

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Tuesday, August 14, 2012
Hailey City Hall
6:30 p.m.**

Present: Michael Pogue, Jay Cone, Geoffrey Moore, Janet Fugate, Owen Scanlon
Staff Present: Micah Austin, Bart Bingham, Mariel Platt

Call to Order

[6:30:11 PM](#) Chair Geoffrey Moore called the meeting to order.

Public Comment for items not on the agenda

[6:30:42 PM](#) None.

Consent Agenda

Tab 1 Motion to approve minutes of July 9, 2012 P&Z Meeting

Tab 2 Motion to approve the Design Review Exemption request from Geoff Moore of 406 4th Ave. S., Hailey, for installation of new windows on his personal residence (Hailey Townsite Lots 15, 16 + N1/2 of 17 of Block 15)

[6:30:59 PM](#) Chair Moore pulled Tab 2 from the Consent Agenda in order to recuse himself. He further noted [6:32:19 PM](#) that the correct address is 406 1st Avenue South, not 4th as indicated. Mr. Moore recused himself, and Janet Fugate continued for Mr. Moore in her role as Vice Chair. **Owen Scanlon moved to approve Tab 2. Michael Pogue seconded. The motion passed unanimously with Geoffrey Moore abstaining.**

Tab 3 Motion to approve the Design Review Exemption request from the City of Hailey for installation of awnings on City Hall, located at 115 Main St. S (Hailey Townsite Lots 7, 8, 9, 10 of Blk 32)

[6:34:09 PM](#) Micah Austin asked for the Commission's thoughts on color options. Because this tab was approved earlier as part of the Consent Agenda, this discussion was moved to Staff Reports and Discussion later in this meeting.

Tab 4 Motion to approve the Design Review Exemption request from Dennis Keierleber of 119 4th Ave. So, Hailey, for installation of a new deck at his personal residence (Hailey Townsite Lots 8, 9 + N1/2 of 10, Block 36)

Tab 5 Motion to approve the Design Review Exemption request from Lucas Snell of Luke's Pharmacy for addition of a parking cover to his business located at 101 S. Main, Hailey (Hailey Townsite Lot 1A of Block 32)

[6:31:12 PM](#) Owen Scanlon pulled Tab 5 from the Consent Agenda in order to recuse himself. [6:33:20 PM](#) **Michael Pogue moved to approve Tab 5. Janet Fugate seconded. The motion passed unanimously with Mr. Scanlon abstaining.**

Tab 6 Motion to approve the Design Review Exemption request from Russel D. Mikel of Wood River Chapel, for exterior modifications and additions to his business located at 403 N. Main Street, Hailey (Hailey Townsite Lots 8, 9, 10 of Block 56)

[6:31:25 PM](#) Chair Moore pulled this tab from the Consent Agenda for further discussion. Jay Cone recused himself. [6:33:45 PM](#) Chair Moore asked the reason this request was still pending given that there was an earlier request from this applicant before the Commission. [6:36:59 PM](#) Commission and staff discussed whether one application would eclipse the other, the reasons for two pending applications (including cost concerns for the applicant), and understanding of the applicant's intent. Architect Marc Corney, Red Canoe Design, spoke for the applicant, [6:40:57 PM](#) explaining they chose to add a breezeway as a possible cost cutting measure, but noted that they may come back later with their original request should funding fall into place. Further discussion included clarification of the footprints, whether the correct process would necessitate withdrawal of the first application if the second application is approved, or whether that might be included as a condition of approval. Mr. Corney pointed out the applicant may achieve the price needed to move forward on the first application and hoped both might remain open. Micah Austin noted the unusual nature of this application and process, and inquired whether this approvals of this nature are recommendations or binding agreements. Mr. Scanlon encouraged allowing the applicant the option of moving forward with the best price they could manage. [6:47:50 PM](#) **Owen Scanlon moved to approve Tab 6. Michael Pogue seconded. The motion carried unanimously, with Mr. Cone abstaining.** [6:31:50 PM](#) **Michael Pogue moved to approve Tabs 1, 3, and 4. Owen Scanlon seconded. The motion carried unanimously.**

New Business

Tab 7 Approve the Findings of Fact and Conclusions of Law for the Design Review application from Michael Kraynick to relocate/develop a residence, garage, and shop on Hailey Townsite Lots 9A, 12A of Block 61.

[6:48:43 PM](#) Bart Bingham provided an overview and noted that the conditions requested by the Commission have been met. He then excused himself to retrieve the full file at the Commission's request. [6:50:16 PM](#) Micah Austin then asked for further discussion on whether design review is simply a suggestion to the applicant, or if it is binding. Commission discussion followed. [7:02:37 PM](#) Bart returned to the meeting and brought Tab 7 back to the discussion. He noted the materials samples that were provided by the applicant. Discussion included whether all elements on tonight's drawings were included in the original presentation, whether or not the materials samples were complete, and whether trees on the planting list were drought tolerant. Micah Austin reminded that the question before the Commission was only approval or denial of the Findings of Facts. Commission consensus was to get more documentation on the project's trees to determine drought tolerance. [7:12:03 PM](#) Bart Bingham noted the Commission's concerns regarding the color of the siding on the building known as Eva's, the tree list, and the possibility of the addition of a shed. Discussion included the fact that the applicant has a building permit currently, Ned Williamson's guidance to the building department and cautions to the applicant. [7:18:16 PM](#) The Commission expressed discomfort in way this application came to them, and questions about procedure were addressed. [7:20:00 PM](#) Mr. Austin noted it was possible to conditionally approve the findings. Further discussion ensued regarding the unfinished materials samples provided [7:38:29 PM](#) and the consensus that Mr. Williamson should be consulted.

[7:50:11 PM](#) **Michael Pogue moved to continue the matter to the next scheduled meeting on August 27, 2012, and to review whether conditions on materials and trees have been fully met. Jay Cone seconded. Further discussion resulted in a request for the applicant to provide tree species information to determine drought tolerance. The motion then carried unanimously. [7:52:30 PM](#)**

Old Business

[7:55:13 PM](#) None.

Commission Reports and Discussion

[7:55:22 PM](#) Chair Moore inquired if the goals and policies of the Commission should be readdressed, noting earlier discussions regarding this and possible site tours before snowfall. He encouraged all commissioners to bring a list of past project they would like to include on the tour.

Staff Reports and Discussion

1. Discussion of revising the Zoning Ordinance to incorporate a district use matrix
2. Discussion of the Design Review process
3. Discussion of sign ordinance and code enforcement issues
4. Discussion of current building activity
5. Discussion of the next Planning and Zoning meeting: September

[7:57:59 PM](#) Micah Austin noted the work done on item 1 (above) by himself, Mariel Platt and Ned Williamson, saying that the original document has been edited and is now referred to as the Hailey Mobility Plan. Discussion included standards and the Complete Streets ordinance.

[8:06:47 PM](#) The Commission concluded to further review this matter at the August 27 meeting.

[8:09:10 PM](#) Mr. Austin explained item 2 (above) by saying the original process was set up for a much larger staff than is now in place. Jay Cone noted his own confusion as to requirements, and encouraged a better process. Consensus was reached for Mr. Austin to present a proposal to this end at the next meeting.

[8:17:06 PM](#) Regarding district uses and zone chart ideas, Mr. Austin provided a PDF for the Commission, suggesting their review to reduce paperwork and confusion.

[8:19:08 PM](#) Mr. Austin explained sharrows for road lanes shared by cyclists and vehicles. He noted that public hearings, P & Z and City Council meetings would be required for these changes and asked for the Commission's feedback. Commissioners encouraged public education in conjunction with any changes.

[8:25:32 PM](#) Mr. Austin noted some confusion about the dates of the Commission's September meetings. Consensus was reached to hold the first September meeting on the 10th, back-to-back with the City Council's meeting that day. Discussion included the new packet format to reduce paper usage. [8:35:05 PM](#)

Adjourn

[8:35:43 PM](#) Michael Pogue moved to adjourn. Owen Scanlon seconded. The motion carried unanimously.

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Adjourn