

***MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Monday, December 8th, 2014
Hailey City Hall
5:30 p.m.***

Present: Jay Cone, Regina Korby, Janet Fugate, Owen Scanlon, Dan Smith
Staff: Micah Austin, Lisa Horowitz, Ned Williamson, Nancy Barrera
Absent: Kristine Hilt

5:28:29 PM Call to Order

Public Comment for items not on the agenda
None

Consent Agenda

CA 1 *Motion to approve minutes of November 24th, 2014*

CA 2 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review Exemption application by Flight LLC, represented by Sandra Martin Acker, for the replacement of windows on existing building, located at 120 Main Street South (Lot 17, Block 33, Hailey Townsite), within the Business (B) and Townsite Overlay (TO) Districts*

Dan Smith and Micah Austin motioned to pull CA 2. Micah Austin summarized the Design Review application and presented photos to the Commission. He noted that the exemption was recommended based on the minor proposed changes to the exterior windows of the unit. **Dan Smith moved to approve the consent agenda and Regina Korby seconded. Motion passed.**

New Business and Public Hearings

NB 1 *Consideration of a Design Review application by Hailey Ice Inc., represented by Michael Bulls of Ruscitto/Latham/Blanton, for Design Review of a newly constructed indoor ice rink to be located within the Hailey Townsite, Lots 22-24 of Block 126, Lots 10-12 and 20-22 of Block 127, Lots 13-17 of Block 135 and all Lots within Block 134 (771 Main Street South), within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts.*

5:33:54 PM Presentation was given by Michael Bulls. During the past summer it was approved to have a refrigerated indoor ice rink. Bulls proceeded to explain the site plan positioning, entrances, issues: parking to be provided for vehicles is 89 and 23 bike parking. He also explained utilities: sewage, water, power, and drainage. He explained landscaping: a variety of trees and placement. He noted that the property lines are very close to the skate park's concrete. Fugate and Scanlon further inquired about the layout of the proposed structure. Bulls explained the floor plans for each level inside the building. **5:59:33 PM** Discussion continued about lighting and shading. **6:02:09 PM** Bulls once again had the floor and he talked about elevations. Korby questioned safety concerns with lighting during the winter months and requested further consideration of lighting. Bulls presented a visual of the material and colors that will be used for the building siding and the windows. The building will have a wood frame roof. **6:14:34 PM** Bulls concluded his presentation and was open to questions. The Commission requested to see the changes in the plan. He noted those changes took place because Austin noted that more specification was needed. **6:22:57 PM** Austin talked about department heads and their commentary. He stated the police department had no concerns. The fire dept only requested that the locks be compatible with City locks. No comments from public works. There was concern from the Waste Water Department in regards to melting snow. Arlan Smith, DBS plan review, noted his approval with the current site plan. Discussion continued about signs, parking and lot lines. Austin continued with energy conservation and code compliance for the ice rink. **6:45:53 PM** Cone opened discussion to public comment.

Ron Fairfax stood and addressed concern about the proposed band on the walls and noted that maintenance would be an issue. He noted that he was in favor of the originally proposed textured wall. [6:48:34 PM](#) Cone closed public commentary and issues a 5 minute suspension.

[6:55:58 PM](#) Cone resumes discussion. The Commission discussed interpretation of guidelines which included materials and colors the proposed structure's elevations. The word "shall" in the guidelines was under discussion. Micah Austin read the guideline to the Commissioners again and discussion continued about requiring changes to the west elevation. Discussion included adding faux windows, adding color or addition materials. Dan Smith added his approval of the project but added his concern about the code enforcement aspect of the guidelines. Michael Bulls and the Commission discussed the most cost effective approach for a solution. [7:08:31 PM](#) Nick Latham, RLB, stood and noted his experience in relation to the project and design. He added that he understood the guidelines and that the intent of the code was also understood. He addressed concern about certain designs. He also added that Jim's suggestion of faux windows was the most favorable in his opinion. Chair Cone added that enough time was spent exploring all options in relation to this matter. [7:13:21 PM](#) Owen Scanlon noted that he was in favor of the suggestion for solving the west elevation wall problem. Ned Williamson said Hailey Ice would be constructing the exterior of the Skate Park restroom while the City would be installing the interior finishes of the restroom. [7:14:21 PM](#) Janet Fugate addressed trees on the Southeast side from deciduous going into the skate park area and screening of the mechanical components on the roof. Micah Austin summarized the additional conditions as follows:

- i) *The pretreatment sand filter and the disposal of the ice melt are subject to final inspection and approval by the Public Works Director, or her designee, prior to issuance of a Certificate of Occupancy for the building.*
- j) *Any signs for Champion Ice House are subject to final approval by the Planning and Zoning Commission, on the Consent Agenda, after complying with all requirements of Article 8.2 and upon recommendation from staff.*
- k) *Rooftop mechanical equipment must be screened from view using materials and colors compatible with the project.*
- l) *Two additional sets of faux windows shall be added to the west elevation to break up the mass and scale of the wall.*
- m) *Landscape plan as presented at the public hearing on December 8 shall be used.*

[7:24:13 PM](#) Janet Fugate motioned to approve the Design Review application submitted by Hailey Ice Inc., represented by Chris Benson and Michael Bulls, for Design Review of a newly constructed indoor ice rink to be located within the Hailey Townsite, Lots 22-24 of Block 126, Lots 10-12 and 20-22 of Block 127, Lots 13-17 of Block 135 and all Lots within Block 134 (771 Main Street South), finding that the project does not jeopardize the health, safety or welfare of the public and that 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 that conditions A-M are met. 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*

SR 2 *Discussion of the next Planning and Zoning meeting: Monday, January 12th, 2015
(no documents)*

Adjourn

[7:25:16 PM](#) Regina Korby motioned to adjourn, Owen Scanlon seconded and the motion carried.