

**MINUTES OF THE MEETING OF THE
HAILEY PLANNING AND ZONING COMMISSION
Monday, November 28, 2016
Hailey City Hall
5:30 p.m.**

Present: Dan Smith, Owen Scanlon, Richard Pogue (Vice Chair), Jeff Engelhardt

Absent: Janet Fugate

Staff: Lisa Horowitz, Robyn Davis, Ned Williamson

Call to Order

5:29:30 PM Vice Chair Pogue called meeting to order.

Public Comment

No public comments

Consent Agenda

- CA 1** Motion to approve meeting minutes of November 14, 2016
- CA 2** Motion to approve Findings of Fact of an application by Terence and Kim Hayes, represented by Galena Engineering, for a Lot Line Adjustment located at 313 South 2nd Avenue, Lots 5-9, Block 22, Hailey Townsite, wherein the lot lines between Lots 5-9 are modified, creating two (2) lots. The property is located within Section 9, T.2N., R.18E., B.M., City of Hailey, Blaine County, Idaho.
- CA 3** Motion to approve Findings of Fact of a Zone Change Application by Silver Creek Property Holdings, LLC, represented by Errin Bliss of Bliss Architecture, for an amendment to the City of Hailey Zoning District Map. Proposed changes would rezone the Friedman Park Subdivision, Lot 11A, Block 2 from Limited Business (LB) to Light Industrial (LI), thereby allowing an auto dealership and auto repair/service shop to conduct business.
- CA 4** Motion to approve Findings of Fact of a Zone Change Application by Silver Creek Property Holdings, LLC, represented by Errin Bliss of Bliss Architecture, for an amendment to the City of Hailey District Use Matrix. Proposed changes would permit “auto dealership” in the Light Industrial (LI) Zone District as a Conditional Use.

5:30:06 PM Owen Scanlon motioned to approve the November 14, 2016 Meeting Minutes and Consent Agenda items. Jeff Engelhardt seconded and Engelhardt and Scanlon were both in favor. Dan Smith abstained, as he was absent. Chair Fugate is absent.

New Business and Public Hearings

NB 1 *Consideration for Design Review Application by Kolo, LLC, represented by TND Architects PLLC, for a new 3,779 square foot single family residence, to be located at 711 River Street (Lot 2, Block 1, Arbor Heights Subdivision) in the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. The wood framed portion of the existing structure will be demolished, while the concrete foundation and basement will remain. The proposed footprint will utilize the footprint of the existing structure and will add a two-car garage with living space above, and a new connector/circulation space between the two structures.*

[5:31:46 PM](#) Tom Dabney presented the project and noted that the existing structure would be demolished (everything above grade) and contractor would build on to the current foundation, utilizing current footprint. Dabney also noted that the railroad ties on the south side of the driveway would be removed to accommodate for a new garage. A new front porch will also be added. Dabney informed the Commissioners that a common access easement driveway exists and runs along the north side of the subdivision. Dabney presented the exterior colors and materials samples, and noted that they would like to replace the originally proposed siding color with another color. Said color would be a more natural cedar siding that would compliment surrounding houses.

[5:39:42 PM](#) Owen Scanlon questioned whether or not foundation would be painted. Dabney noted that the foundation would remain original concrete foundation.

[5:42:13 PM](#) Dabney went on to discuss snow storage possibilities and noted that currently, the site has plenty of room to accommodate required snow load of 180 square feet; Dabney is proposing 260 square feet). Lisa Horowitz noted that the applicant is compliant with snow storage. Horowitz asked Dabney to recalculate snow storage to ensure both Design Review and Plat requirements were met.

[5:43:19 PM](#) Horowitz clarified that Smith questioned snow storage requirements

[5:43:51 PM](#) Dabney presented information on grading, drainage, utility plans. Dabney noted that the access drive slopes down from River Street, which would require that the sewer would need to be pressurized. Dabney confirmed that this would be completed correctly.

[5:48:45 PM](#) Dan Smith questioned the Main Floor Elevation and how the changes would be accommodated to meet existing grade Dabney noted that the Main Floor would be built above existing foundation and would be framed in at grade.

[5:51:22 PM](#) Horowitz informed the Commission that not all standards apply with project, as house does not face a City street; however, noted that the condition of approval shall be met prior to issuance of a Building Permit. This approval is that the existing residence be demolished prior to issuance of a Building Permit for the new residence.

[5:53:35 PM](#) Vice Chair Pogue opened item for public comment. Andrew Hawley is happy with the design.

[5:54:21 PM](#) John O'Meara believes the existing utilizes need to be looked at and carefully considered, since they were changed by the developer at the last minute (are not in original location as platted by the City). O'Meara would like to see the as built drawings incorporated in to final set of drawings. O'Meara also questioned whether or not a time limit could be put on the project.

[5:55:40 PM](#) Horowitz noted that during the building permit process, all drawings would be routed to Public Works for review. Horowitz also informed the Commission and the public that no time limit could be set, and the Applicant is entitled to the entire 548 day building permit period.

[5:57:52 PM](#) Vice Chair Pogue closed item for public comment. Dan Smith believes the project is a good addition to area and City. Scanlon and Engelhardt agreed.

[5:58:56 PM](#) Engelhardt motioned to approve the Design Review Application by Kolo, LLC, represented by TND Architects PLLC, for a new 3,779 square foot single family residence, to be located at 711 River Street (Lot 2, Block 1, Arbor Heights Subdivision) in the Limited Residential (LR-1) 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 (i) are met. Owen Scanlon seconded and all were in favor.

NB 2 *Consideration of a Zone Change Application by the City of Hailey for an amendment to the City of Hailey Zoning District Map. Proposed changes would rezone Lot 14, Block 46, Woodside Subdivision #11, from Recreational Green Belt (RGB) to General Residential (GR).*

[6:01:49 PM](#) Lisa Horowitz presented the project and noted that the parcel was deeded to City of Hailey in 1989 as public use. Horowitz noted that the site is vacant; however, Building Materials Thrift Store has utilized portion of it for storage. Horowitz also noted that the vacant lot provides public access to the Toe of the Hill Trail system and to the bus stop. Horowitz stated that per recommendation of the Parks and Lands Board, they would like to see the trail retained and further developed with an easement from the street to the trail, which would be fenced off and posted as an access point to Toe of the Hill Trail.

[6:04:49 PM](#) Discussion ensued. Horowitz noted that the City Attorney has determined that the proposed ARCH use would meet the public purposed stipulation of the deed. Per Horowitz, the City of Hailey has never had the resources to develop lot in to a park. Previous uses include vehicle and limited snow storage.

[6:05:47 PM](#) Horowitz noted that the Hailey Parks and Lands Board reviewed the proposal at their September 14, 2016 meeting and voted in support of the proposal with three conditions: 1) If ARCH does not utilize site for community housing, the lot should revert back to Recreational Greenbelt Zoning, 2) Public Access be provided to Toe of the Hill according to City Standards and signage/dog facilities/garbage should be provided and 3) Fencing shall be built on both sides of trail.

[6:06:40 PM](#) Horowitz also noted that the Comprehensive Plan would be reviewed. Currently, the Comprehensive Plan colors parcel as existing Park. If approved, an amendment to the Comprehensive Plan would take place and list parcel under another compatible use.

[6:08:16 PM](#) Michele Griffith, ARCH Community Housing Trust, presented background information on ARCH Community Housing Trust and project goals, if given the opportunity to develop on parcel.

[6:18:06 PM](#) Ned Williamson noted that this is a similar project to River Street; however, would be a much smaller. Williamson noted that the concept is the same: City of Hailey would still own property and ARCH would be lease property. Williamson also explained that technically, no easement would exist. The City of Hailey would own the property and ensure that there would be access from the property to the trail system.

[6:19:20 PM](#) Smith confirmed that the City would retain property ownership and the lease holder would be responsible for improvements. Pogue inquired about timeline of project and when it would begin. Griffith noted that process could start within 60 days; ARCH is hoping to have project complete, assuming all gets approved, by late summer.

[6:24:21 PM](#) Vice Chair Pogue opened item for public comment. Gadrie Edmunds doesn't believe notice was mailed to all adjainers and noted that on-site notice was inaccurate. Horowitz clarified that on-site notice was stolen and staff will develop another method for on-site notices. Edmunds believes that as density continues to increase in the Woodside area, Green space is even more important as the area continues to grow, as well as act as a buffer between the residential and Light Industrial zones.

[6:26:02 PM](#) Dave Keir believes the space, currently labeled as Recreational Green Belt, creates a buffer and adds to quality of life for residents in area. Keir understands the current use of property is an eyesore, as it currently serves as parking for surrounding businesses; however, would like to see space remain as green space. Keir would also like to see the Toe of the Hill Trail connect to Bellevue and the space utilized as a meeting spot between Bellevue and Hailey.

[6:31:03 PM](#) Ned Williamson noted that the notice would need to be corrected and reposted, which will mean a continuation of discussion.

[6:31:14 PM](#) Vice Chair Pogue opened item for public comment. Peter Lobb inquired about taxation and whether or not land is taxable. Williamson noted that deed was received in late 1980s and the deed restriction states that the land is to be used as public use and could not be taxed. Lobb noted that residents living in home, assuming project gets approved, would be utilizing City services and not contributing to the City.

[6:34:14 PM](#) Griffith noted that the proposal is to improve public access, with proper trailhead and fenced area designated specifically as a public access point, which she believes would be more attractive and gain more use than what is currently there. Edmonds disagreed and believes it would be better kept as green space.

[6:35:47 PM](#) Vice Chair Pogue closed item for public hearing. Scanlon noted that the City of Hailey may never develop lot as a park. Scanlon questioned whether or not residents would prefer to have it remain as is. Edmunds stated that the lot is kept mostly clean. Keir believes there is value to open space and would like to see the lot remain as Recreational Green Belt.

[6:43:14 PM](#) Dan Smith motioned to continue a Zone Change Application by the City of Hailey for an amendment to the City of Hailey Zoning District Map. Proposed changes would rezone Lot 14, Block 46, Woodside Subdivision #11, from Recreational Green Belt (RGB) to General Residential (GR), to December 12, 2016. Owen Scanlon seconded and all were in favor.

NB 3 *Continuation of a City-initiated Text Amendment to Title 17, Section 17.05, District Use Matrix, to consider "rounding" of lot sizes in circumstances which may be appropriate.*

[6:46:14 PM](#) Lisa Horowitz went through Rounding activity to help Commissioners visualize purpose of Rounding and how it would apply to different lot sizes.

[6:54:59 PM](#) Jeff Engelhardt inquired about rounding up a certain percentage. Horowitz agreed that rounding up using a percentage could work as well.

[6:56:41 PM](#) Owen Scanlon inquired about the percentage and what number would be fair to increase lot sizes to 6,000. Horowitz noted that there are a number of lots within 10 feet of a 6,000 square foot lot, which would equate to an increase or rounding of 2%. Conversation and rounding activity ensued.

[7:03:36 PM](#) Scanlon noted that the parking would control the density. Vice Chair Pogue agreed and noted that parking would become an issue, as there would be an increase in the number of cars per lot, if not located in Townsite Overlay.

[7:14:22 PM](#) Vice Chair Pogue opened item for public comment. Peter Lobb believes that the Commissioners and City should talk to residents outside of the Townsite Overlay to see if they really want the option to build an Accessory Dwelling Unit. Lobb doesn't believe all residents will be in agreement with rounding change.

[7:17:49 PM](#) Tony Evans questioned where would land come from if rounding were to take place. Horowitz noted that land would come from City right of way; no new land or an additional right of way would be considered.

[7:27:38 PM](#) Horowitz noted that it may be best to take a step back from rounding and go back and list various tools that the Board might consider if they want to look at increasing housing opportunities in Hailey. Engelhardt likes idea. Pogue agreed and would like to discuss where housing could, should, would go and then propose recommendations to the City.

[7:29:43 PM](#) Scanlon inquired about whether or not an appeal process could be made for rounding on a case-by-case basis, to assist Commissioners in deciding if growth is appropriate in zone. Engelhardt was in agreement.

[7:32:42 PM](#) Evans questioned whether or the not the Commission is also considering other lots, like Old Cutters? Evans doesn't believe rounding should be limited to downtown core, why shouldn't this be good for the entire City?

[7:34:10 PM](#) Lobb noted that a broad discussion should take place regarding density, which includes talking to City Council and Mayor prior to making any decisions.

[7:35:35 PM](#) Smith noted that he likes the case-by-case concept, as situations could vary greatly. Scanlon and Engelhardt agreed.

[7:37:25 PM](#) Vice Chair Pogue closed item for public hearing.

[7:40:39 PM](#) **Dan Smith motioned to continue the Consideration of a City-initiated Text Amendment to Title 17, Section 17.05, District Use Matrix, to consider "rounding" of lot sizes in circumstances which may be appropriate, to January 10, 2017 meeting. Engelhardt seconded and all were in favor.**

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity and upcoming projects
(no documents)

[7:41:33 PM](#) Pathways for People Project Meeting, Thursday, December 1, 2016 @ 5:30pm

[7:42:36 PM](#) Public Open House regarding bike lanes all along Second Avenue, Tuesday, December 13, 2016 @ 5:00

SR 2 Discussion of the next Planning and Zoning meeting: **Monday, December 12, 2016**
(no documents)

Adjourn

7:45:07 PM Engelhardt motioned to adjourn. Smith seconded and all were in favor.