

**MINUTES OF THE  
HAILEY PLANNING & ZONING COMMISSION  
Monday, March 23<sup>rd</sup>, 2015  
Hailey City Hall  
5:30 p.m.  
Special Meeting**

**Present: Janet Fugate, Regina Korby, Dan Smith, Owen Scanlon**  
**Absent: Richard Pogue**  
**Staff: Ned Williamson, Kristine Hilt**

**Call to Order**

[5:32:02 PM](#) Chair Fugate called the meeting to order.

**Public Comment for items not on the agenda**

[5:32:16 PM](#) None was given.

**Consent Agenda**

CA 1 Motion to approve Findings of Fact and Conclusions of Law for a Design Review Exemption application by the Powerhouse Restaurant, represented by Bill Olson, for modification of an existing commercial structure to replace existing windows and to level existing roof parapet, located at Hailey Townsite, Lots 17-20 of Block 64 (502 Main Street North), within the Business (B) and Townsite Overlay (TO) Zoning Districts.

[5:33:31 PM](#) Dan Smith motioned to pull CA 1 for discussion. Dan Smith noted that he supported the modifications to the windows and noted that also had no issues of the leveling of the parapet. Regina Korby noted that she supported the proposed changes as well. Owen Scanlon added that he felt that the project was not minor and that the applicant was changing too much to exempt the changes. Chair Fugate added that the Commission wanted to support the project yet the confines of the code were restrictive. Chair Fugate also noted that the Commission would look to Ned Williamson, City Attorney, for more clear interpretation. [5:37:23 PM](#) Ned Williamson referred to section 6A.2.(A)(3). Williamson noted that the examples in the cited section were to be used as guidelines and could not list all possible examples of minor projects. Williamson continued to refer to use of the guidelines and interpretation and encouraged the Commission to make their best judgment. [5:40:10 PM](#) Regina Korby added that the overall perception of the project was that it was major. Korby inquired why Owen Scanlon interpreted the project as major. Owen Scanlon clarified in stating that his opinion was that the project was major and required full design review. Discussion continued of interpretation, minor definition, and process of proceeding with approval or denial.

[5:42:44 PM](#) Bill Olson stood and gave the Commissioners copy of public comment in favor of the proposed changes of the building. He commented that the majority of the signatures received were from adjoining property owners and community owners. Bill Olson noted that he had been evicted from his previous location and that time was of the essence for moving into the new building and minor modifications had to be made to bring the building up to working and safe condition. He then went on to introduce and summarize the renderings and proposed changes to the existing building at 502 Main Street North. Discussion between Bill Olson and the Commission included details about the proposed window replacements and the parapet changes.

[5:48:13 PM](#) Peter Lobb commented that the proposed changes were major but he supported the changes. Peter Lobb added that the Commissioner's responsibility was to go through the process not to support

local businesses. [5:49:57 PM](#) Chair Fugate commented that the proposed changes were minor to her. Dan Smith seconded that the changes were also minor to him.

[5:51:05 PM](#) Nick Gilman stood on behalf of the applicant and commented that the parapet wall was going to be modified slightly in order to simply the overall elevation of the building. Gilman also added that the windows were not tempered and therefore did not meet energy or building code for Commercial standards and were not being modified in overall size, just shape. He continued on with comments about his support the Powerhouse and the dilemma that the owners faced after being evicted. [5:56:08 PM](#) Chair Fugate closed public comment. Discussion between Commissioners included scope of work of the exemption. Owen Scanlon noted that he would not vote in favor of the exemption.

[5:58:37 PM](#) Regina Korby motioned to approve the Findings of Fact and Conclusions of Law for a Design Review Exemption application by the Powerhouse Restaurant, represented by Bill Olson, for modification of an existing commercial structure to replace existing windows and to level existing roof parapet, located at Hailey Townsite, Lots 17-20 of Block 64 (502 Main Street North), within the Business (B) and Townsite Overlay (TO) Zoning Districts. [5:59:04 PM](#) Dan Smith seconded. The motion carried 3 to 1. Owen Scanlon did not vote in favor.

### *New Business and Public Hearings*

### *Old Business*

### *Commission Reports and Discussion*

### *Staff Reports and Discussion*

SR 1        *Discussion of current building activity and upcoming projects*

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

Kristine Hilt updated the Commissioners on the upcoming April 13<sup>th</sup> agenda. Chair Fugate noted that she will be unable to attend the May meeting.

### *Adjourn*

[6:04:03 PM](#) Dan Smith motioned to adjourn. Regina Korby seconded and the motion carried.