

**MINUTES OF THE MEETING OF THE
HAILEY PLANNING & ZONING COMMISSION**

Monday, April 8, 2013

Hailey City Hall

6:30 p.m.

Present: Regina Korby, Jay Cone, Geoffrey Moore, Janet Fugate, Owen Scanlon

Staff: Micah Austin, Bart Bingham

Call to Order

[6:30:47 PM](#) Chair Moore called the meeting to order.

[6:32:20 PM](#) Janet Fugate moved to amend the agenda to move NB 8 to the Consent Agenda, and to add the swearing in of new and re-appointed Commissioners. Owen Scanlon seconded, and the motion carried unanimously.

[6:33:15 PM](#) Bart Bingham welcomed Regina Korby as a new Commissioner and Owen Scanlon as a returning Commissioner for his third term. Mr. Bingham conducted the swearing in of Ms. Korby and Mr. Scanlon, using the prescribed language included below:

I, , do solemnly swear (or affirm) that I will support the Constitution of the United States, and the Constitution and laws of the State of Idaho, that I will faithfully discharge all the duties of the Office of the Hailey Planning and Zoning Commission, according to the best of my abilities.

Public Comment for items not on the agenda

[6:35:17 PM](#) None.

Consent Agenda

CA 1 Motion to approve minutes of March 11, 2013 Regular Meeting

[6:36:15 PM](#) Janet Fugate pulled CA 1 to abstain due to her absence. Discussion included the reasons for moving NB 8 to the Consent Agenda, removal of the reference to Wood River Chapel in the previous minutes at the 6:55 timestamp, and whether an AT&T representative was present at this meeting. Micah Austin explained that Nadine Bostwick of Powder River Development and AT&T was available by phone. [6:39:09 PM](#) Via speaker phone, Ms. Bostwick clarified that existing equipment would be removed and replaced with upgraded antennae within the same footprint even though it will be 4' taller. She further noted that AT&T's lease was reviewed and approved by property owners.

[6:44:02 PM](#) Owen Scanlon moved to approve CA 1. Jay Cone seconded, and the motion passed unanimously.

CA 2 *Public Hearing and consideration of an application by AT&T (Powder River Development Services, LLC) for a Wireless Permit for the installation and operation of roof top equipment, including antennas and associated equipment cabinets for AT&T's Wireless telecommunications network. The equipment would be located at Pine Street Station Condos (400 S. Main St.) within the Business (B) and Townsite Overlay (TO) Zoning Districts.*

[6:44:37 PM](#) **Jay Cone moved to approve NB 8 (now CA 2) to approve the Findings of Fact, Conclusions of Law and Decision for AT&T precisely as presented to the Commission including all conditions. Owen Scanlon seconded, and the motion carried unanimously.**

New Business

NB 1 *Motion to approve Findings of Fact, Conclusions of Law and Decision – approval of an application by Maren Properties (Jared and Maren Hill) for Design Review of alterations to the exterior of an existing two floor building with a basement (Wood River Dental) and substantial remodel to the building's main floor. The building is located at Hailey Townsite, Blk 65, Lots S ½ of 9 and all of 10 (503 N. Main).*

[6:45:34 PM](#) Owen Scanlon recused himself as he is the architect on this project. Jay Cone inquired about any pending conditions; Bart Bingham assured there were none. **Jay Cone moved to approve the Findings of Fact, Conclusions of Law and Decision for the Maren Properties Wood River Dental project precisely as presented to the Commission including all conditions. Geoffrey Moore seconded, and the motion passed unanimously.**

NB 2 *Public Hearing and consideration of an amendment to Section 8.2 of the Zoning Ordinance which addresses signs and sign regulations. The proposed amendment revises the definition of an Animated Sign, adds a definition for Electronic Message Display (EMD) Sign, and defines the standards and regulations for Electronic Message Display and Animated Signs. (Continued from 3-11-2013)*

[6:47:16 PM](#) Micah Austin provided background and an update to the Commission's directives on this matter from the previous meeting. These directives addressed limiting hours of operation of these signs, sign size, and the number of messages per 24 hour period. Discussion included the size of monument signs, whether these must comply with design review, no flashing mechanisms allowed, light intensity and movement, the intent that these signs are for public information and education uses only (no commercial uses), whether translation could be accommodated given the one message per 24 hour period restriction, input from prospective sign users, how the City might use these for City business, how to define commercial/governmental use as it may relate to BCRD, the Aquatic Center, Hailey Ice, etc. Discussion continued on methods for qualifying users, and possible unforeseen uses.

[7:04:01 PM](#) Chair Moore opened the matter to public comment.

[7:04:08 PM](#) Tony Evans, Idaho Mountain Express, asked to affirm that the request for these signs first came from Wood River Middle School. He then asked if there are any other places in the City where the City can place a sign (other than Werthheimer Park), and what might the City's messages be. Micah Austin responded that there is no way to foresee exactly what will be on the sign, and explained possible other locations.

[7:08:55 PM](#) Peter Lobb, 4th and Carbonate, opined "this is a bad idea made palatable, but I still think it's a bad idea." He encouraged the Commission to deny the request.

[7:12:07 PM](#) Bob Barrow, Boise resident and Hailey property owner, asked why government entities would be allowed these signs if other entities were not allowed. He further questions the

one message per 24-hour period, noting that would not work well in a school district with a large number of Spanish-speaking students and parents.

Tony Evans, Idaho Mountain Express and Hailey resident, noted that “small changes can lead to unexpected outcomes.” He further encouraged caution in considering this matter.

[7:16:56 PM](#) With no further comment offered, Chair Moore closed the matter to public input.

Commission discussion included whether this matter has been given adequate thorough consideration, how challenges might affect it in the future, possible impact on City staff, reasoning for allowing signs for the schools and how that compares to allowing them for the City, and considerations for monitoring the content and use.

[7:20:06 PM](#) **Jay Cone moved to continue NB 2 to the April 22, 2013 meeting for more discussion.** Commission discussion included the request for Ned Williamson’s advise regarding possible litigation, sign uses, and the City’s vision for utilizing such a sign. **Regina Korby seconded Mr. Cone’s motion; and it carried unanimously.**

NB 3 Public Hearing and consideration of an annexation request from the Blaine County School District to annex Parcel 4 of a Replat of Maurer Subdivision (Inst.510590), comprising a total of .62 acres, into Hailey City Limits for the purpose of expanding the Wood River Middle School.

[7:26:23 PM](#) Micah Austin provided a summary of the application, and further explanations of size, location, set-backs, impacts and compliance with the Comprehensive Plan.

[7:32:51 PM](#) Jolyon Sawrey, Vital Ink Architecture on behalf of BCSD, provided detailed information on the fire lane and access, emphasizing that this part of the project was focused on the annexation request.

[7:35:49 PM](#) John Gaeddart, BCSD, gave a detailed explanation of the site map, and some history of the property including the school’s current needs. Mike Chatterton of BCSD was also present.

[7:39:33 PM](#) Commission discussion included clarification of property lines as they relate to topography, whether the Mauer Subdivision would have to re-plot if this annexation gets approval, and height restrictions.

[7:45:26 PM](#) Chair Moore opened the matter to public comment. None was offered.

[7:45:46 PM](#) Discussion included the agreement of the neighborhood with the school’s request. Commission consensus was favorable with emphasis on ensuring the 25 foot height limit remains in plat notes.

[7:47:59 PM](#) **Janet Fugate moved to recommend to the City Council the annexation request of Blaine County School District precisely as it was presented to the Commission with all conditions included. Owen Scanlon seconded.** Geoffrey Moore emphasized that the underlying zoning of the area must remain GR. **A call for the question passed the motion unanimously.** John Gaeddart, BCSD, advised that the project timing would benefit by the Commission’s allowance for Staff to begin public notice prior to final signing of documents. Micah Austin assured Commissioners he was comfortable with this. Jay Cone asked for approval from Ned Williamson before proceeding.

NB 4 Public Hearing and consideration of an application by Strada Capital Inc. for Design Review of an alteration to the exterior of an existing residence by altering the roof over front entry from a shed roof to a gabled roof type and an existing installed window to a garage door and vehicle entry area. The residence being located at Hailey Townsite, Blk 24, Lots 4 & 5 (305 S. 4th Ave.) is within the Townsite Overlay (TO) and General Residential (GR) Zoning Districts.

[7:52:01 PM](#) Bart Bingham explained that this application was made by Bob Barrow, owner, and project architect Tom Dabney. Mr. Bingham provided an overview of the proposal and materials samples. Tom Dabney spoke on behalf of applicant, and noted the basic elements of the proposal. [7:57:23 PM](#) Discussion included praise and appreciation for the remodel and the quality of the application. Mr. Barrow explained the samples and color choices.

[7:59:30 PM](#) Commission consensus was favorable; some discussion ensued on snow shed concerns at the garage roof near the entry area. Snow clips may be considered there.

[8:03:41 PM](#) Chair Moore opened the matter to public comment. Peter Lobb, 4th and Carbonate, endorsed the application noting “this is great for the neighborhood, a great idea.”

[8:04:31 PM](#) With no further comment offered, the meeting was brought back to the Commission.

[8:05:41 PM](#) **Jay Cone moved to approve the design review application made by Strada Capital, Inc. precisely as it was presented to the Commission with all conditions included. Janet Fugate seconded, and the motion carried unanimously.**

NB 5 Public Hearing and consideration of an application by Craig Johnson for Design Review of a new single family residence (Curran Residence) proposed to be built at Hailey Townsite, Blk 47, Am Lot 9A (205 N. 3rd Ave.), which is within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

[8:07:19 PM](#) Bart provided background for this application and further explanation of some details including the location of the sidewalk. The Commission asked for clarification of the elevation at the sidewalk location. Discussion included whether retaining walls were necessary for grade changes, materials samples, concerns about elevations, concerns about drainage, existing trees, and the difficulty of considering the application without a presentation from the applicant or the architect. Further discussion included parking, [8:25:10 PM](#), snow storage, fencing, overall height, setbacks, wall height, and whether all necessary information was provided for the Commission’s consideration.

[8:35:29 PM](#) Chair Moore opened the matter to public comment. None was offered.

[8:36:06 PM](#) As previously arranged, Micah Austin placed a call to project architect Craig Johnson, but the call went to voice mail.

[8:36:43 PM](#) **Jay Cone moved to continue the application to the April 22, 2013 meeting in order to obtain further information from the architect. Regina Korby seconded, and the motion passed unanimously.**

NB 6 Public Hearing and consideration of an application by Blaine County School District for Design Review of a 4,370 sq. ft. classrooms and hallway addition to the existing Wood River Middle School. The school is located at Northridge Sub No. 4, Blk 1, Lot 2 (900 N. 2nd Ave.) and within the General Residential (GR) Zoning District.

[8:37:51 PM](#) Bart Bingham provided an overview of the application. Jolyon Sawrey, architect for BCSD, addressed details, drawings, plans, and materials samples. Paul Stoops, electrical engineer on the project, was present to explain electrical fixtures and functionality.

[8:56:15 PM](#) Commission discussion included sidewalks compliance, importance of considering the entire site plan, parking concerns, ordinance compliance as it relates to parking, drought tolerance in landscaping, roof drainage, and assembly areas.

[9:03:22 PM](#) Chair Moore opened the matter to public comment. None was offered. Micah Austin noted that the parking ordinance was written to specifically address schools, and he read

the text aloud. [9:05:27 PM](#) Jolyon Sawrey continued with further information at the Commission's request. [9:09:34 PM](#) Discussion included assembly area numbers, roof drainage, and verification methods for application information. Chair Moore clarified points he felt that Staff should address in the Findings of Fact.

[9:18:14 PM](#) **Owen Scanlon moved to approve the design review application precisely as presented by Blaine County School District with all conditions included. Janet Fugate seconded, and the motion unanimously carried.**

[9:19:55 PM](#) Chair Moore called a brief recess.

NB 7 Public Hearing and consideration of a Conditional Use Permit request from Mountain Rides Transportation Authority for operating a South Valley Facility on Woodside Subdivision Plat #10, Lot 38, Block 42 (otherwise known as 4021 Glenbrook Dr.) which is located in the Business (B) Zone.

[9:25:20 PM](#) Micah Austin provided background and explanation of this request, and noted public calls inquiring about this project and applicable zoning. He further noted that signs will be discussed in the future, but he saw no obstacles there. Mr. Austin further addressed parking at the site. Wendy Crosby, Interim Executive Director of Mountain Rides, was present to provide explanations and to answer questions. George Kirk, Mountain Rides, clarified that the application is for a Conditional Use Permit and hoped to address parking concerns, and the future hopes of Mountain Rides. He explained ways in which any impact from idling busses would be mitigated by this location's capacity for indoor bus warm-ups. He described this location as "about as perfect a site as we could find in this valley."

[9:41:49 PM](#) Commission discussion included whether ventilation during bus warm ups would be necessary, this appropriate use in Light Industrial (LI), and possible future use of the second story of the existing building. Wendy Crosby noted that Mountain Rides is looking at this location as "a very long-term home." Discussion continued on prospective jobs provided by this facility, how the facility work in the present and in the future, fuel and used oil storage concerns, the likely number of busses based out of this facility now and in the future, and exterior lighting.

[9:57:21 PM](#) Chair Moore opened the matter to public comment. None was offered.

[9:58:49 PM](#) **Janet Fugate moved to approve the CUP request from Mountain Rides precisely as presented to the Commission with all conditions included. Regina Korby seconded, and the motion passed unanimously.**

Old Business

OB 1 Discussion of a revision to the Zoning Ordinance by summarizing uses and districts into a District Use Matrix.

[10:01:34 PM](#) Micah Austin noted the version before the Commission was final unless Ned Williamson elected to make minor changes. Mr. Austin pointed out one addition in the commercial section, under the heading of residential care facility. He noted this matrix is "an exact interpretation of what's in the Ordinance," and asked Commissioners to review before it comes for public hearing at the April 22, 2013 meeting.

[10:11:26 PM](#) Micah Austin advised the Commission that the new black binders on their desk contained the "Commissioners' Tool Box" for their reference.

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of Goals and Priorities for the Hailey Planning and Zoning Commission

SR 2 Discussion of current building activity and upcoming projects

SR 3 Discussion of the next Planning and Zoning meeting: Monday, April 22, 2013

[10:13:43 PM](#) Janet Fugate advised she will not be at the next meeting if her daughter receives the scholarship for which she is a candidate. Ms. Fugate will confirm her attendance prior to that meeting.

Adjourn

[10:17:11 PM](#) Janet Fugate moved to adjourn this meeting. Owen Scanlon seconded, and the motion carried unanimously.