

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
Monday, February 13, 2017
Hailey City Hall
5:30 p.m.

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

Staff: Lisa Horowitz, Robyn Davis

Absent: Dan Smith

Call to Order

[5:29:47 PM](#) Chair Fugate called the meeting to order.

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of the Meeting Minutes of January 23, 2017

CA 2 Adoption of the Findings of Fact for 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

5:31:12 PM Owen Scanlon motioned to approve the January 23, 2017 Meeting Minutes and Consent Agenda items. Richard Pogue seconded and all were in favor.

Public Hearings

PH 1 *Consideration of a Design Review Application by Hailey Sheep Sheds, represented by Marc Corney of Red Canoe Architecture, for two new 2,294 square foot single family residences, to be located at 215 North 1st Avenue and 217 North 1st Avenue (Lots 2A and 3A, Block 45, Hailey Townsite), in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.*

5:32:03 PM Mark Corney introduced the project and noted that two identical homes would be built with full basements. Garages would also be accessed from alley. Corney went on to explain the details of each home, bedrooms and basement specifications. Corney also noted the two varying color combinations; both homes would have same exterior materials, each with different color combinations to maintain vernacular of Old Town Hailey.

5:40:01 PM Horowitz noted that all setbacks have been met, particularly on the sides and including pop-outs. Horowitz also stated that the Tree Committee recommended a Tree Retention Plan during construction, which has been prepared and submitted by Alpine Tree Service. Five conditions listed could be made as Conditions of Approval.

5:40:37 PM Scanlon questioned Snow Storage and whether or not it was located in street right-of-way. Corney agreed that Snow Storage is in right-of-way and explained calculations for percentage of Snow Storage included the area within the right-of-way, to the alley. Corney noted that project exceeds what City requires for Snow Storage.

5:42:48 PM Engelhardt likes the design and noted his appreciation for the efficiency of the design.

5:43:27 PM Richard Pogue questioned the rear porch area and whether or not a walkout basement was included. Corney noted that walkout basement would be covered by rear porch.

5:44:07 PM Chair Fugate questioned the sewer lines. Horowitz noted that per Public Works, each unit would need to be connected to each sewer line. Further investigation during construction is needed to determine that two lines currently exist.

[5:45:44 PM](#) Scanlon questioned depth of window wells. Corney stated the dimensions and noted that each window well would have a ladder.

[5:46:14 PM](#) Chair Fugate opened the item for public hearing. Peter Lobb believes the project to be well-thought out and well-designed project. Lobb questioned age of current house. Horowitz noted that a Historic Demolition process took place over a year ago.

[5:47:16 PM](#) John Jonas questioned the location of each home. Corney noted that both homes are facing north to First Avenue.

[5:48:05 PM](#) Mark Utal questioned the parking in the front of First Avenue and whether or not it would remain the same as other residences in the area. Corney noted that the parking would not be improved; will leave as is. Horowitz clarified that the parking on project has been met with the garage located in the back, and Applicant is not required to improve front parking.

[5:49:07 PM](#) Dean Hernandez questioned whether or not houses would be for resale or rental. Scott Miley and Marc Corney agreed that they would attempt to resale homes.

[5:50:36 PM](#) Chair Fugate closed item for public hearing. Scanlon likes having several bedrooms in each home. Engelhardt agreed. Chair Fugate agreed that the project is very well-thought out. Chair Fugate questioned the conditions and whether or not to include the Tree Committee Recommendations as Conditions of Approval. Horowitz suggested that Condition (F) be modified to include the Tree Committee Recommendations. Condition (F) could read Conditions 1 – 5 of the Tree Retention Plan, dated 02/13/2017, shall be implemented.

[5:54:16 PM](#) Scanlon motioned to approve the Design Review Application by Hailey Sheep Sheds, represented by Marc Corney of Red Canoe Architecture, for two new 2,294 square foot single family residences, to be located at 215 North 1st Avenue and 217 North 1st Avenue (Lots 2A and 3A, Block 45, Hailey Townsite), in 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 Ordinance, Title 18, and City Standards, provided conditions (a) through (i), including modified (f) are met. Pogue seconded and all were in favor.

PH 2 *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.*

[5:56:34 PM](#) Horowitz reintroduced the project and the five possible options listed in the Staff Report: 1) Expand the zones in which Accessory Dwelling Units are permitted, 2) Decrease the lot size in which Accessory Dwelling Units are permitted, 3) Change the size of Accessory Dwelling Units, 4) Reexamine rules of in Townsite Overlay regarding attached or interior, and 5) Parking and location of.

[6:00:04 PM](#) Chair Fugate questioned whether or not a restriction could be established on certain vehicular parking. Horowitz noted that it is a possibility and informed the Commission that establishing a maximum is also an option.

[6:02:36 PM](#) Chair Fugate questioned the difference between an Attached Accessory Dwelling Unit and an Interior Accessory Dwelling Unit. Horowitz clarified that if an owner of a split level house came through Design Review (assuming ADUs were allowed in zone) and proposed a kitchen in his basement with no exterior changes to the house, he could, as ADU is within footprint of main house.

[6:04:11 PM](#) Jeff Engelhardt does not want to create duplexes in neighborhoods. Pogue agreed. Engelhardt would like to see primary residence or the ADU portion of residence be occupied by home owner. Horowitz noted that currently in Townsite Overlay, no requirement has been established that requires residence, or portion thereof, to be homeowner occupied. Horowitz stated that she would confirm with City Attorney regarding matter. Discussion ensued.

[6:26:08 PM](#) Discussion addressed Parking. Engelhardt believes onsite parking shall be required for every vehicle associated with property. Pogue agreed and added that this requirement needs to include recreational vehicles.

[6:27:23 PM](#) Horowitz referenced the Municipal Code and noted that currently, two (2) parking spaces are

required for a single family residence, and in areas with Accessory Dwelling Units are allowed, an additional space is required, which makes for a total of three (3) spaces. Scanlon questioned whether or not total included recreational vehicles. Horowitz confirmed that it does not include recreational vehicles. Horowitz questioned whether or not Commissioners would like to establish a maximum number of unenclosed vehicles per site. Pogue agreed that a maximum number of parking spaces be established, as well as a requirement that all recreational vehicles be parked onsite. Chair Fugate suggested setting the maximum number at four (4) unenclosed parking spaces. Pogue agreed and noted that if recreational vehicles were present, it would equate to one or two normal cars (requirement would pertain to Accessory Dwelling Units only).

[6:38:58 PM](#) Discussion addressed size of Accessory Dwelling Unit. Scanlon noted that he doesn't believe there is a need to increase the maximum ADU size from 900 square feet. Pogue agreed. Horowitz questioned whether or not a minimum size would need to be established. Scanlon agreed. Chair Fugate confirmed that the maximum gross floor area would remain at 900 square feet and no minimum requirement would be established. Pogue agreed.

[6:45:01 PM](#) Chair Fugate opened the item for public comment: Chip McGuire believes that the parking requirement should be related to the size of the lot. McGuire would like to see a ratio. McGuire also believes that if the bulk requirements of the lot are being met, he doesn't believe there should be a lot size restraint when it pertains to Accessory Dwelling Units. Lastly, McGuire believes the size of the ADU should be based on the bulk requirements and the lot size.

[6:47:22 PM](#) Peter Lobb questioned which zones currently allow Accessory Dwelling Units. Horowitz noted that Townsite Overlay and General Residential zones currently allow ADUs. Lobb expressed his concerns and noted that he is not in favor of changing the current requirements involving ADUs.

[6:51:35 PM](#) Steve Crosser agreed with the Commissioners in that the owner shall reside on the property, whether it be in the ADU or in the main house. Crosser addressed parking and believes it should not encroach on neighbors in any way. Crosser would like to see parking regulated in some manner. Lastly, Crosser is not in favor of increasing maximum size of ADU.

[6:58:53 PM](#) Chip McGuire disagreed with the idea that the owner of the residence would be required to live at the residence, either in the main residence or in the Accessory Dwelling Unit.

[7:01:15 PM](#) Peter Lobb commented on possible State legislation that may determine regulations and restrictions on housing, and short-term rentals. Lobb cautioned the Commissioners on their decisions and on where Accessory Dwelling Units would be allowed within the City of Hailey.

[7:03:20 PM](#) Chair Fugate closed the item for public hearing. Chair Fugate noted her concerns with moving forward on decision due to the possible new State legislation regarding housing and short-term rentals. Horowitz shared two options: 1) Delay decision until after legislator meets and decision has been made or 2) Advise Council to reconsider item or return to Planning and Zoning Commission. Horowitz suggested drafting a document for the March 13, 2017 Planning and Zoning Meeting and advertising discussion in City Newsletter. Commissioners agreed.

[7:10:29 PM](#) **Pogue 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 March 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): Lisa Horowitz presented the Economical Report 2016 PowerPoint.

SR 2 Discussion of the next Planning and Zoning meeting: **Tuesday, March 7, 2017**
(no documents): Quigley Farms PUD

Adjourn

7:19:48 PM Owen Scanlon moved to adjourn. Richard Pogue seconded and all were in favor.