

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Monday, November 12, 2012
Hailey City Hall
6:30 p.m.**

Present: Janet Fugate, Owen Scanlon, Jay Cone

Absent: Geoffrey Moore

Staff: Micah Austin, Bart Bingham

Call to Order

[6:47:13 PM](#) Vice-Chair Janet Fugate called the meeting to order.

Public Comment for items not on the agenda

[6:47:32 PM](#) None offered.

Consent Agenda

CA 1 Motion to approve minutes of October 9, 2012 P&Z Meeting

~~*CA 2 Motion to approve the design review exemption request from Platt Electric for installation of awnings and a new window on the Platt Electric store, located at 3980 Woodside Blvd. (Woodside Sub #10, Lots 8 & 9, Blk 45), within the Light Industrial Zoning District.*~~

[6:47:46 PM](#) Owen Scanlon pulled CA 2. Janet Fugate abstained from CA 1 since she was not present for that meeting.

[6:48:10 PM](#) **Owen Scanlon moved to approve CA 1. Jay Cone seconded, and the motion passed unanimously with Ms. Fugate abstaining.**

[6:48:31 PM](#) Mr. Scanlon questioned the exterior siding on the project and the awning color as shown on the illustration. Bart Bingham explained the request was for a new awning only. Mr. Scanlon expressed hope the applicant would consider color in the exterior rather than simply white as shown, and Mr. Bingham offered to pass that along to Platt Electric.

[6:50:06 PM](#) **Owen Scanlon moved to approve CA 2 with the condition of changing the awning color from white to blue or a color harmonious with trim on the building. Jay Cone seconded, and the motion carried unanimously.**

New Business

NB 1 Motion to approve Findings of Fact, Conclusions of Law and Decision – approval of design review for an alteration to the rear entryway area and structure of Blaine County Courthouse, located at Hailey, Blk 27, Lots 13-22 (206 S. 1st Ave.), within the Business and Townsite Overlay Zoning Districts.

[6:50:54 PM](#) Bart provided background and overview. Commission discussion included historical standards, utility screening, and specific conditions for approval.

[6:55:12 PM](#) **Owen Scanlon moved to approve NB 1 with the conditions shown in Commission packets. Jay Cone seconded, and the motion passed unanimously.**

NB 2 Motion to approve Findings of Fact, Conclusions of Law and Decision – approval of a Conditional Use Permit for a physical fitness facility, to be located at Hailey Business Park, Blk

1, Lots 10 & AM 11A (810 S. Main, situated in designated space at the middle of Unit C), within the Technological Industry Zoning District.

[6:55:51 PM](#) Bart provided background and overview.

[6:57:18 PM](#) **Owen Scanlon moved to approve NB 2 with the conditions shown in Commission packets. Jay Cone seconded, and the motion carried unanimously.**

NB 3 Public Hearing and Consideration of an application by Michael Kraynick and Nancy Linscott (Inezita Holdings LLC) for Design Review of an addition to a residence located at present Hailey Townsite, Blk 61, Lots 9A & 12A (317 E. Spruce St. and immediate lot to the north), within the Limited Residential 1 and Townsite Overlay Zoning Districts.

[6:58:02 PM](#) Bart Bingham provided an overview of the project and this most recent application. Photos were provided by the applicants who were also present to provide further details.

[7:08:21 PM](#) Vice Chair Fugate opened the meeting to the applicants for comments. Mr. Kraynick addressed the applications and Commission concerns.

[7:11:07 PM](#) Vice Chair Fugate then opened the matter to public comment. KristiAnn Beck, 525 N. 4th Avenue, asked if the foundation had been approved for this project; was the porch or foundation on the original application; and what were the height requirements? As the neighboring property owner, she further voiced her frustration with the way in which the project has progressed and the applicant's "disregard for neighbors."

[7:15:38 PM](#) With no further comment offered, the meeting was closed to public comment. Micah Austin addressed the matter of foundation and height requirements, and Bart Bingham noted that the height requirement has been met. Ms. Fugate asked staff to explain to Ms. Beck how she might get full information at City Hall in answer to her questions and concerns. Mr. Austin and Mr. Bingham both offered their assistance to Ms. Beck. Mr. Austin noted the applicant has met the zoning code and the building code. Ms. Beck continued to express frustration, and Ms. Fugate explained that the issue at this meeting is an amendment to what has already been approved.

[7:21:52 PM](#) Commission discussion included on the project's satisfaction of requirements. Jay Cone opined that the addition benefited the visual of this project. Janet Fugate asked for clarification on setbacks. Mr. Bingham advised that setbacks are satisfied.

[7:25:15 PM](#) Ms. Fugate offered an opportunity for the applicant to comment further. No comment was offered.

[7:25:36 PM](#) **Jay Cone moved to approve the design review application in NB 2, provided conditions A-I are met. Owen Scanlon seconded, and the motion carried unanimously.**

Old Business

None.

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity.

[7:27:39 PM](#) Bart Bingham provided the update.

SR 2 Building Code update pertaining to window's exemption.

[7:29:10 PM](#) Mr. Bingham continued on the window exemption. Micah Austin explained changes in code and fees.

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SR 3 Discussion of the next Planning and Zoning meeting: December 10, 2012.

[7:34:42 PM](#) Micah Austin informed that a CUP will be on this agenda for the Rick Davis subdivision. He noted that he has been working with this applicant and a CUP will be necessary to make a building work on this particular lot.

Janet Fugate noted she was sorry to hear of Mike Pogue's resignation from the Commission. Micah Austin added that he has offered some suggestions for this position to the Mayor.

Adjourn

[7:50:31 PM](#) OS moved to adjourn. Jay Cone seconded, and the motion carried unanimously.