

**MINUTES OF THE MEETING OF THE
HAILEY PLANNING AND ZONING COMMISSION
Wednesday, June 22, 2016
5:30pm**

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

Absent: Owen Scanlon

Staff: Lisa Horowitz, Robyn Davis

Call to Order

[5:29:31 PM](#) Chair Fugate called the meeting to order.

Public Comment

None

Consent Agenda

No public comments.

[5:30:08 PM](#) Chair Fugate motioned to amend the agenda to add a third New Business item, Hailey Ice Landscaping. Pogue seconded and the motion passed unanimously.

[5:30:08 PM](#) **Dan Smith moved to approve all consent agenda items. Richard Pogue seconded and the motion passed unanimously.**

New Business and Public Hearings

NB1 *Consideration of a proposal, regarding the Hailey Ice Landscape Plan, to a) waive the landscaping requirement from the west side of the building and allow it to be maintained in a clean, weed free, water friendly, gravel xeriscape as it is at present; or b) defer the requirement of incorporating the landscaping included in the Landscape Plan until such time as the future development of the Blaine Manor has been determined and then work on a plan that best accommodates the landscape needs of both properties.*

[5:31:51 PM](#) Chair Fugate opened the item for public hearing. Ned Williamson presented that due to the uncertainties and future progress of Blaine Manor, Hailey Ice would like to either waive the landscaping requirement from the west side of the building or defer the requirement until a later date.

[5:36:10 PM](#) Chair Fugate questioned that if the Commissioners decided to extend the project, would the entire agreement need an extension? Fugate also inquired about what an appropriate timeframe would be. Per Lisa Horowitz and Ned Williamson's recommendation, the project would need at least a minimum of one year extension.

[5:38:29 PM](#) Richard Pogue inquired about length of extension, suggesting two or three years. Ned Williamson suggested that two or three years would be the most appropriate, as Blaine Manor is a multi-year issue. Sara Benson informed the Commissioners that in its current state, the area looks lovely with the flowers growing and provides a nice natural path for children and people to utilize. Dan Smith noted that he would like to see a hold put on the requirement for a landscaping plan at this time, and give the project time to unfold prior to making any further decisions. Richard Pogue recommended a three-year extension. Jeff Engelhardt and Dan Smith agreed.

[5:44:44 PM](#) Ned Williamson suggested that the Commissioners make a motion to alter the Security Pledge, extending the project for three years with a possible option to extend further, if need be.

[5:45:46 PM](#) Richard Pogue motioned to revised the Security Pledge for Hailey Ice that incorporates a three year extension of the Landscape Plan and allow Ned Williamson to work with Hailey Ice as part of their pledge. Dan Smith seconded and the motion passed unanimously.

NB2 *Consideration of a Design Review Application by Capstone Development LLC, represented by Greg Bloomfield, for a new 1,957 square foot single family residence to be located at 212 West Croy Street (Lot 2A, Block 4, Croy Addition of the Hailey Townsite) in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.*

[5:46:54 PM](#) Lisa Horowitz introduced the project and informed Commissioners that a similar project went through Design Review, presented by Capstone Development LLC, in 2014. Horowitz presented the new single-family residence and suggested that the Commissioners discuss standards regarding the garage and sidewalks.

[5:51:54 PM](#) Chair Fugate opened the meeting for public comment. Greg Bloomfield informed the Commissioners that a similar house was built on 206 West Croy Street and that this new single family residence would be a mirror of the 206 West Croy residence, with minor modifications. Brian Bothwell mentioned that the color renderings of the property show the various features (i.e., metal roofing, front porch sitting area, colors of house, small room on front floor, etc.). Bloomfield mentioned that he would like to package these homes as a four-lot subdivision, giving property owners an option to buy a home with the potential to build an Accessory Dwelling Unit (ADU) in the future.

[5:51:54 PM](#) Dan Smith questioned whether or not an alleyway would be installed. Bothwell noted that an alleyway and sidewalks would be constructed. Bothwell also noted that the building of infrastructure could not take place until the plan has been approved and utilities were in place.

[5:56:32 PM](#) Dan Smith noted that a lengthy discussion took place during the last Design Review for the house located at 206 West Croy regarding the garage and front wall plane.

[5:59:25 PM](#) Bloomfield noted that with a smaller lot, relocating the garage or altering it in a way different from the site plan would make it difficult to incorporate a two car garage. Per Bloomfield, an attempt was made to allow a 20 foot front yard setback and was not feasible. Bloomfield also noted that the current residence has the exact same dimensions as the previously approved residence located at 206 West Croy Street.

[6:01:54 PM](#) Chair Fugate opened the meeting for public comment. Tony Evans, from Idaho Mountain Express, inquired about the color of the residence and whether or not there was an issue with it. Chair Fugate confirmed that there were no issues with exterior colors of residence.

[6:03:25 PM](#) No other public comments were made. Chair Fugate closed the meeting for public comment. Horowitz presented the site plans from 2014 and 2016. Horowitz suggested that the house be flipped to comply with the front wall plane standards. Bothwell again noted the limitations to a small lot.

[6:05:32 PM](#) Horowitz presented the Staff Report to the Commissioners and noted that the garage is very slightly subordinate to the front wall plane. Bothwell questioned whether or not the front porch counted toward the front wall plane. Dan Smith mentioned that a front porch is not considered part of the front wall plane.

[6:09:03 PM](#) Chair Fugate questioned whether or not the garage door could be painted, as it is not subordinate. Bothwell and Bloomfield agreed in that they had no plans to paint the garage door to match the primary exterior colors of the residence. Dan Smith referenced the standard and noted the intent was not to make the garage door the primary feature of the home. Chair Fugate suggested revising the home to pull the additional room forward of the garage plane. Bloomfield inquired about the dimensions and whether or not an enclosed porch would count.

[6:11:48 PM](#) Dan Smith noted that if the porch is part of the building envelop then it would count. Lisa Horowitz informed public and Commissioners of setback requirements for Townsite Overlay as well as porch requirements.

[6:14:21 PM](#) Chair Fugate and Commissioners suggested that front room would need to extend one foot beyond garage wall plane to meet standard. Horowitz noted that the porch could also come within five (5) feet of front lot line.

[6:19:01 PM](#) Commissioners suggested that the site plans be changed and once completed, plans could be reviewed administratively.

[6:19:45 PM](#) **Chair Fugate motioned to approve the application by Capstone Development LLC, represented by Greg Bloomfield, for a new 1,957 square foot single family residence to be located at 212 West Croy Street (Lot 2A, Block 4, Croy Addition of the Hailey Townsite) in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, as long as front wall plane is moved in front of the garage wall plane and garage is subordinate, and within the required setbacks. Richard Pogue seconded and the motion carried.**

NB3 *Consideration of a Design Review Application by Old Cutters, Inc., represented by John Campbell, for a new 38,839 square foot seven-unit, cottage-style residential project, call Sonitalena Cottages, to be located at 621-681 CD Olena (Lot 2, Block 4, Old Cutters) in the General Residential (GR) Zoning Districts.*

[6:22:54 PM](#) Lisa Horowitz introduced the seven-unit, cottage-style project, Sonitalena Cottages. Old Cutters, Inc., represented by John Campbell, presented his development as affordable housing in Hailey. Campbell noted that the cottages would provide a nice living environment and would be cost effective for people in Hailey. Campbell explained the improvements made since his first project, Rimrock Cottages. Campbell also explained his reasoning as to why he will

not obtain LEED Certification, but will comply with all LEED Standards associated with certification.

[6:33:03 PM](#) Chair Fugate questioned whether or not an Irrigation Plan was in place. Campbell reassured the Commissioners that the site plan would include an Irrigation Plan; however, Campbell preferred not to develop that plan now, as it could change in the future. Richard Pogue agreed with Campbell.

[6:37:35 PM](#) Chair Fugate also questioned the snow storage plan and whether or not the proposed plants would adapt. Campbell reassured the Commissioners that the proposed plants would be hearty enough to tolerate snow storage. Horowitz inquired about the cost of water for the landscaping project. Campbell noted that the landscape would mostly incorporate xeriscape, including drought tolerant plants.

[6:43:06 PM](#) Chair Fugate opened the meeting for public comment. Brian Bothwell noted that the project was nicely planned out and reiterated the need for affordable housing in Hailey. Bothwell commended the contemporary design and suggested that the Commissioners approve the project.

[6:44:12 PM](#) Chair Fugate closed the meeting for public comment. Jeff Engelhardt noted the refreshing architecture and Richard Pogue applauded Campbell on the design and building. Dan Smith complimented the layout.

[6:47:32 PM](#) **Chair Fugate motioned to approve the application by Old Cutters, Inc., represented by John Campbell, for a new 38,839 square foot seven-unit, cottage-style residential project, call Sonitalena Cottages, to be located at 621-681 CD Olena (Lot 2, Block 4, Old Cutters) in the General Residential (GR) Zoning Districts. Jeff Engelhardt seconded and the motion passed unanimously.**

[6:49:35 PM](#) Campbell questioned whether or not he could swap site plans with one of the other units, to replicate that design instead of utilizing one of the site plans proposed. Horowitz noted that she would accommodate Campbell's plans to duplicate another design and could be approved administratively.

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR1 *Discussion of current building activity, upcoming projects, and zoning code changes.
(No documents)*

SR2 *Discussion of the next Planning and Zoning meeting: Monday, July 11, 2016.
(No documents)*

[6:50:31 PM](#) Horowitz presented possible agenda items for the Monday, July 11, 2016 meeting:

- D.L Evans Bank
- Wise Guy Pizza Pie
- Linda Bergerson
- Text change to Matrix

- Single-family housing in Townsite Overlay
- Quigley Farms Proposal
- Fiscal year 2017 Capital Improvement Plan

Adjourn

6:58:00 PM Dan Smith motioned to adjourn. Richard Pogue seconded and all were in favor.