

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Monday, January 12th, 2015
Hailey City Hall
5:30 p.m.**

Present: Janet Fugate, Dan Smith, Owen Scanlon, Regina Korby
Absent: None
Staff: Lisa Horowitz, Kristine Hilt

Call to Order

5:30:33 PM Janet Fugate called the meeting to order and moved to amend the agenda in order to address establishment of officers. Owen Scanlon seconded and the motion carried. Owen Scanlon motioned to appoint Janet Fugate as Chair and Regina Korby as Vice-Chair. Dan Smith seconded, there was no discussion on the issue and all voted in favor.

Public Comment for items not on the agenda

5:30:52 PM Geoffrey Moore stood and asked the Commission to pull CA 4 for public comment.

Consent Agenda

CA 1 *Motion to approve minutes of December 8th, 2014*

CA 2 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review application by Hailey Ice Inc., represented by Michael Bulls of Ruscitto/Latham/Blanton, for Design Review of a newly constructed indoor ice rink to be located within the Hailey Townsite, Lots 22-24 of Block 126, Lots 10-12 and 20-22 of Block 127, Lots 13-17 of Block 135 and all Lots within Block 134 (771 Main Street South), within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts.*

CA 3 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review Exemption application by Red Star LLC, represented by Brett Barsotti, for the conversion of a garage door to windows on an existing structure, located at 618 Main Street South (Lots 19/20, Block 4, Hailey Townsite) within the Business (B) and Townsite Overlay (TO) Districts.*

5:32:19 PM Owen Scanlon moved to approve the Consent Agenda items 1, 2 and 3. Regina Korby seconded and the motion passed unanimously.

CA 4 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review (exemption) application by Christopher Roebuck for Design Review of a garage addition to an existing accessory structure, to be located at Hailey Townsite, Lots ½ of 8, 9, and 10 of Block 52 (15 East Galena Street), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.*

**Staff has determined that project is exempt from Design Review. See attached staff memo.*

5:32:45 PM Owen Scanlon moved to pull CA 4 and inquired about the drawings for the project. Chris Roebuck, owner and applicant, introduced the project to the Commissioners and summarized the proposed changes. Owen Scanlon inquired about the proposed height of the finished structure. Chris Roebuck added details about the pictures and plans presented to the Commissioners. Lisa Horowitz explained the recommendation for Design Review Exemption from staff. Lisa cited City code for interpretation. **5:40:29 PM** Discussion continued between the Commission, staff and applicant about the interpretation of the code and the proposed changes to the existing accessory structure. **5:41:22 PM** Discussion included the need for clarification in the Code and the intent of Design Review guidelines and requirements. **5:43:21 PM** Chair Fugate called for public comment. Geoffrey Moore voiced concerns about the uses of the addition of the building. He also noted that the proposed addition exceeded the allowed square footage for design review

exemptions. [5:46:27 PM](#) Lisa Horowitz added that there were no intentions on the plans to use the addition as an accessory dwelling structure. [5:49:15 PM](#) Kristine Hilt added that home occupations are permitted in General Residential Zones. Geoffrey Moore added that home occupations are only permitted in the primary living structure. The Commission discussed interpretation of home occupations. [5:52:03 PM](#) Discussion included code interpretation, amending the language of the findings of fact, and intent of the code. The Commission asked Geoffrey Moore about his location in relation to the proposed structure. Geoffrey Moore voiced additional concerns about the impact on the whole community. [5:57:45 PM](#) Chair Fugate called the discussion back to the Commission. Discussion included conditions of approval and amendments to existing findings of fact. [6:03:40 PM](#) Owen Scanlon moved to approve CA 4 with the requirement that the occupancy shall always meet the requirements of the General Residential (GR) Zoning and that the findings of fact be amended to reflect the condition of approval. Dan Smith seconded and the motion passed unanimously.

New Business and Public Hearings

~~NB 1 ——— Consideration of a Design Review application by Christopher Roebuck for Design Review of a garage addition to an existing accessory structure, to be located at Hailey Townsite, Lots ½ of 8, 9, and 10 of Block 52 (15 East Galena Street), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.~~

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity and upcoming projects

[6:05:02 PM](#) Lisa Horowitz added information about a Boise State University Graduate student that will be conducting a study on Hailey, Idaho and the possibilities of an official town square. Kristine Hilt summarized the building permit and business licensing reports from 2014 year end.

SR 2 Discussion of the next Planning and Zoning meeting: Monday, February 9th, 2015
(meeting will be held at 5:00 p.m.)

[6:09:32 PM](#) Lisa Horowitz notified the Commissioners about the next meeting date and time. Chris Roebuck inquired about applying for a building permit prior to the signing of the findings of fact and the Commission approved.

Adjourn

[6:11:47 PM](#) Regina Korby motioned to adjourn. Dan Smith seconded and the motion carried unanimously.