

**MINUTES OF THE  
HAILEY PLANNING & ZONING COMMISSION  
Monday, May 12<sup>th</sup>, 2014  
Hailey City Hall  
5:30 p.m.**

**Present:** Jay Cone, Janet Fugate, Owen Scanlon, Regina Korby, Dan Smith

**Absent:** None

**Staff:** Micah Austin, Kristine Hilt, Ned Williamson (7:01 p.m.)

***Call to Order***

**5:29:34 PM Chair Cone called the meeting to order.**

***Public Comment for items not on the agenda***

**5:30:17 PM** Tom White, Wood River Fire & Rescue, stood and inquired about the opportunity for installing a shipping container to be primarily used for storage of gear. Tom inquired about the possibility for a design review exemption. Chair Cone responded that the City code was very specific about exemptions. Micah Austin added that he had previously spoken to Tom White and that the situation was dependent on the length of time the shipping container would remain at the location. Discussion continued to include options for gear storage, temporary structure processes and design review exemption vs. full design review. **5:36:39 PM** Chair Cone inquired about the Commission authority to administratively exclude the project based on the applicant's nature of business. Discussion continued to include details about the container, the site plan, and the decision making process. **5:40:14 PM** Chair Cone added that the Commissioners may need more time to investigate and appropriately arrive at a decision for the applicant's request.

***Consent Agenda***

**5:41:22 PM Chair Cone moved to pull CA 4, CA 5, CA 6, and CA 8. Owen Scanlon recused himself from items CA 1, CA 2 and CA 3.**

*CA 1 Motion to approve minutes of April 14<sup>th</sup>, 2014*

**5:46:17 PM Janet Fugate moved to approve the minutes of April 14, 2014. Regina Korby seconded and the motion carried.**

*CA 2 Motion to approve Findings of Fact and Conclusions of Law for 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.*

**5:42:54 PM Regina Korby motioned to approve CA 2. Dan Smith seconded and the motion carried.**

*CA 3 Motion to approve Findings of Fact and Conclusions of Law for a Design Review application by Samuel and Marie Cochran for Design Review of a remodel to an existing principal structure, located at Hailey Townsite, Lots 3-6 of Block 89 (215 5<sup>th</sup> Avenue North), within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts.*

**5:43:28 PM Dan Smith motioned to approve CA 3. Janet Fugate seconded and the motion carried.**

CA 4 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review exemption by Sweetwater, represented by Paul Hopfenbeck, for the addition of porch roofs and window modifications of existing units located within the Limited Business Zone, Woodside Sub #22, Lots 1-52 of Block 83, (2475-2483 Woodside Boulevard, 2451-2459 Woodside Boulevard).*

**5:45:28 PM Regina Korby motioned to approve CA 4. Janet Fugate seconded and the motion carried.**

CA 5 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review exemption by Stephen Roth, represented by Earth & Structure Inc., for conversion of a window to a garage door to an existing structure located within the SCI-I Zone, Sky King Condominiums, Unit A (1999 Electra Lane).*

**5:48:14 PM Owen Scanlon motioned to approve CA 5. Regina Korby seconded and the motion passed.**

CA 6 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review exemption by Chateau Discount Outlet, represented by Ken Sangha, for exterior painting of a structure located within the Limited Business Zone, Friedman Park Subdivision, Block 2, Lot 11A (960 South Main Street).*

**5:53:14 PM** The Commission inquired about the proposed color choice for the structure located at 960 South Main Street. Micah Austin added that the applicant was pursuing a color match for the City of Hailey Welcome Center located at Wertheimer Park. Discussion included how the colors were not similar in color.

**5:56:46 PM Owen Scanlon motioned to request that the applicant more accurately match the surrounding colors of the area. Janet Fugate seconded and the motion carried.**

CA 7 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review exemption by Valley Maintenance, represented by Justin Larsen, for minor improvements to exterior walls of an existing structure located within the Light Industrial Zone, Woodside Subdivision #10, Block 45, Lot 7 (4030 Glenbrook Drive).*

**5:42:09 PM Janet Fugate motioned to approve CA 7. Owen Scanlon seconded and the motion passed.**

CA 8 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review exemption by Hailey Fire Department, represented by Craig Aberbach, for the addition of an exterior 10'x14' shed to be utilized as a training prop located within the General Residential Zone, Hailey Townsite, Block 2, Lots 8-12 (617 South 3<sup>rd</sup> Avenue).*

**5:51:04 PM** Micah Austin briefed the Commission on the structure that was previously built by the Hailey Fire Department. He added that he had recommended Design Review Exemption based on the size of the structure and the location on the lot. He also added that the total square footage was under 200 square feet and that the structure was in compliance with the Hailey Townsite setback requirements. **5:52:33 PM Janet Fugate motioned to approve CA 8. Dan Smith seconded and the motion carried.**

#### ***New Business and Public Hearings***

NB 1 *Consideration of a Zone Change application by Judy Castle, represented by Gary Slette, for an amendment to the City of Hailey Zoning District Map. Proposed changes would rezone the Woodside Subdivision #9, Lots 11-15, Block 41 (3831, 3841, 3851, 3861, and 3871*

*Glenbrook Drive) from Business (B) to Transitional District (TN) thereby allowing single family dwellings on each lot.*

[6:02:06 PM](#) Micah Austin informed the Commission that this application has been pulled due to staff error. It will be presented to the Commission at the next meeting. [6:03:04 PM](#) Chair Cone opened the item for public comment. Tony Evans, Idaho Mountain Express, inquired about the correct zoning for the application. Micah Austin added that the applicant would like to pursue a General Residential Zone Change. Tony Evans inquired about the reason the applicant may be moving forward with the zone change. Discussion continued to include the value of each zone. [6:06:25 PM](#) Chair Cone closed the public comment. Item will be discussed and presented at the next Planning & Zoning Commission Meeting.

*NB 2 Consideration of an application for Preliminary Plat proposal for Sunburst Hills, a Cottage Townhouse Development, to be located at Lot 7-9, Block 62, within Woodside Sub #15 (2541, 2621, 2641 Winterhaven Drive) comprising of 1.78 acres. Current zoning of the property is General Residential. Proposed Preliminary Plat indicates a reconfiguration of existing Lots 7-9 to Lots 1-12, Sunburst Hills Subdivision.*

[6:07:04 PM](#) Micah Austin notified the Commission that the application has been pulled due to a change of developmental plans. [6:07:57 PM](#) Chair Cone opened public comment. None was given and public comment was closed.

*NB 3 Consideration of a Design Review application by Capstone Development LLC, represented by Greg Bloomfield, for Design Review of a new single family residence to be located within the Hailey Townsite, Lot 1A of Block 4 (206 West Croy), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.*

[6:08:34 PM](#) Chair Cone recused himself from NB 3 and NB 4 due to discussion with the applicant. [6:09:09 PM](#) Micah Austin introduced the staff report to the Commission on this application. He included details about the planned development, size of the proposed structure, design, materials, code restrictions, building height, exterior lighting, setbacks, and lot coverage. Micah Austin also added information about proposed sidewalks, architectural design, front wall plane, pedestrian access to the front entrance, and parking requirements. [6:18:30 PM](#) Discussion between the Commission and Micah Austin included information about the project and overall design. [6:20:33 PM](#) Greg Bloomfield introduced the colors and material choices for the project. He added that some of the materials will be reclaimed from existing structures on Lot 2A. Owen Scanlon inquired about the reclaimed materials and the colors of them. Discussion continued to include the color of the garage door, location of the lot within the City of Hailey, and driveway width. [6:30:47 PM](#) Janet Fugate opened public comment. Dennis Mitchell, Walnut Street, voiced concerns about the density of the proposed projects and the impact on privacy in the neighborhood. Tim East, Croy Street, voiced that the applicant should be granted a double lane driveway to avoid parking issues in the neighborhood. Tony Evans, inquired about the color concerns for the project. Janet Fugate added that the sample of the darker wood presented in person vs. the wood color in the photo renderings. Janet closed public comment. Owen Scanlon added that the proposed structure was an attractive design but also added that the wood color was still a concern. Regina Korby inquired about the time frame for development of the remaining vacant lots located near the proposed structures. Discussion between the applicant and the Commission included the need for housing in the close proximity to the downtown core, tight lot size, and traditional lot designs in the Hailey Townsite Overlay. Dan Smith and Owen Scanlon requested that the garage door be painted the same color as the body of the house. [6:41:11 PM](#) Regina Korby added that she disagreed with painting the garage door the same color of the body of the house. Janet Fugate added that she also preferred the proposed colors. Discussion continued to include the definition of the front plane of the structure, [6:48:11 PM](#) **Owen Scanlon motioned to approve the design review application submitted**

by Capstone Development to construct a Single Family Home on Lot 1A, Block 4, Croy Addition, Hailey Townsite 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). Regina Korby seconded and the motion passed.

*NB 4 Consideration of a Design Review application by Capstone Development LLC, represented by Greg Bloomfield, for Design Review of a new single family residence to be located within the Hailey Townsite, Lot 3A of Block 4 (210 West Croy), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.*

[6:49:50 PM](#) Micah Austin introduced the staff report to the Commission and included information about the initial development of the four lots, façade of the proposed structure, setbacks, exterior lighting, and building materials. [6:56:29 PM](#) Greg Bloomfield introduced the project and highlighted material and color choices. Owen Scanlon inquired about the possibility of the residents to appropriately exit the structure and driveway to Croy Street. Discussion continued to include updating the site plan to reflect more driveway asphalt surface area for the residents. Tim East, Croy Street, inquired about downspouts, snow clips, and snow storage. Tim also added that there was no need for sidewalks in the surrounding neighborhood or in front of the planned development. Tony Evans, Idaho Mountain Express, added that density development was a previous priority to City Planners in past years and encouraged Micah to add to the discussion of density vs. annexation. Janet Fugate closed the public comment. [7:05:46 PM](#) **Owen Scanlon motioned to approve the design review application submitted by Capstone Development to construct a Single Family Home on Lot 3A, Block 4, Croy Addition, Hailey Townsite 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 (j), j being the additional asphalt requirements to be met. Regina Korby seconded and the motion carried.**

*NB 5 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.*

[7:07:36 PM](#) Ned Williamson introduced the proposed ordinance changes. He briefed the Commissioners on proposed changes to onsite parking, offsite parking, assembly parking requirements, parking credits on City Right of Ways, and high school assembly area definitions vs. other school assembly definitions and parking requirements for each. Discussion continued to include a chart that was formulated based on current enrollment numbers for Blaine County School District Schools. Micah Austin added information about the goals of the specific proposed parking requirements. Discussion between the Commission, Micah Austin, and Ned Williamson continued to include specific parking chart numbers, formulations and requirements for each school in the community, and growth projections and requirements. [7:22:29 PM](#) Chair Cone opened up the topic for public comment. Greg Bloomfield, Bellevue, inquired about the parking requirements for the Community Campus in Hailey. He added that private schools and colleges should be included in the parking graphs. Micah Austin added the imminent concern included parking requirements for grades K-12 not colleges. [7:26:51 PM](#) Mike Chatterton, Blaine County School District, commended the Commission's hard work on working with the School District in regards to parking requirements. [7:28:00](#)

[PM](#) Chair Cone closed the public comment. [7:29:52 PM](#) Regina Korby motioned to recommend to the City Council the proposed amendments to the Hailey Zoning Ordinance No. 532 by amending Section 5.4, Section 9.4, and Section 11 to require siting and evaluation standards for consideration of a School as part of a Conditional Use Permit. 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*

[7:32:07 PM](#) Micah Austin briefed the Commissioners on the upcoming Design Review onsite meeting for the Friedman Memorial Airport to be held on May 27<sup>th</sup> at 3:30 pm.

SR 2 *Discussion of the next Planning and Zoning meeting: Monday, June 9, 2014*

[7:33:22 PM](#) Micah Austin notified the Commissioners about an upcoming Design Review project for a residential addition in the Old Town Hailey Townsite.

*Adjourn*

[7:38:50 PM](#) Janet Fugate moved to adjourn. Dan Smith seconded and the motion carried.