

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

Present: Jay Cone, Regina Korby, Owen Scanlon

Absent: Janet Fugate

Staff: Micah Austin, Ned Williamson

Call to Order

5:33:39 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 February 24, 2014 special meeting*

CA 2 *Motion to approve Findings of Fact and Conclusions of Law for a Conditional Use Permit application from Chateau Discount Outlet, represented by Ken Sangha, for operating a Wholesale Distributor on Friedman Park Subdivision, Lot 11A, Block 2 (otherwise known as 960 South Main Street) which is located in the Limited Business (LB) Zone.*

5:34:48pm: Micah Austin asked to pull CA 2, the Findings of Fact for the Conditional Use Permit application submitted by Ken Sangha. **Owen Scanlon moved to approve CA 1, the minutes of the February 24th meeting. Regina Korby seconded and the motion passed.** Micah Austin added that the landscaping plan was not submitted and that the approval was conditional on that plan. He added that the Fire Department had concerns about the Fire Code and property lines running near the building.

5:34:41pm: **Regina Korby moved to approve the Findings of Fact for CA 2, the Findings of Fact for the Conditional Use Permit application submitted by Ken Sangha. Owen Scanlon seconded and the motion passed.**

New Business and Public Hearings

NB 1 *Consideration of a Design Review application by Hailey Ice Inc., represented by Chris Benson and Shaun Kelly, for Design Review of a newly constructed outdoor 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.*

Chair Cone briefed the audience on public meeting and public comment procedure. **5:38:18pm:** Michael Bulls, Ruscitto/Latham/Blanton Architectura, stood and briefed the commission of his involvement in the project in 2008 and how concrete footings and foundation were previously poured. He added that the current proposal intended to use that same concrete. Shaun Kelly, architect, stood and introduced the project and included information about the location, current operations, existing facilities, and proposed facilities. Shaun Kelly briefed the Commission on parking, accessibility, site utilities, site elevations, floor plans, restroom facilities, locker rooms, and security fence details. **5:47:43pm:** He added information about landscaping, a proposed art wall and locations, exterior lighting, and materials. **5:56:27pm:** Micah Austin

briefed the Commissioners on the staff report including information on parking, existing infrastructure, proposed phases, various City department comments, concerns about melted ice, restroom facilities, landscaping, public art, mobility design, trash, storage, and signage. **6:13:30pm:** Chair Cone inquired about parking and fence requirements for the facility. Micah Austin informed the Commission of the current City code requirements for both. Discussion continued to include necessary parking spaces and proposed art for the location. The Commission discussed the master plan and the needs for accessibility and mobility. Shaun Kelly informed the Commission about drainage and direction of melted ice and water. He added that the drain would keep the melted ice from entering the City wastewater system. Owen Scanlon inquired about accessibility, pavers, and gravel on site. **6:31:47pm:** Regina Korby inquired about landscaping and buffering. Chair Cone inquired about the building compliance with the Hailey Townsite design review requirement. Shaun Kelly responded with specifics about landscaping and material selection. **6:37:05pm:** Chair Cone called for public comment. Marty Galgado, Hailey, voiced information about noise, disposal of ice melts, and screening. He stood in favor of the application. Beej Reynolds, Hailey Ice board member, stood in favor of the application and voiced support of the application and facility. John Stevens, Hailey, stood in favor of the applicant and added information about lighting and landscaping. Alan Dupuis, Hailey, stood in favor of the applicant and voiced support. Matt Bower, Hailey, voiced concern about the noise level and surrounding noise from the arena. **6:45:28pm:** Micah Austin informed Chair Cone about public comment submitted via letters and added that all 3 letters were in support of Hailey Ice. Chair Cone closed public comment. Owen Scanlon expressed concern about facility requirements that remained unclear and added that more information about parking and landscaping was necessary. Regina Korby added that there were certain conditions and requirements that were unable to be waived. **6:51:05pm:** The Commission added that there needed to be more material samples submitted, a thorough landscaping plan, and documentation addressing noise and control. Discussion between the applicant and the Commission continued and included a call for art, noise, and application requirements. **7:07:14pm:** **Owen Scanlon motioned to continue the application submitted by Hailey Ice Inc., represented by Chris Benson and Shaun Kelly, for Design Review of a newly constructed outdoor 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), to the April 14th planning and zoning meeting. Regina Korby seconded and the motion carried.**

NB 2 Consideration of a Design Review application by Jonathan Marvel for Design Review of a garage addition to an existing accessory structure, to be located at Hailey Townsite, Lots 1-4 of Block 36 (316 East Bullion Street), within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts.

7:08:50pm: Jonathan Marvel stood to introduce his Design Review application to the Commission. Jon added information about the proposed addition to his garage, colors, site plan, side elevations, use, and existing structures. **7:14:09pm:** Micah Austin introduced the staff report to the Commission and included information about compatibility, City services, accessibility, and Design Review compliance. Chair Cone inquired about structural integrity and Micah Austin added that there were no concerns. Discussion included hand rail materials, colors, and eave lines. **7:22:51pm:** **Chair Cone called for public comment and none was offered. The Commission had no concerns. Regina Korby motioned to approved the Design Review application by Jonathan Marvel for Design Review of a garage addition to an existing accessory structure, to be located at Hailey Townsite, Lots 1-4 of Block 36 (316 East Bullion Street), finding that the project conformed with applicable requirements providing that conditions a-i are met. Owen Scanlon seconded and the motion passed.**

*NB 3 Public Workshop
Consideration of a City of Hailey initiated text amendment to the Hailey Zoning Ordinance No.*

532 by amending Section 5.4 by changing Schools from Permitted uses to Conditional Uses in General Residential (GR), Business (B), and Limited Business (LB) districts and add Schools as Conditional Uses in SCI-O and SCI-I. The amendment also proposes changes to Section 9.4 to amend parking requirements for Institutional Uses and Section 11 to require siting and evaluation standards for consideration of a School as part of a Conditional Use Permit.

7:25:07pm: Micah Austin notified the Commission that there were a few changes to the text amendment that the City attorney, Ned Williamson, would add further detail. Ned Williamson briefed the Commission on the changes to the text amendment. He included information about parking requirement changes and definition of assembly areas. **7:28:21pm:** Micah Austin added that he had reached out to City Planners in Moscow, Idaho and Sandpoint, Idaho and learned that parking restrictions were less restrictive in their jurisdictions. Ned Williamson continued to brief the Commission on draft changes including information about requirements for an engineered traffic study requirements and particular language of said study, charter language, and collector street specifications. Micah Austin added remarks from City of Hailey Chief of Police in regards to landscaping. Discussion continued to include details of text changes, importance of changes, and origin of changes. Mike Chatterton, Blaine County School District, discussed with the Commission the proposed parking ordinance and its validity to current numbers and parking spaces at both the Wood River High School and the Wood River Middle School. He added that the proposed parking ordinance would be difficult to comply with and that current parking spaces were sufficient for existing student populations. **7:49:12pm:** Judy Harrison, Hailey, inquired about private versus public institution details and requirements. Discussion went on to include buffer zones and available lots within City limits that would comply with all the proposed school ordinances. **8:08:01pm:** Community members thanked the Commission for listening and taking their concerns into consideration. **8:10:28pm:** Tony Evans, Idaho Mountain Express, inquired about clarification for parking requirements and current numbers for existing schools. Mike Chatterton added that he would be submitting information and data about parking spaces currently existing for Blaine County Schools. **8:11:37pm: Owen Scanlon moved to continue the public workshop of City of Hailey initiated text amendment to the Hailey Zoning Ordinance No. 532 by amending Section 5.4 by changing Schools from Permitted uses to Conditional Uses to the next planning and zoning meeting to be held on April 14th, 2014. Regina Korby seconded and the motion passed.**

8:13:47pm: Micah Austin briefed the Commission about the request from Ken Sangha to paint his building located at 910 South Main Street. The Commission discussed the process of approval, order of applying for design review, business licensing, and approval of the Commission. Micah Austin and the Commission discussed the options for approval of the request and requested a color sample.

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, April 14, 2014
(no documents)*

Adjourn

8:17:40pm: Regina Korby moved to adjourn. Owen Scanlon seconded and the motion passed.