

MINUTES OF THE CITY OF
HAILEY PLANNING & ZONING COMMISSION

Monday, April 14th, 2014

Hailey City Hall

5:30 p.m.

Present: Jay Cone, Regina Korby, Dan Smith, Janet Fugate

Absent: Owen Scanlon

Staff: Micah Austin, Kristine Hilt

Call to Order

5:28:35 PM Chair Cone called the meeting to order.

Swearing in of Commissioner Daniel Smith to first term

5:29:00 PM Kristine Hilt read the oath of office to Daniel Smith.

Public Comment for items not on the agenda

5:30:18 PM Chair Cone called for public comment and none was given.

Consent Agenda

CA 1 *Motion to approve minutes of March 10th, 2014*

5:31:17 PM Janet Fugate and Chair Cone pulled each Consent Agenda item separately. Micah Austin briefed the Commission on the formatting of the minutes and inquired about suggestions. Discussion included formatting and agreement was made to discard strike-through formatting. **5:34:40 PM** Regina Korby motioned to approve the minutes and Chair Cone seconded. The motion passed.

CA 2 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review application by Jonathan Marvel for Design Review of a garage addition to an existing accessory structure, to be located at Hailey Townsite, Lots 1-4 of Block 36 (316 East Bullion Street), within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts.*

5:35:08 PM Regina Korby motioned to approve CA 2, the Findings of Fact and Conclusions of Law for a Design Review application by Jonathan Marvel. Chair Cone seconded and the motion carried.

CA 3 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review exemption application submitted by Pace Family Trust for new paint on a single family dwelling located on Lot 22, Block 46, Hailey Townsite, commonly known as 200 1st Avenue North.*

The Commission discussed the color choices and the applicable zoning restrictions **5:35:56 PM** Regina Korby motioned to approved CA 3, Findings of Fact and Conclusions of Law for a Design Review exemption application submitted by Pace Family Trust. Chair Cone seconded and the motion carried.

CA 4 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review exemption application submitted by the Blaine County School District for installation of two mechanically HVAC systems to the roof of the Wood River Middle School, located at 900 2nd Ave. South (Lot 2, Block 1, Northridge Sub #4).*

5:39:26 PM Micah Austin briefed the Commission on the application and purpose for Design Review Exemption. He added that there were previously installed HVAC units that had previously been installed. The application was for addition HVAC units. Chair Cone inquired about screening requirements and Micah Austin notified him that the existing and proposed units are compliant and referenced the sections of the code that supported the exemption decision. **5:44:13 PM** Regina Korby motioned to approve CA 4, Findings of Fact and Conclusions of Law for a Design Review exemption submitted by the Blaine

County School District. Janet Fugate seconded and the motion carried.

New Business and Public Hearings

NB 1 Consideration of a Design Review application by Samuel and Marie Cochran for Design Review of a remodel to an existing principal structure, located at Hailey Townsite, Lots 3-6 of Block 89 (215 5th Avenue North), within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts.

[5:45:17 PM](#) Sam Cochran introduced the project to the Commission and included details about initial planning, existing mature landscaping, foot print of existing and proposed structures, colors, materials, energy efficiency, and a proposed balcony. Chair Cone inquired about existing setbacks and new setbacks based on increased height of building. [5:50:12 PM](#) Micah Austin summarized the staff report for the Commissioners and provided an overview of all project details including public comment, design, retention of mature landscaping, City department comments, parking, lot coverage, outdoor lighting, building height, and setbacks. [5:57:40 PM](#) Chair Cone opened the meeting for public comment and none was given. [5:57:59 PM](#) Chair Cone closed the public comment and commented that the application was complete, organized, and thought through. Dan Smith added that an awning above the front door may dress up the façade.

[6:00:12 PM](#) Janet Fugate motioned to approve the Design Review application by Samuel and Marie Cochran for Design Review of a remodel to an existing principal structure, located at Hailey Townsite, Lots 3-6 of Block 89 (215 5th Avenue North), within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts. Regina Korby seconded and the motion carried.

NB 2 Consideration of a City of Hailey initiated text amendment to the Hailey Zoning Ordinance No. 532 by amending Section 5.4 by changing Schools from Permitted uses to Conditional Uses in General Residential (GR), Business (B), and Limited Business (LB) districts and add Schools as Conditional Uses in SCI-O and SCI-I. The amendment also proposes changes to Section 9.4 to amend parking requirements for Institutional Uses and Section 11 to require siting and evaluation standards for consideration of a School as part of a Conditional Use Permit.

[6:01:57 PM](#) Micah Austin introduced the changes of the proposed text amendment and included details about parking and notice. He added that recent research led to his recommendation of 1 space for every teacher and employee and 1 space for every 8 assembly seats. Micah Austin added that this requirement was relaxed but sufficient based on his research of Idaho schools and existing parking for Blaine County Schools. [6:05:15 PM](#) Ned Williamson added that interpretation of the current parking requirements was flexible but not specific. Mike Chatterton, Blaine County Schools, submitted a parking report for the Commissioners that Micah Austin summarized for the Commission. Discussion included definition of assembly areas, requirements for schools that don't call out assembly areas, and proposed required spaces. [6:12:02 PM](#) Chair Cone added concern about 1 space for 8 assembly seats. The Commission discussed the submitted report from Mike Chatterton and discussed the existing parking spaces at the Blaine County Schools. Discussion continued on the parking numbers and potential options for solutions. [6:16:06 PM](#) Janet Fugate inquired about specific definitions for assembly spaces in schools. The Commission further discussed specifics and required information for clarification and interpretation of the code. [6:26:14 PM](#) Regina Korby and Janet Fugate added that 1 seat per 6 assembly seats was a more comfortable number. Janet Fugate inquired about Section 5.G.2 and added that more information or formatting may be necessary for clarification. [6:30:52 PM](#) Chari Cone opened for public comment. Mike Chatterton stood and commented on the requirement of 1 space required for 6 assembly seats versus 8 assembly seats. Tony Evans inquired about the Syringa School Application and their lack of called out assembly area and the parking requirements for such a circumstance. Micah Austin clarified the proposed requirements for a school not proposing an assembly area. Micah Austin read public comment that was submitted prior to the meeting. He read concerns that were submitted about noticing requirements, buffer zones, and parking requirements. [6:36:51 PM](#) Chair Cone closed the meeting for public comment. Regina Korby added the need to define certain words within the text for clarification including "gross area". The Commission continued to discuss parking requirements. Janet Fugate inquired about noticing requirement for schools and the 300 foot requirement. Ned Williamson notified the Commission about Idaho Statute and noticing

requirements. He added that the current requirement was sufficient. Ron Fairfax suggested other possible definitions for parking requirements. Discussion continued to include other Idaho School policies. Micah Austin added researched information about parking for other Idaho School Districts. The Commission discussed possibly continuing the discussion to the next scheduled meeting or finding direction for the proposed text. [6:50:13 PM](#) Mike Chatterton added the need for two sets of guideline for student body sizes. The Commission discussed that suggestion. [6:54:50 PM](#) **Janet Fugate motioned to continue the discussion to the next Planning & Zoning meeting to be held on May 12th, 2014. Regina Korby seconded and the motion carried.**

NB 3 Continued consideration of a Design Review application by Hailey Ice Inc., represented by Chris Benson and Shaun Kelly, for Design Review of a newly constructed outdoor ice rink to be located within the Hailey Townsite, Lots 22-24 of Block 126, Lots 10-12 and 20-22 of Block 127, Lots 13-17 of Block 135 and all Lots within Block 134 (771 Main Street South), within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts. Applicant is to present additional materials requested by the Commission including proposed landscaping.

[6:57:21 PM](#) Chair Cone complimented the applicant and the application. Shaun Kelly, Hailey Ice, briefly introduced the project and highlighted areas of change from the previous submittal. He included detailed information about parking calculations and landscaping. Shaun Kelly detailed the existing landscaping, the proposed landscaping, the specific species of landscaping, and the screening function of each. He included information about irrigation, water drainage, interior lighting, removal of the previously proposed art wall, screening, exterior lighting, and noise ordinance compliance. Shaun Kelly added that Hailey Ice would like to apply for the building permit prior to the signing of the Findings of Fact. [7:09:01 PM](#) Dan Smith inquired about shading the outdoor rink. Regina Korby inquired about the choice of shades and Shaun Kelly added that snow collection was a concern. Janet Fugate inquired about the possibility of an exterior structure at a future date with the current cement foundations. Hailey Ice replied that the initial design of the structure allowed for a building to utilize the concrete foundation. [7:12:50 PM](#) Micah Austin reminded the Commission of their previous concerns. He added that the Commission was concerned about noise, landscaping, materials, energy efficiency, and public art. Micah Austin notified the Commission that Hailey Ice had submitted all previously requested information. Discussion included irrigation and tree debris. John Olson stood and spoke in favor of the application including his support and involvement in previous years with Hailey Ice. [7:17:36 PM](#) Chair Cone closed the meeting for public comment. [7:18:02 PM](#) **Regina Korby motioned to approve the Design Review application by Hailey Ice Inc., represented by Chris Benson and Shaun Kelly, for Design Review of a newly constructed outdoor ice rink to be located within the Hailey Townsite, Lots 22-24 of Block 126, Lots 10-12 and 20-22 of Block 127, Lots 13-17 of Block 135 and all Lots within Block 134 (771 Main Street South), within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts. Janet Fugate seconded and the motion carried.**

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity and upcoming projects

[7:23:05 PM](#) Micah Austin briefed the Commissioners on the upcoming projects and included information about the airport, current building activity, and a possible site visit to the airport for design review. Micah Austin included information about an upcoming proposed subdivision.

*SR 2 Discussion of the next Planning and Zoning meeting: Monday, May 12, 2014
(no documents)*

Adjourn

7:39:07 PM Dan Smith motioned to adjourn, Regina Korby seconded and the motion carried.