

**AGENDA**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, July 8, 2013**  
**Hailey City Hall**  
**6:30 p.m.**

**Present:** Janet Fugate, Geoffrey Moore, Jay Cone, Owen Scanlon, Regina Korby  
**Staff:** Micah Austin, Ned Williamson, Jim Lynch, Kristine Hilt

**Call to Order**

[6:29:41 PM](#) Chair Moore called the meeting to order.

**Public Comment** for items not on the agenda  
None.

**Consent Agenda**

*CA 1 Motion to approve minutes of June 24, 2013 regular meeting and workshop on beekeeping.*

[6:31:41 PM](#) Janet Fugate moved to pull all items. Owen Scanlon moved to pull 2<sup>nd</sup> CA item.  
Owen Scanlon motioned to approve CA items 1 and 3. Motion passed unanimously.

*CA 2 Motion to approve Findings of Fact and Conclusions of Law for a Design Review application submitted 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 General Residential (GR) and Townsite Overlay (TO) Zoning Districts.*

[6:32:00 PM](#) Owen Scanlon added concern of an extra stair and questioned the plans submitted. Brian Yaeger of Galena Engineering clarified on behalf of Brant Tanner. Explanation include issue of driveway slope and stairs. Owen Scanlon publically acknowledged Brant Tanner on effort for fulfilling previous commission requirements. One stairway over the other is requested for approval. [6:34:33 PM](#) Jay Cone moved to approve the Findings of Fact for Lot 12A. Owen Scanlon seconded and the motion passed unanimously.

*CA 3 Motion to approve Findings of Fact and Conclusions of Law for a Design Review exemption application submitted by Sturtos Hailey, represented by Jeff Davis, for new paint colors for the exterior of the building located on Lots 9 and 10, Block 44, Hailey Townsite (1 West Carbonate)*

[6:31:41 PM](#) Janet Fugate moved to pull all items. Owen Scanlon moved to pull 2<sup>nd</sup> CA item.  
Owen Scanlon motioned to approve CA items 1 and 3. Motion passed unanimously.

**New Business**

*NB 1 Public hearing and consideration of a Design Review application by The Cottages of Sun Valley, represented by Jason Tomlinson and Suzanne Asay, for the construction of a Residential Care Facility, providing assisted and independent living services, located*

*on Lot 2, Block 1 of Northridge Subdivision #8 (northeast corner of McKercher/Hwy75 intersection), within the Limited Residential 1 (LR-1) District.*

[6:36:15 PM](#) Micah Austin summarized the application, facility infrastructures and purposes including parking, landscaping, sidewalks, and materials. Micah Austin then summarized the coinciding staff report and included that changes requested by the city engineer, fire department, street department, and building official were reflected.

[6:42:07 PM](#) Mr. Austin specified that one non-compliant area of the application remained, the front façade. Mr. Austin clarified ordinance specifications and compliance of application of The Cottages while detailing examples of other non-compliant facades including Pioneer Federal Credit Union and the Stinker Station. Building location modification on the site plan was necessary due to egress and parking requirements.

[6:44:41 PM](#) Micah Austin called for questions. Garold Maxfield, owner CEO of the Cottages, Mayflower way, Boise, ID thanked Micah Austin for support and assistance to meeting all ordinances and codes. Garold clarified goals of aesthetics of buildings including above standard practice. Jay Cone asked Garold to clarify on why the buildings were turned in regards to egress.

[6:47:49 PM](#) Garold clarified. Jay Cone then asked Mr. Austin about parking requirements.

[6:50:32 PM](#) Discussion of parking, security, storage, deliveries and sign continued between Garold Maxfield and the commission. Janet Fugate asked Garold Maxfield to elaborate on landscaping including shrubs and trees.

[7:03:56 PM](#) Discussion of fake façade, aesthetics, building elevations and sidewalks continued.

[7:10:18 PM](#) Regina Korby inquired about the sign lighting in a residential area and the hours of operation for the facility.

[7:12:31 PM](#) Micah Austin read the city's light ordinance. Chair Moore then called for public comment: Micah Austin read an email from a concerned resident. Email voiced opinions against the planned facility and residents.

[7:15:55 PM](#) Erin Houston of 141 Cranbrook, voiced that he has other concerns including lighting in parking lot, hours of operations, inadequate parking, lock down facility, patient to care ratio, noise, building times, dust, and propane tank placement.

[7:23:47 PM](#) Chair Moore called for Garold Maxfield to address questions. Garold Maxfield clarified on number of patients, parking spots, delivery times, staff, activities, facility purposes and residents.

[7:29:14 PM](#) Owen Scanlon inquired about lockdown facility and definition. Garold Maxfield clarified on term and related company experience on safety and successful operating. Discussion continued to include resident behavior, correction, options for addition care beyond the Cottage's licensing, and air conditioning sound. Micah Austin clarified on AmeriGas and tank placement including that the Fire Marshal met the architect on site to address issue. Ned Williamson then clarified on use and purpose of Design Review for the commission.

[7:39:20 PM](#) Commission mentioned that the City Council had reviewed and adopted the integration of residential care facilities in Limited Residential Zones.

[7:46:20 PM](#) Chair Moore added that façade issue had not been resolved. Owen Scanlon then added conditions for exterior street facing doors and a condition for adequately screening the air conditioners. Discussion continued on architecture, detail and landscaping. Janet Fugate added concern about the lit entry sign. Micah Austin clarified on the LR-1 light ordinance.

[7:54:02 PM](#) Micah Austin clarified conditions: confirm screening for air compressors and design of exterior doors on south elevations to portray more residential appearance.

[7:57:09 PM](#) Discussion continued on lighting within parking areas and property lighting. Signage lighting was addressed again.

**[8:00:48 PM](#) Janet Fugate moved to approve the design review application for the Cottages of Sun Valley, represented by Garold Maxfield (CEO) and Jason Tomlinson (Architect) for a new Residential Care Facility to be constructed and operated on Lot 2, Block 1 of Northridge 8 (VIII) 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. Regina Korby seconds and the motion passed unanimously.**

*NB 2 Public Hearing and consideration of a Design Review application by Gerald and Lisa Flaherty for the construction of an accessory structure (garage with a garden room), located at Hailey Townsite, Blk 24, Lots 21 & 22 (316 3rd Avenue South), within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts.*

[8:03:12 PM](#) Micah Austin summarized the application and project and outlined the non-compliant area. A drainage plan was later submitted and approved by Tom Hellen, City Engineer. Tom Hellen also requested that no sidewalks are installed on property. Summary included setbacks, lot coverage, drainage plan, architecture, and utilities. Owen Scanlon added concern about the rebuilt portion. Micah Austin clarified the site plan.

[8:12:53 PM](#) Owen Scanlon asked if the garage was currently being utilized. Gerald Flaherty, 316 South 3<sup>rd</sup> Avenue, responded and clarified that neighbor's snow fell into the current driveway. A new driveway would have different orientation to allow functional use. Discussion included current look of existing house and proposed front of new accessory structure.

[8:17:50 PM](#) Regina Korby voiced concern of expansion of non conforming structure. Mr. Austin clarified on requirement and conforming plans. A picture of the existing house was shown and discussion of snow removal, colors and alleyway continued.

[8:25:20 PM](#) Chair Moore calls for public comment. Dave Cropper called for approval from the commission.

**[8:26:11 PM](#) Regina Korby motioned to approve the design review application by Gerald Flaherty for an accessory structure to be located at Lots 21 and 22, Block 24, Hailey Townsite (316 3rd Avenue S.), located with the LR-1 district and within the Townsite Overlay, 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 motion passed unanimously.**

*NB 3 Public Hearing and consideration of an application for Preliminary Plat proposal for Northridge VIII Subdivision to be located at Lot 2, Block 1, within the Limited Residential 1 (LR-1) Zoning District. Proposed name of subdivision is Northridge X Subdivision with a total property area of 4.75 acres spreading across a total of 2 Lots.*

[8:28:49 PM](#) Chair Moore called for recess.

[8:32:21 PM](#) Chair Moore called meeting back to order.

Micah Austin summarized the subdivision and proposed lot including history of lot and purpose of proposed plat.

[8:37:40 PM](#) Ken Bosser, with EHM Engineering from Kimberly, Idaho, discussed drainage plan, easement, history of plat, previous legal description and purpose of cleanup. Commission had no comments.

[8:41:16 PM](#) Chair Moore called for public comment. Dave Cropper encouraged approval.

[8:43:01 PM](#) **Jay Cone motioned to approve the Preliminary Plat for Northridge X Subdivision, submitted by West of First LLC and represented by Tim Vawser, finding that the application meets City Standards. Owen Scanlon seconded and the motion passed unanimously.**

## **Old Business**

### **Commission Reports and Discussion**

### **Staff Reports and Discussion**

[8:44:38 PM](#) Micah Austin clarified on Tanner's submittals and future requirements for all applicants. Micah Austin will strongly recommend a drainage plan with topography. Chair Moore added that going forward he will not conditionally approve projects. Discussion went on to include ordinance requirements, a better outlined checklist, and better prepared applicants. Discussion continued to include architecture involvement, applicant preparation, and commission expectations for future meetings. All commissioners discussed how necessary information would assist in approvals and expedited processes. Lacking information would result in delayed process and approval from the commission.

[8:55:26 PM](#) Discussion continued on future process of meetings and presence of architects and proper representation. Commission stated that applicant should have to speak for their own project. Micah Austin and commission agreed to have applicant introduce their own project starting next meeting.

[9:02:51 PM](#) Micah Austin summarized Mobility Design process for upcoming meeting.

SR 1 Discussion of current building activity and upcoming projects  
(no documents)

SR 2 Discussion of the next Planning and Zoning meeting: Monday, July 22, 2013  
(no documents)

**NOTE: The Planning and Zoning meeting on July 22 will begin at 5:30 pm.  
After that date, all Planning and Zoning meeting will begin at 5:30 pm.**

### **Adjourn**

[9:06:11 PM](#) Owen Scanlon moved to adjourn. Janet Fugate seconded and the motion carried unanimously.