

**Hailey Planning & Zoning Commission  
Meeting Minutes  
August 1, 2011**

Commission Chair Moore called the meeting to order at [6:31:06 PM](#).

Commissioners Present: Chair Geoffrey Moore, Vice Chair Mark Johnstone, and Commissioners Owen Scanlon, and Janet Fugate. Commissioner Michael Pogue was excused.

Staff Present: Director Beth Robrahn, and Mariel Platt.

**Public Comment for items not on the agenda:**

[6:31:57 PM](#) None offered.

**Consent Agenda: [6:32:11 PM](#)**

Tab 1 Motion to approve minutes of June 6, 2011 and to suspend reading of them.

Tab 2 Motion to approve Findings of Fact, Conclusions of Law and Decision – Approval of recommendation by the Administrator to exempt from design review an alteration of the exterior of an existing building, located on Lots 3, 4 & N½ of 5, Block 61, Hailey Townsite (545 N 4<sup>th</sup> Ave) within the Limited Residential (LR) zoning district and Townsite Overlay.

Tab 3 Motion to approve Findings of Fact, Conclusions of Law and Decision – Approval of recommendation by the Administrator to approve design review of an accessory building located adjacent to Fox Acres Rd on the High School site at 1250 Fox Acres Rd (Wood River High School Campus PUD Subdivision, Lot 1, Blk 3) within the General Residential (GR) zoning district.

[6:32:21 PM](#) Commissioner Scanlon moved to approve the Consent Agenda. Mark Johnstone seconded, and the motion passed unanimously.

## **New Business:**

Tab 4 Public Hearing upon an application by Lynn Toneri for Design Review of a two story addition to an existing residence located at Lots 1-4, Block 62, Hailey Townsite (523 N. 3<sup>rd</sup> Avenue) within the Limited Residential (LR) zoning district and Townsite Overlay.

[6:32:50 PM](#) Beth Robrahn gave an overview of the application, a new addition to an existing residence in the townsite overlay.

Mark Corney of Red Canoe Design and representing the applicant, presented the plans, noting minor changes and an accompanying color board for the project located at 3<sup>rd</sup> Avenue and Myrtle Street.

[6:41:53 PM](#) Discussion with the Commissioners included an explanation of a possible future ADU, views of surrounding properties, trees to be removed for garage access, trees that will be retained, colors/finishes, one fence (currently non-conforming along with a shed), water line issues, and snow storage/plowing in the alley.

[6:47:49 PM](#) Chair Moore opened the meeting to public comment.

Peter Lobb, 403 E. Carbonate, noted that the City has no existing policy for alley snow plowing, and noted it will become an issue in the future.

[6:48:56 PM](#) With no further comment offered, Chair Moore closed the public hearing.

[6:49:04 PM](#) Commission discussion was generally positive with noted concerns regarding snow plowing policy.

[6:51:12 PM](#) Owen Scanlon moved to approve the design review application of the Toneri-Hink Addition, a two-story addition to an existing residence, located at Lots 1-4, Blk 62, Hailey Townsite (523 N. 3<sup>rd</sup> Avenue) as revised, finding that the project does not jeopardize the health, safety, or welfare of the general 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 (i) are met. Janet Fugate seconded, and the motion passed unanimously.

[6:53:23 PM](#) Beth Robrahn made note regarding TAB 3 Wood River High School HVAC retrofit. After discussions with City Attorney Ned Williamson, a variance is required due to the well house being located in the front of the High School, this will require notice to nearby property owners and a separate public hearing. Due to the tight timeline for completion of the project before the school year begins, Ms. Robrahn pointed out that the school district can move forward at its own risk, and that she will notice this for public hearing at the first available meeting.

[6:56:52 PM](#) Mike Chatterton of Blaine County School District asked what might happen if there was opposition to the project and school had already started. Ms. Robrahn pointed out that it is the Commission's job to verify that standards are met. The Commission discussed the location of berm and noise levels, location of closest residence, and the possibility of putting the building underground. Ms. Robrahn noted that this was a good example of an unintended consequence of tightening design review standards since the well house does not fit what is typically considered an accessible structure and that this issue was not anticipated. Tom Phillips from McKinstry Construction provided details of the equipment's size.

## **Presentations**

### Presentation on Hailey Community Climate Challenge

[7:06:47 PM](#) Mariel Platt provided an informational flyer to Commissioners, outlined grants received and their purposes, benefits, participating partners.

[7:12:29 PM](#) Janet Fugate asked about the content included in the upcoming documentary film on the Community Climate Challenge, and whether there is identification of specific business efforts to participate in the Challenge. Ms. Platt noted that many of those stories are also available in the City newsletter and website.

[7:16:35 PM](#) Geoffrey Moore asked about the bike share program. Ms. Platt informed there had been a recent focus group convened and added that the goal is to have something in place by Spring of 2012.

[7:20:13 PM](#) Tony Evans, Idaho Mountain Express, asked how this bike share program might affect local bike rental companies. Ms. Platt explained that rental shops and Mountain Rides are investigating partnership possibilities. Discussion continued on wind turbines in the City.

### **Unfinished Business:**

[7:22:03 PM](#) None.

### **Commission Reports and Discussion:**

[7:25:00 PM](#) Geoff Moore commented on the diesel tank installed for school busses. He was pleased that the tank appeared smaller than originally proposed, that it is well landscaped and not particularly conspicuous. Beth Robrahn suggested a tour of recently approved projects late in September or early October. The Commission concurred and schedules were discussed.

### **Staff Reports and Discussion:**

[7:22:09 PM](#) Ms. Robrahn noted that the Commission should plan on meeting on September 6, 2011, but that there are no applications requiring public hearings after that date. She further noted that some changes have been submitted by the applicant for Quigley Canyon.

### **Adjournment:**

[7:31:10 PM](#) Janet Fugate moved to adjourn. Mark Johnstone seconded and the motion passed unanimously.