

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Monday, March 9th, 2015
Hailey City Hall
5:30 p.m.**

Present: Janet Fugate, Owen Scanlon, Regina Korby, Dan Smith, Richard Pogue
Staff: Lisa Horowitz, Kristine Hilt
Absent: None

Call to Order

5:31:39 PM Chair Fugate called the meeting to order.

Public Comment for items not on the agenda

None was given.

Oath of Office for new Planning & Zoning Commissioner

5:32:51 PM Chair Fugate conducted the oath of office for the new Planning & Zoning Commissioner, Richard Pogue.

Consent Agenda

CA 1 Motion to approve minutes of February 9, 2015

CA 2 Consideration of a Design Review Exemption application by Powerhouse, represented by Bill Olson, for Design Review exemption of an existing commercial structure, located at Hailey Townsite, Lots 17-20 of Block 64 (502 Main Street North), within the Business (B) and Townsite Overlay (TO) Zoning Districts.

5:33:59 PM CA 1 was pulled and Chair Fugate noted that the minutes had a mistake. Kristine Hilt confirmed necessary changes and updates were made to reflect the corrections. Owen Scanlon moved to pull CA 2 and require full design review process for the applicant. Lisa Horowitz noted that the applicant had intended that some items to be changed at a further date. Lisa then read the requirements for Design Review. She then read the exemptions in the City Standards for the Commission. Owen Scanlon noted that the parapet changes needed to go through the full design review process.

5:38:24 PM Mike Pfau, owner representative, stood to introduce the project and the proposed changes for Bill Olson, owner of Powerhouse. Mike noted that the parapet would stay and that it just needed to be leveled out to change the character of the building. The waterproofing would be damaged if too much of the parapet was removed. The previous restaurant, which was Mexican, added characteristic to the exterior character and colors to the building and Mike noted that he wanted to update those elements.

5:43:26 PM Owen Scanlon noted that the western theme included the parapet as it exists. He encouraged Mike Pfau to leave the character that exists with the parapet.

5:44:42 PM Mike noted that the roof would be replaced with black asphalt shingles. He also noted changes to the site plan, fencing, dumpster enclosure, and parking/traffic flow. Mike also noted that the existing out building would be converted to a bike shop and that an exit door on the West side would be installed.

5:48:38 PM Mike also noted proposed changes to mechanical screening, exterior paint, and new signage. He also described a change to an existing drive thru window that no longer functions with the future plans. Mike showed the Commissioners the proposed fence and described the paint choice adding that upgrades to the property were the utmost importance. He also noted that the applicant was short on time.

[5:53:22 PM](#) Regina Korby inquired about what changes would be conducted immediately. Bill Olson, owner of Powerhouse stood and added that parking improvements required would be determined at a later date.

[5:55:40 PM](#) Dan Smith inquired about what would phased in at a later date. Bill Olson answered that parking improvements would be phase 2. Mike Pfau added that new windows would be phased in and that the current windows are inefficient and below code. Discussion between the Commission and the applicants continued about the proposed changes and upgrades including windows, parapet and traffic flow.

[5:59:13 PM](#) Lisa Horowitz added that the existing landscaping was City owned. The Commission and Lisa Horowitz discussed roofing material replacement and the process for this item. Chair Fugate reread the list of proposed changes to confirm that the applicant's requests were clear.

[6:06:22 PM](#) **Dan Smith moved to approve the defined scope of work limited for Phase 1 of the Power House project. Regina Korby seconded and the motion passed.**

[6:08:05 PM](#) Chair Fugate noted that the applicant had approval to pull a building permit for the proposed and outlined changes and modifications.

[6:08:45 PM](#) **Owen Scanlon moved to approve the amended minutes. Regina Korby seconded and the motion passed unanimously.**

New Business and Public Hearings

NB 1 Consideration of a Design Review application by Christopher Roebuck for Design Review of an accessory dwelling unit addition to an existing accessory structure, to be located at Hailey Townsite, Lots ½ of 8, 9, and 10 of Block 52 (15 East Galena Street), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

[6:09:41 PM](#) Lisa Horowitz introduced the project and noted that the applicant had previously received approval for a garage addition, however, he would now like to be approved for an accessory dwelling unit. Chris Roebuck noted that he modified his floor plan to include a kitchen and a bathroom. He also noted that his lot has adequate parking that meets City's standards. Discussion between the Commission and the applicant included the height of the proposed building, ceiling height in the second story, designated parking, interior use, and access to the ADU.

[6:16:35 PM](#) Chair Fugate opened the item for public hearing. None was given. Public comment was closed. [6:17:00 PM](#) **Owen Scanlon moved to approve the application submitted by Chris Roebuck for Design Review of an accessory dwelling unit addition to an existing accessory structure, to be located at 15 East Galena (Hailey Townsite, Lots ½ 8, 9, 10 of Block 52) within 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, and City Standards, provided conditions (a) through (i) are met. Dan Smith seconded and the motion carried.**

NB 2 Consideration of a modification to a Design Review approval of a single family residence designed by Charles Maguire on behalf of Rob Lonning and Elizabeth Jeffrey located at Hailey Townsite, Block 47, Lot 11A (201 3rd Avenue North), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. The changes include: the primary residence will be approximately 4' shorter in length; the 1-story portion will feature a gable instead of a shed roof; the house size will be reduced from 1752 square feet to 1684 square feet, the second story over the garage is eliminated; the footprint of the garage is slightly enlarged.

[6:20:39 PM](#) Charles Maguire introduced the project and outlined all of the proposed modifications to the previously approved design of a single family residence. He noted changes to the home entrance, size, site plan, garage height and width, retaining wall characteristics, exterior elevations and roof design, floor layout, and exterior coloring.

[6:27:49 PM](#) Owen Scanlon inquired about water paneling and Charles clarified. Owen Scanlon inquired about the proposed retaining walls and any caps on them. Charles answered that no caps are proposed.

[6:30:45 PM](#) Owen Scanlon inquired about a detail on the site plan. Charles clarified that the line in question was a drain line.

[6:32:09 PM](#) Chair Fugate opened the meeting to public comment. None was given and the public comment was closed. Owen Scanlon and Dan Smith discussed positive features of the proposed design. The Commission added that the changes were welcomed. Richard Pogue added that the site was a difficult site to develop and he commended the design.

[6:33:51 PM](#) Regina Korby motioned to approve the application for modification to a Design Review approval of a single family residence designed by Charles Maguire on behalf of Rob Lonning and Elizabeth Jeffrey located at Hailey Townsite, Block 47, Lot 11A (201 3rd Avenue North), within 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, and City Standards, provided conditions (a) through (h) are met. Dan Smith seconded and the motion carried unanimously.

NB 3 Consideration of a city initiated text amendment to the Zoning Ordinance 532 to amend Article 4, Establishment and Purpose of Zone Districts, Section 4.10 which addresses the Flood Hazard Overlay District. The amendment updates definitions, establishes mapping and development standards, and amends language referring to documents issued by FEMA. Article 2 of the Zoning Ordinance, definitions, will also be updated with the proposed amendments.

[6:36:29 PM](#) Chair Fugate inquired about the proposed changes to the Ordinance. Kristine Hilt introduced the text amendment as the City of Hailey's floodplain manager. She noted that the proposed updates are housekeeping issues and that updates to the Ordinance were reflected from FEMA's recent definition updates and mapping. The Commission and Lisa Horowitz discussed building height requirements and lot coverage for new development.

[6:44:38 PM](#) Chair Fugate opened the item for public comment. Tony Evans inquired about basements and development. Commission answered that the Ordinance changes were in line with State and National standards. Chair Fugate closed public comment.

[6:54:10 PM](#) Richard Pogue motioned to recommend approval of the city initiated text amendment to the Zoning Ordinance 532 to amend Article 4, Establishment and Purpose of Zone Districts, Section 4.10 which addresses the Flood Hazard Overlay District and Article 2, definitions related to floodplain, finding that 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. Owen Scanlon seconded and the motion passed unanimously.

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity and upcoming projects

[6:57:17 PM](#) Lisa Horowitz summarized economic activity and upcoming projects.

*SR 2 Discussion of the next Planning and Zoning meeting: Monday, April 13th, 2015
(no documents)*

Adjourn

[6:59:12 PM](#) Regina Korby motioned to adjourn. Owen Scanlon seconded and the motion carried.