

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Monday, September 10, 2012
Hailey City Hall
6:30 p.m.**

Present: Jay Cone, Geoff Moore, Janet Fugate, Owen Scanlon

Absent: Michael Pogue

Staff: Micah Austin, Bart Bingham, Ned Williamson

Call to Order

[6:32:04 PM](#) Chair Moore called the meeting to order.

Public Comment for items not on the agenda

[6:32:36 PM](#) None.

Consent Agenda

CA 1 Motion to approve minutes of August 27, 2012 P&Z Meeting

CA 2 Motion to approve the Design Review Exemption request from Blaine County Senior Center to exempt from design review three exterior features proposed to be modified at the Senior Center Facility located at Hailey Townsite, Lots 11 & 12, in Blk 126 (721 S. 3rd Ave).

[6:32:53 PM](#) Jay Cone pulled CA 2. **Janet Fugate moved to approve the Consent Agenda minus CA 2. Owen Scanlon seconded, and the motion passed unanimously.**

[6:33:30 PM](#) Jay Cone asked for clarification on the Senior Center photos provided. He believed work may have already been started as one photo showed a window already installed. Bart Bingham explained the new and existing windows in the photos. Architect Jolyon Sawrey, representing the Senior Center, further explained that he created some of the images using Photoshop so that the Commission could see clearly how the finished project would look. Mr. Sawrey noted that a previous application was already approved for the windows as shown, and that the Senior Center had finally received grant funds to move forward now.

[6:37:15 PM](#) **Owen Scanlon moved to approve CA 2. Janet Fugate seconded, and the motion carried unanimously.**

New Business

NB 1 Motion to approve an application by Verizon Wireless LLC, dba Verizon Wireless, for modification of a Wireless Permit for an existing monopole tower, located at Warehouse West Condominiums in Friedman Park Subdivision (1141 Airport Way), within the Light Industrial (LI) zoning district. The modification is to remove two (2) existing 4 foot panel antennas from the existing onsite 101' tower and add two (2) new 6-foot panel antennas to be added approximately at the same 95' level on the tower as the antennas proposed to be removed.

[6:37:42 PM](#) Bart Bingham provided an overview and photographs. At Mr. Bingham's suggestion, no representatives from Verizon were present.

[6:41:42 PM](#) Chair Moore opened the meeting to public comment. None was offered.

[6:41:54 PM](#) **Janet Fugate moved to approve NB 1. Jay Cone seconded.** Discussion included whether this change might bring 4G to the valley. **In a call for the question, the motion carried unanimously.**

Old Business

OB 1 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.

[6:43:03 PM](#) Chair Moore inquired whether all Commissioners had seen the samples provided by the applicant. Bart Bingham retrieved the samples for additional viewing and discussion. Jay Cone inquired whether there was an architect or an engineer on this project. Mr. Bingham assured an architect had been to the site to inspect footings. Discussion included the recent stop-work order issued, and the applicants' responsive provision of samples and information. Micah Austin noted that the applicant now complied with the conditions and standards as required by the Commission. [6:49:26 PM](#) Ned Williamson advised that approval of the findings of fact is therefore now appropriate, adding that any building issues are separate from the findings. Jay Cone asked for confirmation that the City had been provided with all information and samples necessary for approval. Mr. Austin assured the City was satisfied.

[6:50:40 PM](#) **Owen Scanlon moved to approve the Findings of Fact and Conclusions of Law for the Kraynick application. Jay Cone seconded, and the motion carried unopposed.**

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of sign ordinance revision addressing Temporary Signs

SR 2 Discussion of current building activity

SR 3 Discussion of the next Planning and Zoning meeting: September

[6:51:18 PM](#) Bart Bingham asked if tonight's agenda could be amended to allow consideration of a small construction project on the back porch of the courthouse as requested by Thomas Phillips of McKinstry Construction. Consensus was reached that this matter should come back to the Commission as a design review exemption request at the next regular meeting since no application materials had yet been submitted. Micah Austin asked for clarification regarding the scope and scale of this project. Ned Williamson and Mr. Bingham explained. [6:55:37 PM](#)

[6:55:55 PM](#) Micah Austin provided an overview on this sign ordinance draft reminding that this was a coordinated group effort with business owners, and that their response was favorable. Chair Moore inquired if this matter would come back to P&Z before moving on to the City Council. Mr. Austin assured it would and that a public hearing would be required. Commission consensus was favorable with strong support for the cooperative approach in finding a good solution.

[7:02:55 PM](#) Mr. Austin noted that building activity is currently up and optimistic.

[7:04:15 PM](#) Janet Fugate advised she will be out of town on October 8, and asked if that is actually a city holiday in honor of Columbus Day. Consensus was reached to meet on Tuesday, October 9, 2012. Ms. Fugate does not expect to be back in town on that date.

Adjourn

[7:07:23 PM](#) **Jay Cone moved to adjourn. Owen Scanlon seconded, and the motion carried unanimously.**