

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Tuesday, August 27, 2012
Hailey City Hall
6:30 p.m.

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

Absent: Michael Pogue

Staff: Micah Austin, Tom Hellen

Call to Order

[6:33:46 PM](#) Chair Moore called the meeting to order.

Public Comment for items not on the agenda

[6:34:00 PM](#) None.

Consent Agenda

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

CA 2 Motion to approve the Design Review Exemption request from Sidney and Joseph Chickrell of 318 S 4th Ave. (Hailey Townsite Lots 22, 23, 24 Block 105)

[6:34:14 PM](#) **Owen Scanlon moved to approve the Consent Agenda. Janet Fugate seconded, and the motion passed unanimously.**

New Business

None.

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.

[6:34:44 PM](#) Micah Austin reviewed the staff report with the Commission, and reported that he contacted Mr. Kraynick who then promised to present the material samples at this meeting. The samples did not arrive, nor is there a representative for Mr. Kraynick present. Discussion included trees and shrubs for the project, whether a stop-work notice could be placed on the project, the order of procedure in this process since the applicant was already granted a building permit, why the permit was issued prior to final P & Z approval, possible recourse and staff procedure. Consensus is reached to review the matter with Ned Williamson.

[6:49:00 PM](#) **Owen Scanlon moved to deny the Findings of Fact on the Kraynick project based on his failure to meet conditions and subject to the approval of the city attorney. Janet Fugate seconded.** In further discussion, Janet Fugate pointed out that the applicant has taken out a building permit and seems to be moving forward at his own risk. Geoffrey Moore added “the Commission has been extremely lenient with the applicant,” and Jay Cone reminded that “this was in no way an unapprovable project, just an unapprovable application due to the applicant not following the process.”

[6:53:36 PM](#) **In a call for the question, the motion passed unanimously.** Micah Austin reiterated his next steps and that he will call Ned Williamson for review immediately. If Mr. Williamson agrees, a stop-work order will be posted immediately.

OB 2 Public Hearing on Title 18, the Hailey Mobility Design Plan

[6:54:43 PM](#) Micah Austin noted this was previously called Complete Streets, and explained the draft document before the Commission. Discussion included steps in procedures, clarification of design review process, requirements as compared to guidelines, clarification of language in the draft document, and whether it is necessary to build in flexibility to deal with pre-existing physical conditions in town,

[7:44:52 PM](#) Chair Moore opened the matter to public comment. Tony Evans, Idaho Mountain Express, asked for clarification of the changes. Commission discussion noted specific changes and the intent to consolidate information and eliminate redundancy.

[7:56:27 PM](#) With no further comment offered, Chair Moore closed the public hearing segment.

[7:57:13 PM](#) **Janet Fugate moved to send the Hailey Mobility Design Plan to the City Council noting the Commission's concerns and continued support of the plan. Owen Scanlon seconded, and the motion carried unanimously.**

Staff Reports and Discussion

SR 1 Discussion of revising the Zoning Ordinance to incorporate a district use matrix.

[7:58:39 PM](#) Micah Austin provided an overview of the matrix. Discussion included the possible addition of illustration for people who cannot envision the matrix requirements. Commission consensus was favorable.

SR 2 Discussion of sign ordinance revision addressing Temporary Signs.

[8:02:24 PM](#) Micah Austin explained that this issue “exposed a great weakness in our code,” and offered examples of temporary signs that remained long enough to become no longer temporary. Mr. Austin gathered feedback from some business owners in town and incorporated some of their suggestions in this draft. Discussion included sandwich board signs currently on right of ways, enforcement issues, definitions and clarification of language in this document, distinction between temporary banners and sandwich boards, whether or not there should be a possible restriction on gas price signs. [8:19:24 PM](#) Commission consensus on SR 2 was favorable.

SR 3 Discussion of current building activity.

[8:21:24 PM](#) 6 new homes under construction and 5 new permits filed for. 2 spec homes, 3 custom built, incoming 4 specs and 1 custom. All specs are going up in Woodside.

SR 4 Discussion of the next Planning and Zoning meeting: September.

[8:21:03 PM](#) September 10th is the next scheduled meeting.

Commission Reports and Discussion

[8:24:16 PM](#) Commissioners agreed that all members would be present at the September 10 meeting. Mr. Austin noted that budget restraints now allow only one meeting a month. Discussion included a possible Commission field trip to revisit past projects, and the expense of holding meetings.

Adjourn

8:29:26 PM Owen Scanlon moved to adjourn. Janet Fugate seconded. The motion passed unanimously.