located at 1020 Fox Acres Road (Lot BB, Block 79, Swimming Pool, Woodside Subdivision #21).

[CA 3](#) Adoption of Findings of Fact, Conclusions of Law and Decision regarding a Zone Change Application by Dirt Simple, LLC, for an amendment to the City of Hailey Zoning District Map. Proposed changes would rezone 404 and 410 Bluebird Court, (Lots 1 and 2, Block 1, Bluebird Subdivision) from Limited Residential 1 (LR-1) to General Residential (GR).

[5:35:45 PM](#) Owen Scanlon motioned to approve the December 12, 2016 Meeting Minutes and Consent Agenda items. Dan Smith seconded and all were in favor.

Public Hearings

[PH 1](#) Discussion of Land Use and Zoning tools to accomplish Community Housing goals.

[5:36:40 PM](#) Lisa Horowitz presented tools compiled by Hailey Community Development, Blaine County Housing Authority, Sun Valley Economic Development and other organizations concerned with housing in area.

[5:48:43 PM](#) Jeff Engelhardt opposes plans with tax abatements and believes the tools that make the most economic sense are our best tools. Owen Scanlon agreed and believes density is key for the City of

Hailey. Richard Pogue favored the live-work idea and would like to see properties utilized differently to accommodate for housing (housing over retail areas). Pogue agreed with Scanlon in that density is key and he would like to City of Hailey broaden its horizons, allowing for more Accessory Dwelling Units and other higher density development projects.

[5:54:24 PM](#) Dan Smith would also like to look at options regarding Accessory Dwelling Units and considering them in other areas (case-by-case approach). Smith favors the live-work scenario and believes it would be beneficial to community members and businesses. Smith mentioned an increase in building height in higher density areas, as another option.

[5:58:27 PM](#) Chair Fugate agreed and also favored the live-work scenario; however, disagreed with Smith regarding an increase in building height, as it would change character of town.

[6:01:32 PM](#) Chair Fugate opened item for public hearing. Ben Schepps disagreed with the height increase, as it would affect others around said building. Jeff Bacon noted the Chamber surveyed its Membership and noted discrepancies in housing. Organizations and businesses are struggling to hire qualified candidates due to unavailability of housing. Bacon appreciates housing discussion.

[6:03:28 PM](#) Peter Lobb is not in favor of increased density and believes an increase in housing would not necessarily be better for the environment or community.

[6:06:47 PM](#) Chair Fugate closed item for public hearing. Lisa Horowitz noted that she would compile comments from Commission and bring back for another discussion at a later date.

[6:07:28 PM](#) Jim Warjone believes it would be beneficial for Commissioners to review time it takes for approvals within City (i.e., building permit process, design review process, etc.), as time is valuable and projects can be greatly impacted by delays in processes.

[PH 2](#) *Continuation of a Text Amendment Application by Economical Housing Solutions, LLC, to Title 17, Section 17.04G.050, Bulk Requirements, to Title 17, Section 17.05.040 District Use Matrix, Multi-Family Residential Density, and to Title 17, Section 17.09.040 On Site Parking Space Requirements, which has been modified by the applicant from the original submittal, to include:*

Consideration of Text Amendments to Zoning Code Title 17, an application by Economical Housing Solutions, LLC, for the following:

- *Creation of a High Density Housing Overlay District*
- *Modifications to Section 17.04G.050, Bulk Requirements, to allow for residential ground floor units where such units are less than 1,000 square feet in size within the District*
- *Modifications to Section 17.05.040 District Use Matrix, Multi-Family Residential Density, to remove the maximum limitation of 20 units per acre when all units are 1,000 square feet or smaller feet in size*
- *Modifications to Section 17.09.040 On Site Parking Space Requirements, to allow for 30% of the required parking spaces to be compact*
- *Modifications to landscape screening and aisle widths for parking lots in the Overlay District*

[6:10:27 PM](#) Jim Laski described changes to proposal from first public hearing, specifically, the development and modifications to the Overlay District. Laski noted that the district was changed to reflect comments from last meeting. Laski noted that Overlay District was mirrored by the other Overlay Districts within the City. Laski noted that the proposed Overlay District would accommodate Multi-Family or Mixed-Use developments and would allow each to be 1,000 square feet or smaller (all

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residential dwelling units). Bulk Requirements would also be modified to accommodate housing development. Laski stated limitations to Parking Requirements and noted that their proposal is for one to one parking. Proposal would also allow for 30% of said spaces to be compact. Laski commented on landscape buffer and/or screening. Laski and Team would like to propose a wall or fence, in lieu of a landscape buffer, as code lists both. Laski also noted that minimum distance would not apply, as there is a provision in parking code that states if a development has more than ten (10) parking spaces that's next to residential housing or hospital, a 20' setback would be required. Laski noted that if requirement were met, Parking Requirements would not be fulfilled. Scanlon requested the minimum width of the landscape buffer. Horowitz noted that width requirement is not specified. Ned Williamson agreed. Scanlon believes width is important to provide buffer and vegetation to area. Lastly, Laski noted that proposed parking aisle width would be 22', per Horowitz' recommendation.

[6:19:53 PM](#) Laski described boundaries of Overlay District. Laski noted that location of project was determined based on feedback from last public hearing. An alley is also needed for project feasibility.

[6:21:47 PM](#) Jim Warjone described the building layout and site plan. Warjone described the layout, noting that it would comprise of seven (7) city lots. Warjone noted that access would be on/off alley, screens would be located on property line, and the building would be three (3) stories tall – approximately 33' tall. Warjone compared units to a smaller hotel room with all amenities and utilities included in rental price.

[6:28:43 PM](#) Smith inquired about onsite management. Warjone confirmed that onsite management would be provided for both buildings. Engelhardt questioned whether or not parking would be covered. Warjone noted that half of the parking would be covered.

[6:30:49 PM](#) Lisa Horowitz presented information on micro-apartments in other cities. Horowitz noted the concerns that other cities have expressed regarding such developments: minimum ceiling height limit, onsite management plan, mix of unit types (not all one size), establish maximum number of units per building (way of controlling bulk), address parking aisle widths (22' is a comfortable number for City of Hailey), consider a Conditional Use and define micro-apartments (more control over project).

[6:35:44 PM](#) Horowitz also noted that where an alley exists and abuts a residential zoning district, code requires 20' of landscaping. Horowitz noted that this requirement could have unintended consequences of pushing buildings to back, which would have a direct impact on the residential neighborhood in area.

[6:38:08 PM](#) Chair Fugate opened item for public hearing. Carl Hjelm noted his concerns with the proposed Text Amendments regarding parking and compact vehicle parking, and snow storage.

[6:41:06 PM](#) Ben Schepps expressed concerns with snow storage, as well as the proposed covered parking area. Schepps doesn't believe project is realistic and believes the units are too small. Schepps also believes parking will be an issue.

[6:43:01 PM](#) Walter Denekas believes project could accommodate a number of people in area. Denekas agreed that parking may become an issue. Peter Lobb agreed that parking would become an issue.

[6:46:06 PM](#) Jim Warjone responded that building roofs would be engineered to carry a certain amount of snow, and that the number of units per building is critical to keep price down/maintain affordability.

[6:52:40 PM](#) Chair Fugate closed item for public hearing. Engelhardt noted his concerns and believes parking would become an issue. Engelhardt also believes the 20' landscaping buffer or screen wouldn't make a significant difference. Scanlon agreed that parking would become an issue. Scanlon would like to set limits on project, but agrees that we need to think about higher density projects, like this one.

[6:58:01 PM](#) Pogue agreed that parking would be biggest issue. Pogue is in favor of idea and would like to pursue project as a Conditional Use. Smith agreed. Smith believes the Parking Requirements for Multi-Family Dwellings should supersede the idea that the dwelling is less than 1,000 square feet. Smith reiterated that parking would become an issue. Smith also liked the idea of a Conditional Use; however, doesn't believe it is a solution.

[7:05:37 PM](#) Horowitz commented on the parking, noting that per Accessory Dwelling Units (between 300 and 900 square feet) are required to have one parking space; a certain number of guest spaces may also be required. Ned Williamson concurred that parking requirements for units under 1,000 square feet is currently one (1), and noted that this is an Overlay District and if approved, more restrictive regulations would apply.

[7:07:37 PM](#) Chair Fugate noted her concerns with parking; however, believes there is a need for projects like this in Hailey.

[7:12:40 PM](#) Owen motioned to continue the Text Amendment Application by Economical Housing Solutions and the changes to Title 17, Chapter 17.05, District Use Matrix as modified herein, to January 23, 2017. Dan Smith seconded and all were in favor.

[7:27:03 PM](#) Chair Fugate and Commissioners reconvened from five minute break. Chair Fugate called meeting to order.

[PH 3](#) *Consideration of an Application by City of Hailey for an amendment to the Hailey Comprehensive Plan Land Use Map to change the designation for Lot 14, Block 46, Woodside Subdivision #11, from "Other Public Green Space" to "Traditional Residential".*

[7:28:00 PM](#) Ned Williamson summarized the Parks and Lands Board Meeting regarding the Comprehensive Plan Land Use Map Amendment and Rezone Application. Williamson noted that the Parks and Lands Board was in favor of the Rezone Application, with conditions, as outlined in the Staff Report. Horowitz informed the Commission of the subsequent Parks and Lands Board Meeting and informed the Commission of two ways the Commissioners could proceed: 1) Take green portion currently on Comprehensive Plan Land Use Map and divide it in to a smaller piece to accommodate for community housing and a park space or 2) change the parcel on the Comprehensive Plan Land Use Map to 'Traditional Residential', as parks are allowed in residential zoning districts.

[7:33:32 PM](#) Ned Williamson added that the two applications, the Amendment and Rezone, can occur in tandem; however, the Commissioners would need to decide on any changes to the Comprehensive Plan Land Use Map prior to discussing the Rezone.

[7:39:18 PM](#) Horowitz summarized that if approval was made, a hybrid or compromised site plan would be presented at Design Review, where housing units would be mixed in with park space.

[7:41:58 PM](#) Michele Griffith noted where in the Comprehensive Plan, housing and the need for housing is woven. Griffith reiterated importance of collaborating with community on project. Griffith also noted that both Wood River Land Trust and the Blaine County Recreation District are in favor of and support the collaboration and development plan of site.

[7:49:30 PM](#) Dan Smith questioned whether or not responses to the ARCH Community Housing letter were received from the Wood River Land Trust and BCRD. Griffith noted that both organizations agreed with statement and concurred that it could be read during public hearing.

[7:51:03 PM](#) Williamson informed Commissioners and public that City of Hailey would enter into a lease agreement with ARCH on property, if approved.

[7:51:37 PM](#) Chair Fugate opened item for public hearing. Gadrie Edmunds noted the unusual emphasis on green space/open space that Hailey's Comprehensive Plan Land Use Map has. Edmunds believes that due to the specificity of the designation, it is even more important to maintain parcel as a park/open space. Edmund presented PowerPoint and thoughts on why parcel should be maintained and preserved as a park for residents of Woodside. Williamson noted that per City of Hailey Subdivision Code, Parks/Green Spaces are required in residential development; however, does not require Parks/Green Spaces in Limited Industrial (LI), which is where circle on Comprehensive Plan Land Use Map is mostly located. Edmunds resumed her presentation and noted that the Woodside residents are underserved,

when considering the goals of the City of Hailey. Edmunds understands the need for affordable housing; however, noted the importance of green space/open space to residents of Woodside and City of Hailey.

[8:01:20 PM](#) Walt Denekas is in favor of compromise; however, would like to see housing development plans be compatible with architecture of other homes in the area, and would like to see adequate access to Toe of the Hill Trail.

[8:04:11 PM](#) John Hall noted his use of trail and questioned whether or not City would actually improve property/access to Toe of the Hill Trail.

[8:05:48 PM](#) Jeff Bacon noted his appreciation for collaboration and compromise. Bacon believes building/maintaining access to trail would be great for neighborhood and trail system.

[8:06:18 PM](#) Dave Keir noted that the space is currently used as open space: backcountry skiing, dog walking, emergency services. Keir noted that lot is more than just a dirt lot. Keir noted how valuable the lot has been to south Woodside residents and would like to see it preserved as open space.

[8:10:08 PM](#) Marlys Hall believes lot is an in appropriate place for housing and would love to see it preserved as open space/transformed in to a park.

[8:10:32 PM](#) Peter Lobb noted that residents living in proposed ARCH Housing would not be contributing members to City of Hailey nor the school system, as non-profit owns housing, and taxes would not be collected.

[8:12:18 PM](#) Michele Griffith noted that there is a development agreement between City of Hailey and Blaine County District, where Alturas Park is open to public access.

[8:14:10 PM](#) Edmunds doesn't believe City of Hailey residents should rely on school district property to provide green space. Edmunds reiterated that City should focus on individual development of parks, as school district may utilize space differently in the future.

[8:15:03 PM](#) Ned Williamson referenced the contractual obligation with Blaine County School District regarding access and public use during non-school hours.

[8:15:40 PM](#) Griffith reiterated that portion of parcel would be preserved as open space and ARCH would also be meeting a need: offering more affordable housing within City.

[8:16:44 PM](#) Williamson noted that the City of Hailey has bent over backward to meet on matter and openly discuss issue with community members. Parks and Lands Board also provided feedback. No biases or predeterminations have been made. Williamson reiterated that the City of Hailey has owned property for several years and has not been able to develop it as a park.

[8:18:26 PM](#) Chair Fugate closed item for public comment. Chair Fugate noted that parcel has come up in conversation with Parks and Lands Board multiple times over the years. It was encouraged that community members raise funds to transform space in to park; no action was ever taken. Chair Fugate is in favor of compromise.

[8:21:34 PM](#) Williamson does not believe it is practical to split parcel in half in the Comprehensive Plan and reiterated that to change zoning to Traditional Residential does not preclude park space. Scanlon believes both arguments are valid and is in favor of compromise.

[8:24:13 PM](#) Engelhardt is opposed to the compromise and believes there are other ways and areas to develop affordable housing. Pogue is in favor of compromise, as the City has had 27 years to develop lot in to a park. Pogue believes compromise would benefit both the residents of south Woodside and the City of Hailey.

[8:33:36 PM](#) Richard Pogue motioned to recommend approval of the application, by the City of Hailey, to amend the Comprehensive Plan Land Use Map for the designation of 3920 Woodside Boulevard (Lot 14, Block 46, Woodside Plat #11) from "Existing Park/Other Public Green Space" to "Traditional Residential" as shown on the attached map Exhibit A. Owen Scanlon seconded and Chair Fugate, Scanlon and Pogue were in favor. Smith and Engelhardt opposed recommendation.

PH 4 *Consideration of a Zone Change Application by City of Hailey for an amendment to the City of Hailey Zoning District Map. Proposed changes would rezone the Lot 14, Block 46 Woodside Subdivision #11, from Recreational Green Belt (RGB) to General Residential (GR).*

8:34:29 PM Horowitz presented rezone to Lot 14, Block 46. Horowitz noted that if rezone were approved, parcel would change from Recreational Greenbelt (RGB) to General Residential (GR).

8:34:54 PM Chair Fugate opened item for public hearing. Gadrie Edmunds noted long history of neighbors requesting development of parcel as a park. Dave Keir noted that residents of south Woodside believed parcel was owned by Building Materials Thrift Store; therefore, never requested for it to be upgraded to a park. Michele Griffith noted that the parcel would be improved upon and public access would still be maintained.

8:38:52 PM Chair Fugate closed item for public hearing. Chair Fugate noted that in all her time on the Parks and Lands Board, no requests were made to develop parcel as a park.

8:39:59 PM **Richard Pogue motioned to recommend approval of the application, by the City of Hailey, to amend the zone district map to change the zoning of 3920 Woodside Boulevard (Lot 14, Block 46, Woodside Plat #11) from Recreational Green Belt (RGB) to General Residential (GR) as shown on the attached map Exhibit A, 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, subject to the following conditions:**

- 1) **A site plan shall be developed which conceptually illustrates the park/open space area and the area to be used for housing.**
- 2) **The lease agreement with ARCH and future site plans shall identify and retain the existing bus stop.**
- 3) **If ARCH does not utilize the portion of the lot designated for community housing, and if Certificates of Occupancy are not issued for that housing within five (5) years of the Council approval of Comprehensive Plan Amendment the Rezone, and, the lot should revert to the previous Comprehensive Plan Map and zoning designations.**

Owen Scanlon seconded and Chair Fugate, Scanlon and Pogue were in favor. Smith and Engelhardt opposed recommendation.

PH 5 *Continuation of a City-initiated Text Amendment to Title 17, Section 17.05, District Use Matrix, to consider additional Zone Districts for Accessory Dwelling Units, to establish criteria for Accessory Dwelling Units in other Zone Districts, and to Title 17, Section 17.02.020 Definitions, Gross Floor Area.*

8:43:53 PM Horowitz summarized the item regarding Accessory Dwelling Units and provided options to Commissioners: 1) Expand zones where Accessory Dwelling Units are currently allowed, 2) Decrease lot sizes, in which Accessory Dwelling Units are permitted, 3) Increase the size of Accessory Dwelling Units, 4) Reexamine rules in Townsite Overlay and other zoning districts about whether Accessory Dwelling Units can be attached, 5) Require enough parking; however, not too much, and develop criteria for parking location.

8:46:54 PM Chair Fugate opened item for public hearing. Steve Krosser shared concerns with parking and believes additional parking would impact neighborhood greatly. Krosser suggested that parking be examined prior to approval of Accessory Dwelling Unit.

8:51:00 PM Kim Hayes reiterated the struggle with housing within City of Hailey. Hayes suggested

reviewing properties as a case-by-case basis and is in favor of an increase in Gross Floor Area.

[8:52:21 PM](#) Peter Lobb is not in favor of expanding the zoning to allow for Accessory Dwelling Units, nor increasing Gross Floor Area.

[8:54:17 PM](#) Smith motioned to continue the City-initiated Text Amendment to Title 17, Section 17.05, District Use Matrix, to consider additional Zone Districts for Accessory Dwelling Units, to establish criteria for Accessory Dwelling Units in other Zone Districts, and to Title 17, Section 17.02.020 Definitions, Gross Floor Area, to Monday, February 13, 2017. Engelhardt seconded and all were in favor.

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: **Monday, January 23, 2017**.
(no documents)

Adjourn

[8:56:01 PM](#) Scanlon motioned to adjourn. Smith seconded and all were in favor.