

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Monday, September 19, 2011
Hailey City Hall
6:30 p.m.**

Commissioners present: Chair Geoffrey Moore, Michael Pogue, Mark Johnstone, Janet Fugate and Owen Scanlon.

Staff present: Beth Robrahn

Call to Order:

[6:30:01 PM](#) Chair Moore called the meeting to order.

Public Comment for items not on the agenda

[6:30:36 PM](#) None offered.

Consent Agenda

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

Tab 2 Motion to approve Findings of Fact, Conclusions of Law and Decision – Approval of Design Review of a two story addition to an existing residence located at Lots 1-4, Block 62, Hailey Townsite (523 N. 3rd Avenue).

[6:30:47 PM](#) Michael Pogue pulled Tab 1 to abstain due to the fact he was not present at the August 1 meeting.

Owen Scanlon moved to approve Tab 1. Mark Johnstone seconded and the motion passed unanimously.

[6:31:23 PM](#) Janet Fugate moved to approve Tab 2. Owen Scanlon seconded and the motion passed unanimously.

Presentations

None.

New Business

Tab 3 An application by Airport West Owners Association to amend Hailey Zoning Ordinance, Section 4.12.3.3; adding sub-section (g), to allow accessory dwelling units (ADU) within the SCI-Industrial Sub District.

[6:31:41 PM](#) Beth Robrahn provided an overview, plus history and highlights of the staff report.

[6:40:21 PM](#) Mike Pogue disclosed his involvement with applicant. The Commission agreed there was no need for Mr. Pogue to recuse himself.

Matt Engel, 101 Bullion Street, spoke for the applicant, provided an overview from the applicant's perspective, and outlined eight guidelines that the property owners have developed. He noted that he has obtained 100% approval from property owners in Airport West for the amendment application.

[6:45:13 PM](#) Commission discussion included why the original stipulation was written to prohibit residences in Airport West. Ms. Robrahn explained that the sole reason was proximity to the airport. Further discussion ensued regarding "likely incurred costs" language in the agreement. Ms. Robrahn explained the ways in which those costs may be mitigated. She further explained that some LI buildings would have to be brought up to code for residential use—firewall protection, and egress issues, for example. Matt Engel assured the Commission that the property owners are aware of this.

[6:50:17 PM](#) Chair Moore opened the meeting to public comment.

[6:50:28 PM](#) Tony Evans, Idaho Mountain Express, asked why proximity to the airport would not allow ADUs in the past, but is being considered now even though the proximity to the airport remains the same.

[6:51:24 PM](#) Mark Sliwicki, 222 Broadford Highlands Lane, expressed concern about low-income tenant housing being allowed in Airport West. He stated that he believes people are already living there.

[6:52:56 PM](#) Jay Cone, 651 El Dorado Lane, noted that if sidewalks were to be required, some of them may have to be on private property according to the subdivision's plat. He further explained that costs for adherence to the building code would be the same whether for new construction or remodel. Mr. Cone also provided some history of ADU consideration.

[6:56:48 PM](#) With no further comment offered, Chair Moore brought the meeting back to the Commission, and invited Mr. Engel to speak again. Mr. Engel noted that the property owners were fully aware they should expect to experience noise from the existing airport, and that property owners did not intend high density, low income housing, but simply convenience for property owners and employees.

[6:59:17 PM](#) Owen Scanlon expressed concerns about allowing population density in proximity to the airport. Mr. Engel noted his opinion that Woodside has a 24-hour high density residential population near the airport. He explained that Airport West would not have that density, and that the owners are already aware of their proximity to the airport.

[7:00:59 PM](#) Janet Fugate expressed her general support of ADUs in the development, and her appreciation of the property owners' guideline restrictions. She further noted that traffic impact and safe access to the downtown core was critical to her.

[7:02:38 PM](#) Mark Johnstone expressed that he is generally in favor of mixed use as a concept, but is concerned about increased traffic due to people needing access to groceries or basic supplies.

[7:04:09 PM](#) Michael Pogue inquired about the purpose of requiring ground floor storage space. Ms. Robrahn explained it was intended to keep "spill over" when there might not be enough storage in each unit. She noted that tidiness was the

issue. Mr. Pogue noted his general approval of mixed use, and reminded that sidewalks may become an issue in the future. Mr. Engel asked Ms. Robrahn about sidewalk requirements when the Sage School went in, and noted there is already green space and a grass path connecting to Broadford Road.

[7:08:40 PM](#) Geoff Moore agreed with Mr. Pogue that traffic is likely to balance out (no net change in traffic as a result of a resident's commute trip being eliminated, as other trips for the resident to access services will be added), and noted he supports mixed use. Mr. Moore asked for clarification on the size and number of ADUs per building.

[7:17:40 PM](#) Mr. Engel was invited to speak on the size and number of ADUs. He noted that one ADU per LI condo unit may be best rather than one unit per building.

[7:20:47 PM](#) Janet Fugate asked Ms. Robrahn if she thinks the number and size of ADUs should be addressed more clearly by the City. Ms. Robrahn noted that existing building and fire codes would likely limit ADU size and number. She further thought there would be other limiting factors such as parking.

[7:23:23 PM](#) Geoff Moore suggested adding "per unit" language.

[7:26:52 PM](#) **Michael Pogue moved to approve the application as amended. Mark Johnstone seconded, and the motion passed unanimously.**

Tab 4 An application by Blaine County School District for an amendment to the Community Campus Conditional Use Permit for a second daycare operation within the Community Campus, located at Wood River High School Campus PUD, Block 3, Lot 1 (1050 Fox Acres Road) within the General Residential (GR) District. Day cares with up to 12 children at any one time are permitted within this zone; day cares with 13 to 18 children at any one time are a permitted conditional use within this zone with approval of a Conditional Use Permit.

[7:27:47 PM](#) Beth Robrahn provided an overview and clarified language in the staff report concerning whether Head Start is a "day care" or an educational service provided by government, and how or if the Community Campus CUP should be amended.

[7:33:56 PM](#) Jay Cone, 651 El Dorado Lane, speaking for Blaine County School District, and Lynn Seifert, 810 Quigley, also representing BCSD. Mr. Cone noted that the sole purpose for the requested change is to provide daycare services to children of students to enable teen parents to continue their education. He further noted that any practical concerns such as parking and traffic will be offset by the departure of the maintenance operation when it moves to Airport Way.

[7:36:18 PM](#) Geoff Moore inquired about funding for the necessary equipment and retrofitting costs for rooms in the location. Ms. Seifert noted that there are cost offsets, and that other models have shown it to work.

[7:40:03 PM](#) Peter Lobb, 4th and Carbonate, asked how many children were expected to use the facility. Ms. Seifert explained that there is currently only one staff member, so that would necessarily limit the number of children based on

ages of children and state requirements. There is a point system per staff worker formula in place right now, and that could maximize usage at 5-6 students.

[7:42:28 PM](#) Tony Evans, Idaho Mountain Express, noted the need for open-mindedness on the idea that young parents might also be good parents.

[7:43:07 PM](#) With no further public comment offered, Chair Moore brought the meeting back to the Commission. Mr. Moore expressed concern about the use of “public use” language in the amendment. Ms. Robrahn noted her belief that the language is clear and that the amendment would apply to public uses associated with program of the school district, CSI or BCRD only.

[7:46:16 PM](#) **Owen Scanlon moved to approve the amendment with conditions A-C. Janet Fugate seconded, and the motion passed unanimously.**

Unfinished Business

None.

Workshop

None.

Commission Reports and Discussion

[7:47:26 PM](#) Mark Johnstone commended City staff on their work on the Comprehensive Plan. Ms. Robrahn noted the Smart Growth award and the resulting business attraction and media coverage.

[7:49:45 PM](#) Geoff Moore questioned ADUs in general residential and transitional zones, and the language currently in place. Commission discussion followed, and reached a general consensus that the language is appropriate for this time.

Staff Reports and Discussion

[7:54:29 PM](#) Ms. Robrahn reminded that a Grow Smart Award reception was scheduled in Boise on November 10, 2011. She further noted upcoming open house meetings on the airport relocation and the need for community input.

[7:56:27 PM](#) A memorandum from Ned Williamson was read advising the Commission his determination that the BCSD well house building at the high school did not require a variance to the design review standard related to location of the structure because accessory buildings did not require design review; this will result in an amendments related to design review of accessory structures to clarify this determination. Ms. Robrahn passed out printed background information of the current Quigley Canyon proposal and noted that discussion would take place at the public hearing noticed for October 3, 2011.

Adjourn

[8:00:07 PM](#) Meeting was adjourned.