

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Monday, May 13, 2013
Hailey City Hall
6:30 p.m.**

Present: Geoffrey Moore, Janet Fugate, Owen Scanlon (Jay Cone was present, but recused himself from the meeting until after his presentations for applicants.)

Absent: Regina Korby

Staff: Micah Austin, Bart Bingham

Call to Order

[6:29:31 PM](#) Chair Moore called the meeting to order.

Public Comment

[6:31:01 PM](#) None.

Consent Agenda

~~CA 1—Motion to approve minutes of April 22, 2013 regular meeting.~~

~~CA 2—Motion to approve Findings of Fact, Conclusions of Law—Approval of an application submitted by the Blaine County School District for Design Review Exemption for the Wood River Middle School Special Ed Classroom Addition and Remodel within the interior courtyard area of the Wood River Middle School, located at Northridge Sub No. 4, Blk 1, Lot 2 (900 N. 2nd Ave.) and within the General Residential (GR) Zoning District.~~

~~CA 3—Motion to approve the Findings of Fact, Conclusions of Law—Approval of an application submitted by Jon McGowan on behalf of Fappo Holdings Idaho LLC for Design Review Exemption for minor exterior alteration to two buildings located at Hailey Townsite, Blk 20, Lots 4-8 (309 S. Main St.) within the Business (B) Zoning District.~~

[6:31:25 PM](#) Owen Scanlon pulled CA 3; Chair Moore pulled CA 2; and Janet Fugate pulled CA 1 to abstain as she was not present for the April 22, 2013 meeting.

[6:32:20 PM](#) Owen Scanlon moved to approve CA 1. Chair Moore seconded, and the motion carried with Janet Fugate abstaining.

[6:32:56 PM](#) Regarding CA 2, Jolyon Sawrey, architect for BCSD, explained updates and details of the project. He also provided photos taken from public ways in order to discuss various views of the finished project. Discussion included building heights, structures on the roof and the color of those structures.

[6:41:26 PM](#) Janet Fugate moved to approve the Findings of Fact, Conclusions of Law, and Decision of the application by Blaine County School District for a Design Review Exemption of the Wood River Middle School Special Ed Classroom Addition and Remodel

and specifying that the color of structures on the roof will be the color as provided by the structure manufacturer. Owen Scanlon seconded, and the motion carried unanimously.

[6:42:54 PM](#) Regarding CA 3, Owen Scanlon requested of the applicant that dormers located over the doors be large enough to cover all glass at the doors. Discussion included building use, and questions regarding applicable language.

[6:47:06 PM](#) Owen Scanlon moved to approve the Findings of Fact, Conclusions of Law, and Decision of the application by Jon McGowan on behalf of Fappo Holdings Idaho LLC for a Design Review Exemption for minor exterior alterations. Janet Fugate seconded and the motion passed unanimously.

New Business

NB 1 Motion to approve Findings of Fact, Conclusions of Law—Approval of an application by Craig Johnson for Design Review of a new single family residence (Curran Residence) proposed to be build at Hailey Townsite, Blk 47, Am Lot 9A (205 N. 3rd Ave.), which is within the General Residential (GR) and Townsite Overlay (TP) Zoning Districts.

[6:48:21 PM](#) Bart Bingham provided the background of this application and noted there were no changes to original.

[6:49:43 PM](#) Chair Moore opened the matter to public comment. None was offered.

[6:49:52 PM](#) Discussion noted that previous concerns had been addressed.

[6:50:16 PM](#) Owen Scanlon moved to approve the Findings of Fact, Conclusions of Law, and Decision of the application by Craig Johnson for Design Review of a new single family residence (Curran Residence). Chair Moore seconded and the motion carried with Janet Fugate abstaining.

NB 2 Motion to approve Findings of Fact, Conclusions of Law—Approval of an application by The Sage School for Design Review of two new 2,880 sq. ft. modular classrooms to be located at Airport West Sub. #2, Blk 4, Lot 2 (1451 Aviation Dr.) within the SCI-Sales Office zoning district.

[6:51:22 PM](#) Bart Bingham provided the background of this application, noting the conditions put on the project by the Commission at the last meeting. Mr. Bingham explained how these conditions have been met. Jolyon Sawrey, project architect, presented color and materials samples.

[6:59:50 PM](#) Chair Moore opened the matter to public comment. None was offered.

[7:00:13 PM](#) Owen Scanlon moved to approve the Findings of Fact, Conclusions of Law, and Decision of the application by the Sage School for Design Review provided conditions (1) through (17) are met. Chair Moore seconded, and the motion passed unanimously with Janet Fugate abstaining.

NB 3 Public Hearing and consideration of a Design Review application by William and Diane Zei for Design Review of an exterior remodel of a single family dwelling (Zei Residence), located at Hailey, Blk 105, Lots 19-21 (316 S. 4th Ave.), within the Limited Residential 1 (LR-1) and Townsite Overlay (TO Zoning Districts).

[7:01:54 PM](#) Bart provided an overview of the project. Jay Cone, 651 El Dorado Lane, was present as project architect. He advised that the building is currently non-conforming in that it is

located too close to the alley and south property line. Mr. Cone explained proposed changes by pointing them out on a photograph of the existing building and noted a small change to the footprint where a pop-out chimney will be built. Most of the changes to the building will be interior. Discussion included the metal roof which will remain, snow shed concerns, the chimney foundation, visibility from the lot's parking area, shutters on the front of the building only, the addition of French doors where windows are currently located, and color samples.

[7:17:04 PM](#) Chair Moore opened the matter to public comment. Peter Lobb, 4th and Carbonate, applauded the project as an improvement to the property, and expressed hope that the Commission will encourage this approach to Hailey's older homes.

[7:17:59 PM](#) No further comment was offered. Commission consensus was enthusiastically in favor of the improvement.

[7:18:46 PM](#) Janet Fugate moved to approve the design review application by William and Diane Zei for design review of an exterior remodel of a single family dwelling provided conditions (a) through (k) are met. Owen Scanlon seconded and the motion carried unanimously.

NB 4 Public Hearing and Consideration of a Text Amendment Application by Portage Bay Partners for amendments to Hailey's Zoning and Subdivision Ordinances modifying the Service Commercial Industrial (SCI-I) Zoning District regulations and Subdivision Ordinance regulations involving subdivision of the SCI-I zoning district. The proposed amendment would: 1) Allow for the subdivision of lots to create interior lots with a minimum lot size of 162 sq. ft. or the area of a city defined parking stall, whichever is less, and tenancy in common lots; 2) Add definitions for interior lots and tenancy in common lots; 3) Provide for the submittal of a cross-easement agreement, a tenancy in common agreement, association declaration, and a party wall agreement in a subdivision and/or design review application; and 4) Modify the access provisions in the subdivision ordinance for interior lots.

[7:19:57 PM](#) Micah Austin introduced Jim Whitney as applicant and Jay Cone as project architect. Mr. Austin explained this change is being requested because there is currently no provision in the City's Code to handle this issue on commercial property. He further noted that Ned Williamson was comfortable with this change, and that Airport West was in favor.

[7:26:17 PM](#) Jay Cone, 651 El Dorado, explained the reasons the applicant requested this change and spoke in favor. Mr. Austin noted that this type of building is currently allowed in Old Hailey on Main Street. Discussion included lot lines, comparison with townhouse/condo ownership, and whether this amendment could be applied to vacant lots. Jim Whitney, Airport Circle, added

[7:30:10 PM](#) clarification on ownership and lot lines. Commission discussion continued on the clarity of details of the proposed amendment, interior lot lines, how this might affect the matrix, and how banks could finance these units. [7:39:00 PM](#) Bruce Smith, Alpine Enterprises—

Professional Surveyor, provided some background on this type of unit and how he has handled the surveying aspect over the last 20 years. [7:46:00 PM](#) Jay Cone emphasized the flexibility of this idea. [7:48:13 PM](#) Commission discussion included how these units would work cooperatively for utilities, permitted uses and conditional uses, party walls and agreements.

[7:56:11 PM](#) Chair Moore opened the matter to public comment.

Chip McGuire, 416 Northwood, requested clear language on the matter of vacant lots and spoke in favor of interior lot lines.

[7:57:43 PM](#) With no further comment offered, Chair Moore closed the matter to public comment. The Commission expressed gratitude for the applicant's diligent research of this

HAILEY P & Z MINUTES

May 13, 2013

matter. Discussion included minimum lot size, applicability to vacant lots and new construction, and the functionality of design review under the proposed amendment. Jay Cone and Jim Whitney explained the applicable checks and balances. [8:14:59 PM](#) Mr. Austin suggested a minor change in revising steps for the design review process by moving #8 to the #11 position. [8:16:23 PM](#) **Janet Fugate moved to recommend the City Council approve the proposed amendments to Zoning Ordinance Sections 2, 4.12.3.4 & 6A.5B, and Subdivision Ordinance Sections 1, 3.1.1.1, & 4.5.5 as amended by Micah Austin moving #8 to the bottom of the design review process list. Owen Scanlon seconded and the motion passed unanimously.**

[8:18:01 PM](#) Chair Moore called for a short recess.

[8:20:13 PM](#) The meeting was called back to order and Jay Cone joined the Commission. Micah Austin explained the nature of Jim Whitney's business and emphasized the importance of attracting this kind of business to Hailey.

Old Business

OB 1 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 4-22-2013)

[8:22:37 PM](#) Micah Austin asked the Commission for direction on this question. Discussion included Ned Williamson's concerns, and the specifics of past debate and discussion.

[8:27:00 PM](#) Chair Moore opened the matter to public comment.

Peter Lobb, 4th and Carbonate, emphasized that EMD signs would be "offensive particularly in neighborhoods where the schools are located." He reminded that the County has not voiced support of these signs, and that Mr. Williamson indicated some likely challenges. He strongly encouraged "a unanimous thumbs down."

[8:29:13 PM](#) No further comment was offered. Commission discussion included whether recommendations made to City Council should be accompanied by explanations of reasons and/or possible challenges, and whether these signs comply with the Comprehensive Plan and sign ordinance.

[8:36:34 PM](#) **Jay Cone moved to recommend the City Council deny the proposed amendments to Section 8.2 finding that changes to the character of neighborhoods for these signs are probable, will detract from the character of neighborhoods, and is therefore not in accordance with the Comprehensive Plan; and that the aesthetics of these signs are not in keeping with the tone of the sign ordinance. Janet Fugate seconded, and the motion to recommend denial passed unanimously. The Commission further asked that the record reflect they recommended denial "emphatically."**

Commission Reports and Discussion Staff Reports and Discussion

[8:39:49 PM](#) Janet Fugate advised she will not be present for the June 10 meeting due to her daughter's college orientation.

- 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, June 10, 2013

[8:40:59 PM](#) Micah Austin provided suggestions for a design review checklist revision noting that this revision was drawn specifically from City Code with a few exceptions. He then reviewed these with the Commission. Jay Cone specifically asked that set-backs and north-point requirements be added. Discussion included whether to also require the size of water and sewer lines, location of adjacent buildings, and submissions in PDF format. Consensus was favorable.

[8:57:57 PM](#) Mr. Austin advised that Jim Lynch, the City's new building official, will be in the office Monday through Thursday until 11:00 a.m.

[8:58:56 PM](#) Mr. Austin further advised that the Commission should expect to see inquiries from citizens regarding beekeeping. He noted there is no reference to this in any City documents, and asked Commissioners to think about safety concerns and to learn more about apiaries.

Adjourn

[9:06:56 PM](#) **Janet Fugate moved to adjourn. Owen Scanlon seconded, and the motion carried unanimously.**