

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION**

Monday, June 10, 2013

Hailey City Hall

6:30 p.m.

Present: Regina Korby, Geoffrey Moore, Owen Scanlon

Absent: Janet Fugate, Jay Cone

Staff: Micah Austin, Kristine Hilt

Call to Order

[6:30:03 PM](#) Chair Moore called the meeting to order.

Public Comment for items not on the agenda

[6:30:47 PM](#) None.

Consent Agenda

CA 1 Motion to approve minutes of May 13, 2013 regular meeting.

CA 2 Motion to approve Findings of Fact and Conclusions of law for a Design Review approval for an application submitted by William and Diane Zei for Design Review of an exterior remodel of a single family dwelling (Zei Residence), located at Hailey, Blk 105, Lots 19-21 (316 S 4th Ave.), within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts.

~~CA 3 Motion to approve Findings of Fact and Conclusions of Law for Design Review approval of an application submitted by Blaine County School District for a remodel to the Hailey Elementary School, located at 520 S 1st Ave and encompassing all Lots of Block 3, Lots 13-24 of Block 2 Hailey Townsite within the General Residential (GR) and Townsite Overlay (TO) districts.~~

~~CA 4 Motion to approve Findings of Fact and Conclusions of Law for Design Review approval of an application submitted by Tenaya Plowman Kolar for a remodel to the single family dwelling located at Lots 19 & 20 & North ½ of 21, Block 88, Hailey Townsite (310 N 4th Ave.) within the Limited Residential 1 District (LR-1) and within the Townsite Overlay (TO).~~

~~CA 5 Motion to approve Findings of Fact and Conclusions of Law for Design Review approval of an application submitted by Wood River Dental located at 503 N Main (S ½ of Lot 9, all of Lot 10, Block 65, Hailey Townsite) for approval of a paint color different what originally was presented by the Wood River Dental in their Design Review application at the March 7, 2013 meeting of the Hailey Planning and Zoning Commission.~~

~~CA 6 Motion to approve Findings of Fact and Conclusions of Law for Design Review approval of an application submitted by the Blaine County School District for the addition of one window to the existing west elevation of the Silver Creek High School located on Lot 1, Block 3 of the Wood River High School Campus PUD within the General Residential (GR) district.~~

[6:31:04 PM](#) Micah Austin pulled CA 3, CA 4, CA 5, and CA 6. Regina Korby pulled CA 2 to recuse herself.

6:31:52 PM Owen Scanlon moved to approve the Consent Agenda minus items 2, 3, 4, 5, and 6. Geoffrey Moore seconded, and the motion passed unanimously.

6:32:11 PM Owen Scanlon moved to approve CA 2. Geoffrey Moore seconded, and the motion carried with a majority vote and Ms. Korby recused.

6:33:05 PM Micah Austin addressed CA 3 by providing overview and background on the project. Discussion included reduction of a door size and questions addressed to Howard Royal, BCSD.

6:35:00 PM Owen Scanlon moved to approve CA 3. Regina Korby seconded, and the motion carried unanimously.

6:35:26 PM Addressing CA 4, Micah Austin noted that chimneys are not included in setbacks in Old Hailey. Discussion included exterior changes, and colors without samples provided by the applicant.

6:37:28 PM Regina Korby moved to approve CA 4. Owen Scanlon seconded and the motion passed unanimously.

6:37:45 PM Micah Austin provided overview and background on CA 5, noting that colors will be darker than originally approved because matching historical colors remains a challenge.

6:39:43 PM Regina Korby moved to approve CA 4. Chair Moore seconded and the motion carried with Mr. Scanlon recused.

6:39:58 PM Micah Austin addressed CA 6 by providing images of the new window to be added to the building.

6:40:59 PM Owen Scanlon moved to approve CA 6. Regina Korby seconded, and the motion passed unanimously.

New Business

NB 1 Public Hearing and consideration of a Design Review application by Brant Tanner of Tanner Investments, LLC for Design Review of a new single-family residence, to be located at Hailey Townsite, Blk 129, Lot 11A, within the Limited Residential 1 (LR-and Townsite Overlay (TO) Zoning Districts.

6:41:56 PM Chair Moore noted that the language should be corrected to reflect general residential rather than limited. 6:42:20 PM Micah Austin provided overview and noted that the applicant was present. He further added there had been setback questions on Lot 12A, but the developer has since addressed that matter. Mr. Austin added that drainage and sidewalks were addressed; that the developer can select “in lieu” if he chooses; and that drainage was to be onsite. Mr. Austin further noted the letters received from citizens on this matter.

6:47:05 PM Discussion included framing lumber size, onsite drains and drainage to existing barrow pits. Chair Moore asked for applicant input before proceeding.

6:49:29 PM Brant Tanner, applicant, presented samples and explanations of his project. Discussion included ventilation, utility stubs off the alley, setbacks, reasons for running utilities to the alley, and the proposed utility easement under the sidewalk. Chair Moore encouraged running utilities through the neighboring lot rather than under the sidewalk. Tom Hellen noted he did not agree from the City’s perspective.

7:02:30 PM Chair Moore opened the matter to public comment.

7:02:43 PM Mark Johnstone, 641 S. River Street, voiced his concerns about the grade change on the River Street side of the project, and how that “significant grade change” would be addressed in regards to snow melt and water drainage. He further opined that the project’s general

orientation does not work well with site or the rest of the neighborhood, and that the existing power poles would be problematic for residents of the project.

[7:05:31 PM](#) Mr. Tanner responded by noting that the drainage from the existing Bungalows was being diverted to his lots, that there are storm drains nearby and existing barrow pits. He further noted the expense of removing the power poles was prohibitive and that he believed his snow storage plans met the City's requirements.

[7:10:16 PM](#) Micah Austin outlined the City's requirements for drainage and snow storage, and noted that there are now only a couple of storm drains along River Street.

[7:10:49 PM](#) Mr. Tanner asked if he may need to apply for a drywell. Mr. Austin said he did not.

[7:11:28 PM](#) Discussion continued on ownership history on the site. Chair Moore noted that the City allowed excess snow storage for the lot's previous owner.

[7:12:14 PM](#) Andrew Hawley, 709 S. River Street, agreed with Mr. Johnstone regarding the "objectionable power poles," snow storage along the alley and onto the current Tanner lot, enforcement of proper snow storage, possible flooding of homes on the opposite side of River Street, and his wishes to protect property values in the neighborhood by requiring high quality finishes on this project.

[7:15:02 PM](#) Mr. Tanner defended his proposed design and finishes.

[7:15:16 PM](#) Chad Howard, Ketchum, hoped to purchase a home on Mr. Tanner's lot and encouraged the Commission's support of the project.

[7:16:04 PM](#) Mark Johnstone asked again about the grade change and advised that the existing sidewalk at the Bungalows is not cleared in winter, noting that sidewalk requirements are inconsequential unless the City enforces clearing. He further reminded that the grade change on the Maple Street side of this project is "significant."

[7:17:42 PM](#) Tony Evans, Idaho Mountain Express, asked if snow storage was an issue for the City and whether there might be other places to store snow.

[7:18:27 PM](#) Robin Christiansen, Picabo, noted the previous owner of the lot went into foreclosure and that she and Mr. Tanner were unaware of excess snow storage there.

[7:19:37 PM](#) Mr. Hawley corrected that it was not the City's snow storage, but that of Atkinsons' Market who contracted to store snow there. He further advised that residents of the neighborhood had grave concerns about that.

[7:21:00 PM](#) Chair Moore brought the meeting back to the Commissioners. Mr. Austin noted a letter received from Colleen Kelly Reali in opposition due to property value concerns.

[7:22:44 PM](#) Mr. Tanner advised he hoped the City would value affordable housing, and that his project was of "equal or greater quality" than the nearby church and abandoned Hitchrack business.

[7:23:30 PM](#) Commission discussion included concerns about elevations facing River Street. Mr. Tanner advised he originally hoped for access from the alley, but changed the siting at City staff's recommendation. Further discussion included location of power poles and guide wires, and how they relate to snow clearing, finish floor elevations, grade on Maple Street, and record grades. Documentation for grades and drainage were not available for the Commission's review.

[7:44:16 PM](#) John O'Meara, 713 S. River Street, advised his property suffers from sheet flooding due to this grade change and encouraged a better drainage plan.

[7:48:10 PM](#) Micah Austin encouraged the Commission to require a drainage plan at the next meeting, and to move forward on this application with the materials supplied and added conditions. Chair Moore requested a drainage plan for the lot as it exists (empty) and another for

the site as built out. Owen Scanlon asked for spot elevations of the four corners of the buildings and the finish grade.

[7:51:33 PM](#) Mr. Tanner hoped he might move forward with ground breaking given the short building season.

[7:51:56 PM](#) Commissioners remained concerned about the grade and drainage, and noted that a grading plan would be necessary for setting foundations. Chair Moore added that he wanted the staff report language to include the sidewalks along Maple Street as well as River Street, and that snow clips should be a condition of approval (not just recommended).

[7:56:49 PM](#) **Owen Scanlon moved to approve the Design Review application by Brant Tanner with conditions A-I, contingent upon an approved drainage/grading plan submitted to City staff, and adding snow clips as a condition. Regina Korby seconded, and the motion passed unanimously.**

[7:59:20 PM](#) Mr. Austin asked for clarification on whether Mr. Tanner should submit plans for plan review prior to his application for a building permit. Commission consensus was agreeable.

NB 2 Public Hearing and consideration of a Design Review application by Brant Tanner of Tanner Investments, LLC for Design Review of a new single-family residence, to be located at Hailey Townsite, Blk 129, Lot 12A, within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts.

[8:00:08 PM](#) **Regina Korby moved to approve NB 2 with conditions A-I the same verbiage as included in the motion for Lot 11A. Owen Scanlon seconded, and the motion carried unanimously.**

[8:01:05 PM](#) Chair Moore inquired of attending citizens if they understood the Commission's actions and whether there were any further questions. None were offered.

Old Business

None.

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of allowing beekeeping within the City of Hailey, which would involve a text amendment to the Zoning Ordinance.

[8:02:27 PM](#) Micah Austin advised he received five inquiries on beekeeping and suggested discussion the matter. He provided research materials in Commission packets for review. The Commission suggested more information and public workshops on the issue.

[8:14:57 PM](#) Tony Evans, Idaho Mountain Express and Hailey resident, noted a beekeeping story in the current Sun Valley Guide, and his knowledge of several existing hives in valley neighborhoods. He stressed the value of repopulating hives in light of the current problems with bee colony collapse.

[8:17:41 PM](#) Kristine Hilt added that lot size requirements would be critical, and that perhaps registration would be useful so the community has information and beekeepers have training.

[8:18:37 PM](#) Commission consensus is to move forward with workshops and education efforts.

*SR 2 Discussion of current building activity and upcoming projects
(no documents)*

*SR 3 Discussion of the next Planning and Zoning meeting: Monday, July 8, 2013
(no documents)*

[8:01:43 PM](#) Micah Austin advised on the current agenda for the next meeting.

Adjourn

[8:21:50 PM](#) Owen Scanlon moved to adjourn. Regina Korby seconded, and the motion passed unanimously.

[8:22:12 PM](#) Chair Moore asked to address the question of changing the Commission's meeting time from 6:30 to 5:30 p.m. Discussion included the possible overlap with City Council needs and how to achieve change. Mr. Austin noted there are other locations the Council might use in special instances. Deb Gelet noted this meeting room is the only one equipped with recording equipment for public record. Consensus was reached to continue the discussion when a full Commission is present. [8:24:16 PM](#) .