

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Tuesday, November 12, 2013
Hailey City Hall
5:30 p.m.**

Present: Regina Korby, Jay Cone, Owen Scanlon

Staff: Micah Austin, Kristine Hilt

Absent: Geoffrey Moore, Janet Fugate

Call to Order

5:30:56 PM Jay Cone called the meeting to order.

Public Comment for items not on the agenda

None

Consent Agenda

~~CA 1— Motion to approve minutes of October 15, 2013 regular meeting~~

5:31:10 PM Owen Scanlon moved to approve the minutes, Regina Korby seconded and the motion passed.

New Business and Public Hearings

~~NB 1— Public Hearing and consideration of an application for Preliminary Plat of the River Street Station Condominiums, thereby creating five (5) condominiums within an existing building, the River Street Station, located at Lot 1A, Block 66, Hailey Townsite Business Zoning District (B). Proposed name of the condominium subdivision is River Street Station Condominiums, comprising five units: Unit A, Unit B, Unit C, Unit D, and Unit E. In addition to the Preliminary Plat application, public comment is invited for any public infrastructure improvements constructed in connection to this project, pursuant to Title 18 of the Hailey Municipal Code.~~

5:31:47 PM Jay Cone recused himself due to preliminary work on this specific project. Micah Austin summarized the River Street Station Condominium short plat application and notified the Commissioners that the project will have one more hearing with the City Council. Micah Austin then went on to summarize the noticing process, the application materials and the property location and desired development plans. Micah Austin noted that per City Engineer, Tom Hellen, a sidewalk repair may or may not be required and had not been determined at this time. Micah Austin summarized his staff report by noting that the application was for commercial purposes not residential purposes. Micah read public comments received in regards to parking concerns from adjacent property owners. **5:42:00 PM Owen Scanlon** inquired about the intent of the application for parking purposes. Micah Austin clarified that the intent was commercial. Brian Yeagar with Galena Engineering commented that the sidewalk repair would be addressed at the Council level. Andy Andrews, Hailey, commented that the residential approach had considered but the lack of parking stalled plans to move forward with that particular approach. Owen Scanlon inquired if any

previous complaints of parking had been received. Andy Andrews notified the Commission that he had not received parking complaints. [5:46:39 PM](#) Brian Yeager notified the Commission that he had hoped to get relief from repairing the sidewalks based on the applicant's initial requirements to meet Design Review guidelines for infrastructure improvements. Andy Andrews went on to summarize the damage incurred on the sidewalks due to forces out of his control including snow removal. [5:51:17 PM](#) Owen Scanlon inquired about the photographs presented by the applicant of the sidewalks surrounding the property. Discussion went on to include snow removal, dry wells, water retention, and drainage on the premises. [5:55:33 PM](#) Regina Korby inquired about the applicant's desire with the individual condominiums upon completion. Andy Andrews answered that eventually he would like to sell them individually. [5:56:51 PM](#) Owen Scanlon called for public comment. None was given. [5:57:03 PM](#) Micah Austin added that the Urban Renewal District would eventually reconstruct the area's sidewalks and streets based on the budget and revenues. [5:58:55 PM](#) **Regina Korby motioned to approve the application for a Preliminary Plat of the River Street Station Condominiums located at Lot 1A, Block 66, Hailey Townsite Business Zoning District (B). Proposed name of the condominium subdivision is River Street Station Condominiums, comprising of units A-E. Owen Scanlon seconded and the motion passed.**

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

~~SR 1—Discussion of current building activity and upcoming projects~~

[6:02:26 PM](#) Kristine Hilt briefed the Commissioners on new building activity and upcoming projects.

~~SR 2—Discussion of the next Planning and Zoning meeting: Monday, December 9, 2013
(no documents)~~

Adjourn

[6:02:32 PM](#) Owen Scanlon moved to adjourn and Regina Korby seconded and the motion passed.