

**AGENDA**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, May 14, 2012**  
**Hailey City Hall**  
**6:30 p.m.**

**Present:** Geoff Moore, Jay Cone, Janet Fugate, Owen Scanlon

**Absent:** Michael Pogue

**Staff:** Bart Bingham, Tom Hellen

**Call to Order**

[6:30:03 PM](#) Chair Geoffrey Moore called the meeting to order and reviewed the agenda.

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

[6:31:29 PM](#) Tony Evans, Idaho Mountain Express, inquired about the plans and/or status of the triangle of property at Fox Acres and Main. Owen Scanlon noted that the Commission had approved a project there and that the groundwork was started. Chair Moore noted that the property is now in bankruptcy. Mr. Evans further asked if there were any plans to clean up the weeds and debris there. Tom Hellen reminded that it is private property. Mr. Evans noted he will call Mayor Haemmerle about the parcel.

**Consent Agenda**

*Tab 1 Motion to approve minutes of February 27, 2012*

[6:32:39 PM](#) Owen Scanlon moved to approve Tab 1. Janet Fugate seconded. The motion carried unanimously.

**New Business**

*Tab 2 Public Hearing upon an application by Russel D. Mikel for Design Review of an addition to an existing building (Wood River Chapel), located at Hailey Townsite, Blk 56, Lots 8-10 (403 N. Main Street), within the Business and Townsite Overlay Zoning Districts.*

[6:33:45 PM](#) Jay Cone recused himself for this applicant.

[6:34:26 PM](#) Bart Bingham provided an overview of the application and introduced Marc Corney, Red Canoe Architecture and 5654 Mother Lode Loop, present to represent the applicant. Mr. Corney explained the proposed addition, noted the non-conforming elements already existing on the site and explained how those will be mitigated.

[6:49:22 PM](#) Commission discussion included exterior lighting fixtures, the intended use of three vehicle parking spaces in the new garage, fiberglass window choice, trees on the property, the proposed painted metal roof, possible vacation of the north property line, and drainage of the proposed second story deck.

[7:01:48 PM](#) Chair Moore opened the meeting to public comment.

Tony Evans, Idaho Mountain Express, asked for a comparison of the height of the existing building to the maximum height of the addition.

[7:02:39 PM](#) With no further comment offered, Chair Moore brought the meeting back to the Commission. Consensus was favorable and further noted that the Conditions met all standards. Mr. Scanlon asked that the exterior lighting baffles to be black not white. Chair Moore expressed his concerns about lot lines, location of the existing wall foundation, utility easements, and water draining onto adjacent property. He further spoke in favor of vacating the lot line.

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[7:08:19 PM](#) Owen Scanlon moved to approve the design review application for an addition to Wood River Chapel, located at Hailey Townsite, Blk 56, Lots 8-10 within the business and Townsite Overlay Districts with a rephrase of Condition L to abandon the lot lines between Lots 8 and 9, to require that exterior light baffles be white; finding that the project does not jeopardize the health, safety or welfare of the 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 (m) are met. Janet Fugate seconded. The motion passed unanimously.

[7:10:32 PM](#) Jay Cone rejoined the meeting.

*Tab 3 Public Hearing upon an application by the City of Hailey for a Conditional Use Permit for a temporary equipment and material storage area to be used during Woodside Blvd. street reconstruction, located at Woodside Plat 15, Blk 62, Parcel 01& 02 (situated between 2528 and 2630 Woodside Blvd.) within the General Residential Zoning District.*

[7:11:10 PM](#) Chair Moore opened the discussion on Tab 3 and then recused himself noting he is a property owner on Woodside Boulevard. Janet Fugate then acted in her capacity as Vice-Chair. Tom Hellen explained the reasons this matter has come to the P&Z agenda and noted what further conditions may be considered. Discussion included dust abatement, large truck traffic and possible curb structure damage. Jay Cone expressed concerns about whether all necessary materials were properly presented in this application, further asking for clarification that the application was complete and all procedures were followed. Tom Hellen provided a map of the location and a narrative description noting there will not be an office trailer on the site, therefore, there is no need for water, sewer or electrical to be brought in. He further described the site as “basically just a staging area.” Mr. Cone asked about outside lighting on the location, access points to the lot, and work hours allowed. Discussion continued on whether screening or safety fencing around staging materials should be required for the safety of children in the neighborhood

[7:32:18 PM](#) Chair Moore opened the meeting to public comment. None was offered.

The Commission continued discussion on safety fencing, recommending the posting of ‘construction zone’ signs. Mr. Cone expressed hope that Knife River will advise what their safety and security processes might be.

[7:34:14 PM](#) Jay Cone moved to approve the CUP with conditions (a) through (d), adding condition (e) requiring Knife River to provide safety and security measures to the Public Works Department, and to post safety signage. Owen Scanlon seconded. The motion passed unanimously.

[7:36:38 PM](#) Chair Moore returned to the meeting.

*Tab 4 Because the Committee has not yet forwarded a recommendation, the Public Hearing will be continued until the June 11, 2012 Planning and Zoning Commission Meeting. The Public Hearing is upon a revised 5-year City of Hailey Capital Improvement Plan and Development Impact Fee Study to be considered for the purpose of the Hailey Planning and Zoning Commission to determine whether recommendation that the Capital Improvement Plan and Development Impact Fee Study is in conformance with current Hailey land use assumptions. The City of Hailey shall make available to the public, upon request, the draft report with its*

*proposed land use assumptions and capital improvements plan amendments. Any member of the public affected by the capital improvements plan amendments shall have the right to appear at the public hearing and present evidence regarding the proposed capital improvement plan amendments. The public hearing will also provide opportunity for consideration as to whether City of Hailey Comprehensive Plan, Part Five: Capital Improvement Plan, should be amended and updated to reflect revisions to the 5-year Capital Improvement Plan and incorporated Development Impact Fee Study. The revised Development Impact Fee Study is an update to the City's Development Impact Fee adopted in 2007, and reflects changes.*

[7:36:57 PM](#) Chair Moore noted that he sits on this committee and explained why this recommendation is not ready for consideration.

[7:37:29 PM](#) **Janet Fugate moved to continue Tab 4 to the June 11, 2012 meeting. Jay Cone seconded. The motion passed unanimously.**

### **Old Business**

None.

### **Commission Reports and Discussion**

[7:37:58 PM](#) Janet Fugate noted she will be absent for the June 11 meeting due to pressing family matters. Discussion included whether there will be a quorum at that meeting if Jay Cone will be presenting an architectural project, the importance of the CIP, and legal ramifications of commission members presenting applications. Chair Moore will check on the procedure when a Commissioner might present his or her own project.

### **Staff Reports and Discussion**

[7:52:32 PM](#) None.

### **Adjourn**

[7:54:53 PM](#) **Owen Scanlon moved to adjourn the meeting. Janet Fugate seconded, and the motion passed unanimously.**