

**MINUTES OF THE MEETING OF
HAILEY PLANNING & ZONING COMMISSION
Hailey Town Center Meeting Room
Wednesday, April 13, 2011**

Present: Mike Pogue, Mark Johnstone, Geoffrey Moore, Janet Fugate

Staff: Beth Robrahn and Bart Bingham

6:30:23 PM The meeting was called to order by Chair Geoffrey Moore.

Public Comment for items not on the agenda:

None.

Consent Agenda:

Tab 1 Approval of Minutes – February 7, 2011

Tab 2 Findings of Fact – Approval of a design review application submitted by Friedman Memorial Airport Authority, for a new modular building located on the Friedman Memorial Airport site (1610 Airport Circle) within the Airport (A) District.

Mike Pogue moved to approve the Consent Agenda. Mark Johnstone seconded and the motion passed unanimously.

Presentations:

None.

New Business:

Tab 3 Public hearing upon an application by Airport LLC for an amendment to the zone district map for the City of Hailey. The application would change the zoning of Friedman Park Subdivision, Lot 11A, Block 2 (960 S Main St), located near the intersection of Airport Way and Main St, from Light Industrial (LI) to Limited Business (LB).

6:32:44 PM Bart Bingham delivered an overview of this application. **6:33:39 PM** Applicant Ken Sangha explained his reasons for requesting this rezone. Mr. Sangha stated that he agrees with the City's Comprehensive Plan, and believes that the business core of the City will move farther south with the improvements to the Rodeo Grounds, and that this southward movement of the business core deems Mr. Sangha's property unsuited to LI use, as it is currently zoned. Mr. Sangha stated his belief that the property's best use as a gathering place would complement the rodeo grounds project, create move business, and therefore, more jobs.

6:37:50 PM Commissioners discussed the ramifications on the adjacent Sawtooth Motors parcel; specific intended use by the applicant; and compatibility with the surrounding area. **6:39:24 PM** Mr. Sangha offered that the intended use would be mainly for assembly. Ms. Robrahn added that an arts/entertainment uses are permitted in LB. Commission discussion continued on how the future relocation of the airport and use of Airport Way fits the Comprehensive Plan.

6:42:01 PM Chairman Moore opened the meeting to public comment.

Lorna Hazelton, 32 Horseshoe Circle, asked if this rezone would allow restaurant or catering service. She expressed concern about impact on the current Lions Club concessions at the Rodeo Grounds..Ms. Hazelton pointed out that the 4th of July rodeo is the club's only fundraiser and emphasized that the neighboring Snow Bunny gave them enough competition for business.

[6:44:08 PM](#) With no further public comment offered, Chairman Moore brought the meeting back to the Commission. Discussion continued around catering and restaurant uses.

[6:45:45 PM](#) Mark Johnstone expressed his concerns regarding changing zoning parcel-by-parcel as opposed to full-scale rezoning of an area, this application's potential for drawing business away from downtown core, and resulting impact on fundraising at rodeo grounds.

[6:47:39 PM](#) Mike Pogue expressed his concern about lengthening the downtown commercial core at a time when the City may better need to infill the existing core and expand onto River St. He noted that this property may be considered a signature piece of land at the entrance/exit point of the City, and wondered if it might be more attractive and valuable as a business use.

[6:50:44 PM](#) Commission discussion continued around neighboring parcels, the visual impact of this particular building at the City's entrance, and the prospect of possible residential units on the property.

[6:52:48 PM](#) Geoffrey Moore noted the risk of air tragedy to residential units at that location as long as the airport is at its current location. Mr. Sangha expressed his feeling that residential use is not currently feasible there.

[6:54:01 PM](#) Mike Pogue preferred the idea of prohibiting residential use in a development agreement for this parcel. Discussion continued regarding live/work spaces, accessory dwellings, density caps and proximity to the airport.

[7:04:48 PM](#) **Mike Pogue moved to recommend approval of the rezone conditioned upon a development agreement prohibiting residential uses. Janet Fugate seconded, and the motion carried with Mark Johnstone dissenting.**

Unfinished Business:

None.

Workshop:

Staff Reports and Discussion

[7:21:43 PM](#) Beth Robrahn gave an update on the Commission's involvement in the City's Urban Renewal Agency; suggested a potential schedule for delivery of a draft Urban Renewal Plan to the Commission for review, and identified the URA board as Don Keirn, Jim Spinelli, Jason Miller, Mary Sfingi, and Larry Schwartz.

[7:08:29 PM](#) Ms. Robrahn continued by updating the Commission on the land use strategy in airport relocation site plans.

[7:16:43 PM](#) Mark Johnstone commented that recent re-evaluation of costs on the airport relocation indicates that the likelihood of relocation is diminishing.

[7:19:33 PM](#) Beth Robrahn agreed, but noted that the airport will eventually close due to safety issues and expressed her belief that it is wise to prepare for that even though it may be 20 years in the future. She further advised the Commission that with few hearings or applications on the record, she thought it may be realistic to anticipate May 16, 2011 as the next Planning & Zoning Commission meeting.

Commission Reports and Discussion:

[7:31:23 PM](#) Janet Fugate noted she cannot attend the scheduled June 20, 2011 meeting due to previous obligations.

[7:32:43 PM](#) **Mark Johnstone moved to adjourn the meeting. Mike Pogue seconded and the motion carried unanimously.**