

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Tuesday, October 13th, 2015
Hailey City Hall
5:30 p.m.**

Present: Dan Smith, Richard Pogue, Janet Fugate, Owen Scanlon
Absent: Regina Korby
Staff: Lisa Horowitz, Kristine Hilt

Call to Order

5:30:21 PM Chair Fugate called the meeting to order.

Public Comment for items not on the agenda

5:30:41 PM Peter Lobb spoke to increased economic activity and Zoning applications and encouraged the Commission to review applications as well as staff. Chair Fugate notified Peter Lobb that Commission involvement was required for Design Review. Peter Lobb noted that public involvement be included in the future application.

No other public comment.

Consent Agenda

CA 1 *Motion to approve minutes of September 28th, 2015*

CA 2 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review application by Leadership Circle, LLC on behalf of 710 N Main, LLC and Lots of Lemon, LLC for a 15,000 square-foot commercial building housing a Specialty Retail Grocer to be located at 700-710 N. Main Street, Hailey (Lot 1, Block 1, North Hailey Business Center, Lots of Lemon Subdivision Lots 1 and 2 and Tax Lot 4451) within the Business (B) Zoning District. The proposal also includes a private road on the south property boundary connecting Main Street to First Avenue.*

5:33:53 PM Chair Fugate recused herself from the consent agenda. Dan Smith pulled CA 2. **Dan Smith moved to approve CA 1. Owen Scanlon seconded and the motion carried.**

Dan Smith inquired about the proposed coloring for the Specialty Retail building. **5:35:47 PM** **Dan Smith moved to approve CA 2. Owen Scanlon seconded and the motion carried.**

New Business and Public Hearings

NB 1 ~~Consideration of a Design Review application from Carl and Kirsten Hjelm for a 746 square foot addition to a single family house and shed located at 212 Second Avenue South (S 10' of Lot 18, Lot 19 and the N 15' of Lot 20, Hailey Townsite Block 26) located in the Transitional (T) and Townsite Overlay (TO) zoning districts.~~

**No Documents. Noticed for next P&Z Commission meeting to be held November 9, 2015.*

NB 2 *Consideration of city initiated text amendment and accompanying ordinance to amend Zoning Ordinance 532 to amend Article 8.2.5, Exempt Signs, to allow flags of any state or nation which are located on properties owned by local government to be no larger than ninety-six (96) square feet and forty-five (45) feet tall. Current regulations allow such flags to be no larger than sixty (60) square feet and forty (40) feet tall.*

5:36:34 PM Lisa Horowitz summarized the staff report and application for the Commission and included details about the proposed Ordinance, placement of the proposed flag at Hailey Ice, and proposed change of height and size of flag.

5:42:25 PM Dan Smith inquired about the motivation for the text amendment. Shaun Kelly, RLB, notified the Commission that the donor was requesting a larger flag for the facility. Discussion between the Commission,

staff, and Shaun Kelly included proposed renderings, height, size, compliance with the Airport regulations, and lighting of the proposed flag. Dan Smith inquired about deadlines.

5:49:06 PM Chair Fugate called for public comment. Peter Lobb commented that he was frustrated about the text amendment noting that an increased size and height of an American Flag was unnecessary. He also commented that Government Agencies should not have different guidelines than other entities in the City of Hailey. Peter Lobb also commented that this was a waste of time and money and that the City already contributed by donating the land to Hailey Ice.

5:52:34 PM Chair Fugate closed public comment.

5:53:37 PM Peter Lobb noted that if the PZ Commission recommended a NO to City Council that a message would be sent to City Council. Peter also noted that the PZ Commission recommendations were at times ignored by City Council and that he appreciated and supported the PZ Commission. Shaun Kelly, applicant representative, commented on the purpose of the flag and the location of the proposed flag. He commented in support of the changes.

5:55:52 PM Chair Fugate closed the public comment again. Owen Scanlon noted that all the approvals should be in place prior to approval. Richard Pogue noted that he was not supportive of the text changes. Chair Fugate noted concern about a set precedent following this decision. Dan Smith noted that he did not support the changes nor isolating the changes to Government Entities.

5:59:57 PM Owen Scanlon moved to recommend a denial for city initiated text amendment and accompanying ordinance to amend Zoning Ordinance 532 to amend Article 8.2.5, Exempt Signs, to allow flags of any state or nation which are located on properties owned by local government to be no larger than ninety-six (96) square feet and forty-five (45) feet tall. Dan Smith seconded and the motion passed unanimously.

6:03:40 PM Chair Fugate commented that the Airport approvals and Hailey Ice deadline were conditions that effect the text amendment. Richard Pogue noted concern about the light on the flag shining towards the light path. Lisa Horowitz noted that Rick Baird would be involved in the approval process.

NB 3 Notice of an amendment to the Hailey Comprehensive Plan, Part Five, Capital Improvement Plan to incorporate new text and description of the 2015 TischlerBise DIF analysis and Report, and to replace Section 1, Development Impact Fees with said report.

**No Documents. Staff recommends that P&Z Commission continue on record for next meeting to be held November 9, 2015.*

6:01:28 PM Richard Pogue moved to continue the amendment to the Hailey Comprehensive Plan, Part Five, Capital Improvement Plan to incorporate new text and description of the 2015 TischlerBise DIF analysis and Report, and to replace Section 1, Development Impact Fees with said report. Dan Smith seconded and the motion carried.

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.
(no documents)

SR 2 Discussion of the next Planning and Zoning meeting: Monday, November 9th, 2015.
(no documents)

Adjourn

6:07:45 PM Owen Scanlon moved to adjourn Richard Pogue seconded and the motion carried.