

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Monday, May 11th, 2015
Hailey City Hall
5:30 p.m.**

Present: Regina Korby, Richard Pogue, Owen Scanlon

Absent: Dan Smith, Janet Fugate

Staff: Kristine Hilt, Lisa Horowitz

Call to Order

5:31:37 PM Vice Chair Korby called the meeting to order.

Public Comment for items not on the agenda

None.

Consent Agenda

CA 1 *Motion to approve minutes of April 13th, 2015*

CA 2 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review application by Taveesak Chanthasuthisombut, represented by Ken Collins, for Design Review of a 400 sq. ft. commercial addition to an existing historic structure and a new 200 sq. ft. accessory structure to be used for office and storage, located at Hailey Townsite, Lot 14, Block 52 (310 Main Street North), within the Business (B) and Townsite Overlay (TO) Zoning Districts.*

CA 3 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review application by Sandy & Mike Shepard, represented by Charles Maguire, for Design Review of a new 616 sq. ft. detached garage with an accessory 616 sq. ft. dwelling unit addition, to be located at Hailey Townsite, Lots 1, 2, & N 10' of 3, Block 70 (621 2nd Avenue North), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.*

CA 4 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review application by Ivana Radlova, represented by Charles Maguire, for Design Review of a 654 sq. ft. addition to an existing single family home and a remodel to an existing two-story detached 2 car garage with a pre-existing accessory dwelling unit, located at Hailey Townsite, Lots 13-15, Block 12 (304 Elm Street East), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.*

Owen Scanlon recused himself. **5:32:21 PM Richard Pogue motioned to approve the consent agenda. All in favor.**

New Business and Public Hearings

NB 1 *Consideration of a Design Review application by the City of Hailey for Design Review of a new 4,846 sq. ft. Biosolids handling facility, to be located at Tax Lot 5377 (4297*

Glenbrook Drive) within the Light Industrial (LI) Zoning District.

[5:36:12 PM](#) Kristine Hilt stood and introduced the staff report. [5:36:35 PM](#) Vice Chair Korby opened the meeting for public comment. None was given.

[5:37:27 PM](#) Owen Scanlon motioned to approve the Design Review application submitted by City of Hailey for Design Review of a new Bio Solids Handling Facility to be located at Tax Lot 5377 (4297 Glenbrook Drive), within the Light Industrial (LI) Zoning District, 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 (g) are met. Richard Pogue seconded and the motion passed unanimously.

NB 2 *Consideration of a Design Review application by The Advocates, represented by Dave Hennessy of the Hennessy Company, for Design Review of a 393 sq. ft. carport enclosure attached to an existing structure located at Hailey Croy Addition, Lots 4-7, Block 22 (114 Croy Street West) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.*

[5:39:46 PM](#) Lisa Horowitz introduced the staff report for the project and summarized details and proposed changes and noted that the project was in compliance with City Standards.

[5:40:36 PM](#) Mike Brunelle, Brunelle Architects, stood and introduced the project as the applicant's representative and architect. Brunelle noted proposed changes, colors, materials, and design.

[5:41:21 PM](#) Vice Chair Korby opened the meeting for public comment. None was given. Vice Chair Korby inquired about a discrepancy for square footage of the project as two separate numbers were noted. Mike Brunelle clarified.

[5:42:46 PM](#) Richard Pogue motioned to approve the Design Review application submitted by Hennessy Company on behalf of The Advocates for Survivors of Domestic Violence for Design Review of a 477 square foot enclosure of an existing carport located at 114 W. Croy Street Hailey Townsite, Block 2, Lot 7A, 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 (f) are met. [5:43:30 PM](#) Owen Scanlon seconded and the motion carried.

NB 3 *Consideration of a Design Review application by Lido Equities/John Alan Partners represented by TND Architects, LLC for Design Review application for an exterior renovation of an existing tennis and clubhouse building located at Parcel B1, Copper Ranch Phase 5 (1970 Woodside Boulevard) within the Limited Business (LB) Zone District.*

[5:44:12 PM](#) John Sofro, applicant's representative, stood and thanked the Commission for hearing the project and notified the Commissioner's that the tennis portion of the Club has never been operational, however the Clubhouse has not yet been finished and remains partially complete. He noted that the applicant is seeking to finish the exterior of the building in order to help facilitate the process of completion.

[5:46:15 PM](#) Tom Dabny, project architect, stood and introduced the detailed changes presented to the Commission. He included details about finishing the exterior windows and doors, building entries, exterior finishes, landscaping additions, tennis facility upgrades, and site modifications. Tom added

that the owner would like to paint the tennis building in order to improve the façade and exterior appearance. Tom Dabny then explained the site plan in detail for the Commissioners and included more detailed information about pedestrian access, walk ability, and landscaping.

[5:53:34 PM](#) Owen Scanlon inquired about fencing and Dan Young, builder, commented on site storage and fencing. Discussion between Lisa Horowitz, applicant representatives and the Commissioners continued about proposed dumpster locations and original agreements of the Copper Ranch Design Review. Tom Dabny showed the original site plan to the Commissioners for reference and noted that long term goals and objectives for parking lots and site development remained the same.

[5:58:04 PM](#) Owen Scanlon inquired about the front entrance to the tennis facility. Tom Dabny noted that eventually, the entrance would be through the Club house. Discussion continued to include finishing the interior of the Clubhouse, development of the remaining residential neighboring lots, parking improvements, and long term phasing.

[6:03:13 PM](#) Tom Dabny continued summarizing project details and included detailed elevations and photographs for the Commissioners.

[6:06:28 PM](#) Vice Chair Korby called for public comment. Geoffrey Moore stood and commented that he supported the improvements and upgrades and recommended approval. Tony Evans, Idaho Mountain Express, comments that the unfinished building has been an eye sore and inquired about developer's plans for the future. Christina Stice, neighbor, stood and commented in favor. Lisa Horowitz read public comment from a neighbor that requested more landscaping for screening purposes. Vice Chair Korby closed public comment.

[6:09:43 PM](#) Owen Scanlon acknowledged public comment on landscaping and explored options with the applicant's representatives. Richard Pogue inquired about why the project is moving forward now. John Sofro commented about the need to finish the exterior of the building in order to please the neighboring condominiums, increase surrounding property value, increase security, and facilitate the sale/lease of the Clubhouse to investors. John Sofro also mentioned that the investors will be self-funding any interior upgrades.[6:17:24 PM](#) Commissioners added that a material sample board would be required as a condition of approval.

[6:17:30 PM](#) Owen Scanlon motioned to approve the Design Review application submitted by Lido Equities and John Alan Partners represented by Tom Dabny for Design Review of exterior improvements to existing recreational buildings, located at Parcel A, Block 1, Copper Ranch in Hailey Condominiums (1970 Woodside Boulevard) within the Limited Business Zoning District, 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 (h) are met. Richard Pogue seconded and the motion carried.

NB 4 Consideration of a Design Review application by Robin and Dean Paschall represented by Bradley Construction for a new 3,000 square foot single family residence located at Lots 7,8 and 9 of Block 45, Hailey Townsite, (209 First Avenue North) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

[6:19:21 PM](#) Lisa Horowitz introduced the project to the Commissioners and included details about compliance with City standards and Design Review guidelines.

[6:20:23 PM](#) Jim Bradley, builder, added that the orientation of the roof will be switched in order to reduce snow shedding or neighboring property damage. Robin Paschall, owner, added details about proposed colors and materials that were chosen in order to match existing garage.

[6:22:44 PM](#) Dean Hernandez, neighbor, stood and commented in support of the project and

recommend approval. Vice Chair Korby closed public comment.

[6:23:32 PM](#) Lisa Horowitz read public comment from a neighbor that addressed concerns about snow shedding, fencing, driveway, and drainage. Lisa Horowitz noted that the drainage concerns were on the City right of way. Vice Chair Korby closed public comment.

[6:25:46 PM](#) Owen Scanlon requested a drainage plan in order to approve the design review project. Discussion between the owner, builder, and Commissioners discussed snow shedding, setbacks, and the pre-existing burned structure.

[6:30:57 PM](#) **Richard Pogue motioned to approve the design review application submitted by Bradley Construction behalf of Robin and Dean Paschall for a re-built single-family residential dwelling to be located on Lots 7-9, Block 45, of the Hailey Townsite, otherwise known as 209 First Avenue North, 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. Owen Scanlon seconded and the motion carried.**

NB 5 Consideration of a Design Review application by Kristina Boatwright represented by Liberty Construction/Kolo, LLC for a 1,800 square foot addition to an existing residence and a new garage with a 600 square foot accessory dwelling unit located at the S. ½ of Lot 5, Lots 6 & 7, and the north ½ of Lot 8 of Block 61, Hailey Townsite, (525 N. Fourth Avenue) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

[6:31:07 PM](#) Kristine Hilt stood and introduced the staff report to the Commission and included details about the existing structure to be demolished prior to construction of the new residence. Commissioners inquired about drainage, landscaping, and location. Applicant was not present.

[6:45:34 PM](#) Chip Maguire stood and commented in favor of the project and inquired about lot coverage. Kristine Hilt noted that proposed lot coverage was in compliance at 20%. Allowed lot coverage is 30%. Vice Chair Korby closed public comment. Owen Scanlon noted that a drainage plan would be required for approval as well as exterior lighting specifications.

[6:55:24 PM](#) Vice Chair Korby opened up for public comment. Geoffrey Moore commented that he supported a continuation of the project due to lack of information.

[6:56:11 PM](#) **Owen Scanlon motioned to approve continue the public hearing on the application submitted by Kristina Boatwright on behalf of Kolo LLC for construction on a new single-family residential dwelling and construction of a garage/accessory dwelling unit to be located on S ½ Lot 5, 6, 7, N ½ 8, Block 61 Hailey Townsite, otherwise known as 525 4th Ave N, to the next meeting date of June 8, 2015. Richard Pogue seconded and the motion carried.**

[6:57:00 PM](#) **Vice Chair Korby called for a recess.**

[7:01:29 PM](#) **Vice Chair Korby called the meeting back to order.**

NB 6 Consideration of a city initiated text amendment to Zoning Ordinance 532 to amend Article 6, Design Review Section 6.A.1, Design Review Applicability and 6.A.2, Authority of the Administrator. The amendment clarifies what types of projects are approved by the Commission, by Community Development staff, or are exempt from Design Review.

[7:01:44 PM](#) Lisa Horowitz introduced the proposed changes and summarized new changes. She included details about a matrix that was created in order to better address and clear up confusion for

Design Review projects. [7:03:38 PM](#) The Commission discussed proposed changes with staff. Geoffrey Moore and Jay Cone both stood in favor of keeping all projects subject to final approval by the Planning & Zoning Commissioners. Geoffrey Moore included projects from the past that helped shape the current Design Review process and ordinance. He also encouraged the Commissioners to spend more time reviewing any proposed changes.

[8:05:47 PM](#) Commission moved on continue the topic to the June 8, 2015 meeting.

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)*

Staff summarized building activity and new projects coming up.

SR 2 *Discussion of the next Planning and Zoning meeting: Monday, June 8th, 2015
(no documents)*

Adjourn

[8:10:31 PM](#) Richard Pogue moved to adjourn. Owen Scanlon seconded and the motion passed.