

**MINUTES OF THE SPECIAL MEETING OF THE
HAILEY PLANNING AND ZONING COMMISSION
HELD SEPTEMBER 28, 2015
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey Planning and Zoning Commission was called to order at 5:30 P.M. by Dan Smith. Present at the meeting was, Richard Pogue and Dan Smith. Attending via conference phone was Owen Scanlon.

[5:30:24 PM](#) call to order by Dan Smith.

[5:30:52 PM](#) The Planning and Zoning Commission bylaws state when the Chair and Vice-Chair are not present at the meeting. The Commission must nominate a Temporary Chair to run the meeting. Lisa Horowitz asks the Commission to nominate a temporary Chair.

Pogue nominates Smith to chair tonight's meeting, seconded by Scanlon. Motion passed unanimously.

No open session public comments.

CONSENT AGENDA:

[5:31:34 PM](#) Pogue moves to approve CA1, seconded by Scanlon, motion passed unanimously.

CA2 [5:32:07 PM](#) .Scanlon recuses himself from this discussion.

[5:32:29 PM](#) Smith asks a question about where snow will be stored, possibly in the right of way. Horowitz answers question. Scanlon comments as the designer for the project.

CA2 - [5:33:48 PM](#) Pogue moves to approve Findings of Fact Conclusions of Law for for a Design Review Modification for Evan's Plumbing, represented by Owen Scanlon, for a new commercial structure to be located at 1631 Lear Lane (Lot 4F, Block 4, Airport West Phase II), seconded by smith, motion passed with Scanlon recusing.

NEW BUSINESS:

NB 1 Continuation of a Design Review application by Leadership Circle, LLC on behalf of 710 N Main, LLC and Lots of Lemon, LLC for a 15,000 square-foot commercial building housing a Specialty Retail Grocer to be located at 700-710 N. Main Street, Hailey (Lot 1, Block 1, North Hailey Business Center, Lots of Lemon Subdivision Lots 1 and 2 and Tax Lot 4451) within the Business (B) Zoning District. The proposal also includes a private road on the south property boundary connecting Main Street to First Avenue.

[5:34:56 PM](#) Natural Grocers, Smith introduces this item.

[5:35:38 PM](#) Horowitz points to the staff report and reviews the previous requests of the Commission. Have a new color sample. Requested the dumpster detail to be redesigned.

Design team speaks:

[5:37:57 PM](#) David Grooms, Project Architecture presents for client. Grooms talks about the perspective drawings while it displays on projector. Grooms talks about the changes made after the commissions requests from the last meeting. Next viewed the landscaping plan. The existing transformer will be shielded with bushes and a bench.

[5:41:55 PM](#) Ben Young Landscape Architect, answers question from Smith, how many things were added. Young responded, he added 2 more pines and kept Meadow Grass on the side street. Possibly dwarf pines.

[5:43:39 PM](#) Horowitz asks a question about the power line which crosses Main Street close to the applicant's property.

[5:43:57 PM](#) Brian Yeager Engineer answers Horowitz's question.

[5:45:26 PM](#) Grooms comments on the brown color change as requested from commission in last meeting.

[5:46:39 PM](#) Groom discusses the dumpster changes, similar to color of awnings, a dark brown.

[5:49:04 PM](#) Scanlon likes the color changes appreciates the contrasting color.

[5:49:38 PM](#) Horowitz suggests to approve once the samples make it at the time of the acceptance of Findings of Fact.

[5:50:15 PM](#) Scanlon inquired about street trees, how far back are they from the street? Young answers, not sure exactly. Scanlon doesn't want the trees to impact the curb.

[5:52:13 PM](#) Smith asks about the sign changes from the comments in the last meeting. Grooms answers, planning to move forward with master sign plan. Horowitz asked a question of Grooms. Grooms answers they are going to plan on a total of 200 square feet allowed. Retain 150 square feet and the sub-tenant would be allowed 50 square feet for signage.

Public comments:

[5:53:42 PM](#) Jed Sidwell, Hailey resident asks a question about the car wash and parking. Groom answers.

[5:55:09 PM](#) Pogue asked to Horowitz to summarize the changes asked for in the last meeting. Horowitz covered the changes, including a redesign of the sidewalk, additional shrubs around transformer, 2 building facades, new brown color, dumpster detail, and sign modifications.

Horowitz goes through the conditions of approval, including that the future building site will be kept free of debris and weeds.

[5:57:02 PM](#) Grooms is not sure what type of weed barrier will be used, not sure if they will use weed cloth, they are discussing options now.

[5:57:51 PM](#) Smith asks about the street lights. They are showing on the new civil drawing set, Horowitz answers.

[5:58:18 PM](#) Horowitz, a lot line easement change, needs to be done.

[5:58:56 PM](#) Smith asks a question about the windows and a lowered area in NW corner of the building. Grooms answers, the drop down bulk head area is in the NW corner of the building, and it is an area for soaps, perfumes and similar retail items.

[6:00:39 PM](#) Smith appreciates the applicant's responses to the Commission's requests from the last meeting.

[6:01:20 PM](#) Scanlon one last question, delivery truck times? Smith discusses it with Scanlon.

[6:02:44 PM](#) Pogue recommends approval of a Design Review application by Leadership Circle, LLC on behalf of 710 N Main, LLC and Lots of Lemon, LLC for a 15,000 square-foot commercial building housing a Specialty Retail Grocer to be located at 700-710 N. Main Street, Hailey (Lot 1, Block 1, North Hailey Business Center, Lots of Lemon Subdivision Lots 1 and 2 and Tax Lot 4451) within the Business (B) Zoning District with conditions A-1, Smith wants to see color samples, add condition J to list, seconded by Scanlon, motion approved with roll call vote. Pogue, yes. Scanlon, yes. Smith, yes.

[6:05:13 PM](#) Grooms discusses the color samples.

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)
- SR 2 Discussion of the next Planning and Zoning meeting: Tuesday, October 13th, 2015.
(no documents)

[6:05:53 PM](#) Horowitz for the next agenda flag poles on Government owned property. Hailey Ice wants a 2 foot taller pole and larger flag than what is currently allowed by our Ordinance. Asking for 42 feet, limit now is 40 feet. Flag size limit is 80 feet. They are requesting 96 square feet. Horowitz has asked where they want to place the flag, close to the front and close to the skate park. It will be an American Flag. Smith asked about the height of the city hall flag. Also, bring back DIF. One small design review item. [6:09:10 PM](#) Pogue comments on the flag request.

The next meeting will be Tuesday October 13, 2015.

Adjourn

6:10:21 PM Motion to adjourn made by Pogue, seconded by Scanlon, motion passed unanimously.