

*MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Monday, November 10th, 2014
Hailey City Hall
5:30 p.m.*

Present: Janet Fugate, Regina Korby, Owen Scanlon, Dan Smith, Jay Cone
Absent: None
Staff: Micah Austin, Kristine Hilt

Call to Order

5:29:48 PM Chair Cone called the meeting to order.

Public Comment for items not on the agenda
None.

Consent Agenda

CA 1 *Motion to approve minutes of October 14th, 2014*

5:30:32 PM Owen Scanlon motioned to approve the consent agenda, Regina Korby seconded and the motion passed unanimously.

New Business and Public Hearings

NB 1 *Consideration of a city initiated text amendment to the Zoning Ordinance 532 to amend Article 7, Supplementary Location and Bulk Requirements, Section 7.1.10 which addresses the keeping and raising of chickens. The amendment proposes to increase the maximum number of laying hens allowed, amends language addressing locations for the keeping of chickens, and amends the minimum lot size required for the keeping and raising of chickens.*

5:31:08 PM Micah Austin introduced the text changes to the Commission and included information about changes to the text based on the previous meeting's Commission comments. Micah Austin briefed the Commissioners on the changes to the zones and definitions as well. Changes included an increase of allowable chickens from 3 to 6 hens, no roosters. 5:35:43 PM Chair Cone called for public comment. Sunny Grant stood in support of increasing the amount of allowed chickens in the City of Hailey. Peter Lobb encouraged the Commissioners to consider the reasons for only allowing 6 chickens. Peter noted that he knew several residents that maintained more than the allowed 6 chickens and he added that people don't particularly abide by the urban agriculture laws. Sunny Grant added more information about the life cycle of chickens per the Commission's request. 5:41:12 PM Chair Cone closed public comment. Micah Austin added information about history of complaints in regards to chickens and noted that most complaints include rooster complaints. 5:43:23 PM Janet Fugate motioned to recommend the City of Hailey initiated text amendments to the Zoning Ordinance No. 532 by amending Article 5.4, the District Use Matrix, and by amending Article 7 to define bulk requirements and standards for keeping chickens including maximum limits, minimum lot size, coop location and maintenance, and required setbacks from adjoining properties, 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. Dan Smith seconded and the motion carried unanimously.

NB 2 *Consideration of an application for a Subdivision of Lot 6, East Hailey Meadows Subdivision, by*

creating four residential condominium units and accompanying common spaces. The new subdivision is proposed to be East Hailey Condominiums consisting of a total property area of 9,448 square feet. Current zoning of the property is Limited Residential 1 (LR-1). The existing structure houses four apartment units and no new construction is necessary for the condominium conversion.

[5:45:40 PM](#) Micah Austin introduced the project to the Commissioners and included details about the real estate history, request for reclassification, and included information from the City department heads. Micah notified the Commissioners that staff had no concerns. Owen Scanlon inquired about fire separation and Micah Austin notified him that condominiums have different requirements that townhomes do and that the City Fire Marshall had signed off on the project with no concerns. [5:49:01 PM](#) Bruce Smith stood on behalf of the owners and introduced a few details about the application to the Commissioners. Micah Austin added that the City Water Department initially had concerns about separate utility hookups but the applicant notified the City that a Homeowners Association had been set up to pay the utilities as a whole. [5:51:03 PM](#) Chair Cone called for public comment. None was given. [5:51:19 PM](#) Chair Cone closed public comment. [5:51:35 PM](#) **Owen Scanlon motioned to recommend approval of the Preliminary Plat for East Hailey Meadows Condominiums, submitted by Tony Ehrenberg and Thomas A. Ehrenberg Living Trust, represented by Bruce Smith of Alpine Enterprises, finding that the application meets City Standards. Janet Fugate seconded and the motion passed.**

NB 3 Consideration of an application for a Subdivision of Lot 20A, Block 8, Hailey Townsite, by creating two townhouse sublots to be known as Chestnut Street Townhomes. Sublot 1 consists of .05 acre and Sublot 2 consists of .10 acre and the total development comprises .15 acre. Current zoning of the property is General Residential (GR). The existing structure houses two apartment units and no new construction is necessary for the townhouse conversion.

[5:52:55 PM](#) Micah Austin introduced the application to the Commissioners and notified them that a party wall agreement had been established and approved. City inspectors have performed required inspections. Micah added that no new construction was necessary and that utilities and entrances were initially separated with the intention of originally classifying the real estate as townhomes. Commissioners inquired about closet easement requirements and Micah Austin that the Fire Marshal required an exterior fire door be installed on the closet since the closet accesses the fire separation area between the townhomes. Bruce Smith stood and briefed the Commissioners of the history and the function and location of the closet. He also added that the owners are aware of the requirements of a fire door and will comply. Discussion between Bruce Smith and the Commission included options for compliance, inspections, and possible violations of code. [6:02:40 PM](#) Micah Austin recommended a condition of bringing the party fire walls up to current code. Commission discussed adding a condition of approval to ensure that the project meets safety, fire, and building codes. [6:05:36 PM](#) **Dan Smith motioned to recommend approval of the Preliminary Plat for Chestnut Street Townhomes, Martin and Heidi Smith, represented by Bruce Smith of Alpine Enterprises, finding that the application meets City Standards. Owen Scanlon seconded and the motion passed.**

NB 4 Consideration of a Design Review application by Russell and Dana Marino, represented by Jolyon H Sawrey, for Design Review of a new single family dwelling, located at Hailey Townsite, Block 5, Lot 15A (630 South River Street), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

[6:07:30 PM](#) Jolyon Sawrey stood and introduced the application and project to the Commissioners. He added information about the site plan and layout, garage location, home elevations, snow storage areas, landscaping, exterior features, solar gain, materials, grade and flashing. [6:15:42 PM](#) Chair Cone inquired about sloping grade of the lot and exterior storage. Owen Scanlon also inquired about the interior wood stove. Jolyon notified the Commissioners of the plans and grading. [6:18:19 PM](#) Micah Austin introduced the staff report to the Commissioners and added that the slope of the lot caused a few issues but all issues have been addressed. Micah Austin that the application was compliant with the Design Review guidelines. Micah Austin also noted

compliance with setbacks, building height, lot coverage, sidewalks, and service lines. [6:24:38 PM](#) Janet Fugate inquired about the building height requirements and the base of compliance on a sloping lot. [6:26:10 PM](#) Chair Cone called for public comment. None was given. Chair Cone closed public comment. [6:27:08 PM](#) **Regina Korby motioned to approve the design review application submitted by Russell and Dana Marino, represented by Jolyon H Sawrey, for Design Review of a new single family dwelling, located at Hailey Townsite, Block 5, Lot 15A (630 South River Street) 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. Janet Fugate seconded and the motioned passed.**

[6:29:06 PM](#) Chair Cone called for a recess.

NOTE: Recorder crashed after trying to restart recording.

NB 5 *Consideration of a Design Review application by Kirsten Ritzau, represented by Eddy Svigdal, for Design Review of an addition to an existing single family home, located at Lots 18, 19, & 20, Block 59, Hailey Townsite (412 North 2nd Avenue), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.*

[6:40:20 PM](#) Eddie Svigdal stood and introduced the application and project to the Commissioners. He added information about the history and age of the original house including that the character, style, and roof and noted that all will remain the same as the original. Eddie briefed the Commissioners and staff on the applicant's plan to add a 2 car garage and an additional 1300 square feet of conditioned space to the original home. Discussion included colors, materials, setbacks, and new building footprint. [6:50:09 PM](#) Micah Austin introduced the staff report to the Commissioners and included information about the home, the proposed additions, lot coverage, building height, and setbacks and added that all requirements have been met. Micah added that there would be no additional service lines or landscaping features. Chair Cone inquired about snow storage. Micah Austin briefed the Commissioners that the snow storage requirements have been met. Discussion between the applicant and the Commission included window placement, rain water shielding, and elevations. [7:00:09 PM](#) Chair Cone called for public comment. None was given and public comment was closed. [7:00:33 PM](#) **Regina Korby motioned to approve the design review application submitted by Kirsten Ritzau, represented by Eddy Svigdal, for Design Review of an addition to an existing single family home, located at Lots 18, 19, & 20, Block 59, Hailey Townsite (412 North 2nd Avenue) 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 6 *Consideration of an application for a wireless permit submitted by Idaho Military Division for a new wireless facility to be located at Lot 7A, Block 28, Hailey Townsite, for the purposes of public safety communications.*

[7:03:00 PM](#) Micah Austin introduced the application and added that the wireless permit section of City code is extremely outdated. He added that the applicant is compliant with all requirements and City standards. Micah added information about the shape, dimensions, and location of the wireless facility and added that there are no concerns from City staff. [7:05:27 PM](#) Chair Cone called for public comment. Peter Lobb inquired about the nature of the wireless facility. Micah Austin notified the public of the purpose of the wireless facility and noted that it will be used for public safety and emergency broadcasting. Chair Cone closed the public comment. [7:06:50 PM](#) **Dan Smith motioned to approve the Findings of Fact. Janet Fugate seconded and the motion carried.**

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

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

Kristine Hilt updated the Commissioners on recent building activity.

SR 2 *Discussion of the next Planning and Zoning meeting: Monday, November 24th, 2014
(no documents)*

Micah Austin briefed the Commissioners on the next meeting agenda topics.

Adjourn

7:21:18 PM Janet Fugate moved to adjourn. Regina Korby seconded and the motion carried.