

**Minutes of the
Hailey Planning & Zoning Commission
June 1, 2009**

The meeting was called to order at 6:30 p.m. by Commission Chair Owen Scanlon. Commissioners present were Geoff Moore, Mark Johnstone, David Lloyd and Mike Pogue. Staff present included Planning Director Beth Robrahn, Planner Mariel Platt and Planning Assistant Becky Mead.

Consent Agenda

- Tab 1 Approval of Minutes – May 4, 2009
- Tab 2 Findings of Fact - Approval of Rialto Bar and Grill (Hailey Hotel) Alteration of the Exterior of an Existing Building
- Tab 3 Findings of Fact – Approval of R. Davis Business Center Bldg. #2 Design Review
- Tab 4 Findings of Fact – Approval of BCSD Technology Department Alteration of the Exterior of an Existing Building
- Tab 5 Findings of Fact – Approval of La India Restaurant Tent Design Review Exemption

Commissioner Moore requested to pull Tab 2 and Tab 3.

Commissioner Pogue moved to approve Tabs 1, 4 & 5 of the Consent Agenda. Commissioner Johnstone seconded, the motion passed unanimously.

Commissioner Moore stated on Tab 2, referenced to page 2 of 6, the top paragraph, under staff comments it reads Albertson's and should be changed to Rialto Bar and Grill.

Commissioner Moore stated on Tab 3, referencing to page 3 of 19, 4.5.6 Additional Regulations, it states the drive-through does not require additional screening, and he said it was unanimous that they asked for low shrubs and stated that was also noted in Condition (n). He also mentioned that the Commission decided to have signage at the crosswalk and drive-through and stated it was noted in the minutes but was not noted in the conditions of approval. He also mentioned on page 12 of 19, under Standard 7, staff notations it states the canopy on the west side of the building and it should read east side of the building. Director Robrahn suggested that the Commission approve the findings as amended.

Commissioner Pogue moved to approve the Findings of Fact as amended for R Davis Business Center Bldg. #2 Design Review. Commissioner Johnstone second, the motion passed unanimously.

Commissioner Moore moved to approve the Findings of Fact as amended for Rialto Bar and Grill (Hailey Hotel) Design Review. Commissioner Johnstone seconded, the motion passed unanimously.

Unfinished Business

Continuation of a public hearing upon a City initiated application for a text amendment to Article 2, Definitions Section and Article 4.13, Townsite Overlay, of the Hailey Zoning Ordinance No. 532. The amendment would create a definition of "New Building."

Planner Platt stated the last time this topic had been addressed the Commission had asked staff to look into whether or not the removal of lot lines required an actual plat and whether or not it needed to be surveyed, which addressed the concern for costs for lot line adjustments. She said that lot line adjustments or removals do need to be platted and Idaho Code requires it be surveyed by a land surveyor. She stated that the Commission requested that staff look into whether or not language could be added that would look at measuring setbacks from external boundaries of multiple or continuous lots, and after research it was concluded that the intent of Section 4.13.8 is to be consistent with Section 13.6, Expansion of Nonconforming Buildings. Therefore, rather than defining "New Building", changes to Section 4.13.8 are proposed that would clarify that an addition to an existing building could be built without the removal of internal lot lines, as long as the setbacks, measured from the nearest underlying Original Townsite lot line, were met. An applicant proposing to build over any portion of a Original Townsite lot line, which is not already built over, would have to vacate the underlying lot lines, prior to receiving a building permit and regardless of whether this was an addition or 100% construction of a new building. She stated there would not be any decisions made tonight because an amendment to this section was not noticed but the Commission could discuss generally whether the new approach merits being pursued.

Commissioner Scanlon stated that he wanted to clarify what Planner Platt was proposing. Planner Platt presented sketches she prepared showing different scenarios when lot lines needed to be removed and different nonconformities.

Commissioner Moore stated he was satisfied with this change and thought that this change did strengthen the other part of the zoning ordinances.

Commissioner Pogue wanted some clarification.

Director Robrahn and Planner Platt both explained further to Commissioner Pogue.

Director Robrahn said to the Commission if they are favor of this change in direction, then they will notice an amendment for a different meeting. The Commission agreed that this was a good direction.

Workshop

Discussion of Comprehensive Plan updates process and schedule.

Director Robrahn said she and Planner Platt discussed ideas regarding public workshops pertaining to the Comprehensive Plan amendments. She mentioned taking out language that does not apply anymore and also the redundancies in the other chapters. She thought it would be

interesting to have workshops in different neighborhoods. She said she and Planner Platt came up with 10 areas of Hailey and thought of grouping them into pairs and having five workshops in October. This would give the public a chance to make comments on changes or suggestions for the Comprehensive Plans. She also mentioned that in November they could schedule public hearings during regular P&Z meeting dates for updates to the Comprehensive Plan by section. She suggested dividing up the Comprehensive Plan between the Commissioners to begin work on identifying implementation items that have been achieved and redundancies. She asked for the Commissioners to prepare what they each find for suggested items to be amended and present them at the next meeting.

Commissioner Johnstone suggested that other stakeholders be involved in their area of the Comprehensive Plan.

Director Robrahn suggested stakeholders could be invited to the public hearing on each section.

Commissioner Lloyd asked if these meetings would be held in the different neighborhoods.

Director Robrahn suggested venues in the different neighborhoods to hold public meetings.

Commissioner Pogue asked if the five meetings would be in addition to the regular P&Z meetings. Director Robrahn stated yes.

Commissioner Johnstone suggested that one Commissioner be present at each neighborhood meeting and then report back at a scheduled meeting. Director Robrahn liked that suggestion and stated the meetings would be noticed in case of a quorum.

Commissioner Scanlon stated they were asked to stay away from the workshops they had for Quigley. Director Robrahn stated that was an application and these amendments are legislative. She said there are 15 sections in the Comprehensive Plan that she has divided up into groups and asked for each Commissioner to pick a group.

Commissioner Lloyd chose sections 1 through 3

1. Natural Resources
2. Hazardous Areas
3. Special Sites, Areas, and Features

Commissioner Johnstone chose sections 4 and 11

4. Recreation, Parks & Lands
11. Environment

Commissioner Moore chose sections 5, 12, and 14

5. Land Use
12. Growth Management
14. Private Property

Commissioner Scanlon chose sections 6, 7, 8, and 13

6. Economic Development
7. Population
8. Housing
13. Community Design

Commissioner Pogue chose sections 9, 10 and 15

9. Public Facilities, Utilities, and Services
10. Transportation & Circulation
15. School Facilities and Transportation

Commissioner Moore suggested involving Vanessa from Citizens for Smart Growth because she can get the word out to a lot of people.

Director Robrahn passed out a consolidated version for each section of the Comprehensive Plan. She suggested for the Commission to go through their sections and any items they were not sure had been revised they could come in and discuss with staff.

Commissioner Johnstone noted that it seemed like the same people came to the public hearings and it might be a good idea to list a different section of the Comprehensive Plan each month in the monthly newsletter, which is sent out in the utility bills, hoping to reach more people to become involved.

Commission Reports and Discussion

Commissioner Scanlon stated they had taken a tour of the projects that they have approved and thought it seemed to be very educational. Commissioner Moore mentioned that they wrapped the tour up with a BBQ.

Commissioner Pogue stated he would not be present on August 3rd.

Staff Reports and Discussion

Director Robrahn mentioned the City Administrator would be discussing with the City Council having more Mondays available for the City Council meetings and asked if the P&Z would be in agreement to have meetings on Thursdays.

Commissioner Johnstone stated that he attends the Arts Commission meeting on the first Thursday of each month. Commissioner Pogue stated he has more work later in the week and was not in favor of changing the meeting day.

Adjourn

Commissioner Moore moved to adjourn the meeting at 7:20 p.m. Commissioner Johnstone seconded, the motion passed unanimously.
