

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, March 11, 2013
Hailey City Hall
6:30 p.m.

Present: Jay Cone, Geoffrey Moore, Owen Scanlon
Absent: Janet Fugate
Staff: Micah Austin, Bart Bingham

Call to Order

[6:32:44 PM](#) Chair Geoffrey Moore called the meeting to order.

Public Comment for items not on the agenda

[6:33:22 PM](#) None.

Consent Agenda

CA 1 Motion to approve minutes of January 14, 2013 Regular Meeting.

[6:33:31 PM](#) Owen Scanlon recused himself since was not yet reappointed to the Commission at that meeting. Jay Cone asked to clarify language minutes to be certain that glazing was specified as “non-reflective.” Geoffrey Moore also requested clarification that while there was a quorum present at the January 14, 2013 meeting, there was not yet a full Commission in attendance. Corrections will be confirmed with Mr. Cone and Mr. Moore, and then submitted to Micah Austin and Bart Bingham for updated minutes.

[6:39:11 PM](#) **Jay Cone moved to approve CA 1 with the corrections noted. Geoffrey Moore seconded. Owen Scanlon recused himself as he was not officially present at that meeting. The motion carried unanimously.**

New Business

NB 1 Public Hearing on consideration 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).

[6:39:39 PM](#) Owen Scanlon recused himself from this matter due to his role as the presenting architect for the applicant. Chair Moore confirmed that there was still a quorum at this meeting with two members voting and one recused. Bart Bingham provided an overview of the application. Mr. Scanlon explained color changes to the existing building, changes in the guard/stair railing, and reviewed materials samples with Commissioners. Discussion included changes in some window sizes, existing rock, compliance of the entry canopy/awning, occupancy of the second story, purposes of main floor and basement levels, sidewalks, handicap access, landscaping, trash enclosure, and snow storage.

[6:54:48 PM](#) Chair Moore opened the matter to public comment. None was offered.

[6:55:49 PM](#) JC moved to approve the design review application for the substantial exterior alteration and remodel to Maren Properties (Wood River Dental) Wood River Dental, located at Hailey Townsite, Blk 65, Lots S ½ of 9 and all of 10 (503 N. Main Street) within the Business (B) and Townsite Overlay (TO) Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, and City Standards, provided conditions (a) through (h) are met, and removing the bullet point under condition C. Geoffrey Moore seconded. The motion passed unanimously with Mr. Scanlon recused.

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.

[6:58:08 PM](#) Micah Austin provided background and history, explaining that this proposed amendment is in response to Wood River High School's request for a reader board to announce events. Mr. Austin drafted a working amendment he hoped would not encourage electronic message display signs all over town, and would provide for signs "tasteful and appropriate to Hailey." Discussion included how these signs fit into the Conditional Use Permit process, definition of "animated signs," timing of display cycling and how that relates to message size and font size, percentage of the sign that may be EMD, light intensity and luminosity, how this relates to the dark sky ordinance, requiring the sign to be turned off after 10:00 p.m., permitted locations, and permitted use by public educational institutions and government only. The Commission hoped for opinions about the proposed amendment from the prospective sign users before making any decision, and asked Mr. Austin to obtain more information from prospective users for Commission.

[7:49:49 PM](#) Chair Moore opened the matter to public comment. Tony Evans, Idaho Mountain Express and citizen of Hailey, expressed his appreciation for limits on these message signs and for "the great detail that Micah put into this." He asked if there might be a sign like this at the Rodeo Grounds. Mr. Austin assured there might be one located there. Discussion continued on how many of these signs might be in town eventually.

[7:53:07 PM](#) With no further public comment offered, Chair Moore brought the meeting back to the Commission. Discussion continued on how Ketchum addresses this matter, and what information manufacturers can provide about size and specifications.

[7:57:36 PM](#) Mr. Austin read a letter from Kathy Grotto, 841 Sunrise Drive, letter in full opposition of the proposed amendment. Discussion continued on reasons for specific limiting language, and the challenges of enforcement.

[8:04:40 PM](#) Jay Cone moved to continue the matter to a public hearing on April 8, 2013. Owen Scanlon seconded, and the motion carried unanimously.

Old Business

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

[8:06:21 PM](#) Micah Austin explained the matrix and reminded Commissioners that the matrix is derived directly from the zoning code. He asked for clarification and direction from the Commission so that he may prepare the matrix for public hearing. Consensus was favorable and the matrix was praised as a way of cleaning house and eliminating vagueness or confusion.

Commission Reports and Discussion

[8:16:12 PM](#) All Commissioners expected they could be present at the next meeting.

Staff Reports and Discussion

SR 1 Discussion of current building activity.

[8:16:40 PM](#) Bart Bingham noted permit applications were received for five new single-family homes, one residential remodel, and one other permit for a total of seven.

[8:17:18 PM](#) Mr. Bingham further noted he and Mr. Austin are working on a checklist devised for the design review process. He provided a rough draft to each Commissioner. Consensus was favorable for moving forward on the checklist.

SR 3 Discussion of the next Planning and Zoning meeting: Monday, April 8, 2013.

[8:24:59 PM](#) Micah Austin noted there will be two meetings in April on the 8th and the 22nd. He provided a list of current agenda items for these meetings. Discussion included the importance of the Commission seeing full and detailed application materials.

[8:30:50 PM](#) Mr. Austin further announced that Bart Bingham was promoted to Principal Planner, and Commissioners offered enthusiastic congratulations and support.

Adjourn

[8:31:32 PM](#) Owen Scanlon moved to adjourn. Jay Cone seconded, and the motion passed unanimously.