

**MEETING MINUTES**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, December 5, 2011**  
**Hailey City Hall**  
**6:30 p.m.**

**Present:** Mark Johnstone, Geoffrey Moore, Owen Scanlon

**Absent:** Mike Pogue, Janet Fugate

**Staff Present:** Beth Robrahn

**Call to Order**

[6:30:12 PM](#) Chair Moore called the meeting to order.

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

[6:30:45 PM](#) None.

**Consent Agenda**

*Tab 1 Motion to approve minutes of November 21, 2011*

[6:31:02 PM](#) Beth Robrahn stated the minutes were not in the Commission's packet and will be in the next meeting packet.

**New Business**

*Tab 2 Public Hearing upon an application by Mark and Annie Charpentier for Design Review of a residential addition to a Historic Structure, located at Hailey Townsite, Blk 97, Lots 13-16, (102 South 4<sup>th</sup> Ave.) within the Limited Residential 1 (LR 1) and Townsite Overlay (TO) Districts.*

[6:31:14 PM](#) Ms. Robrahn provided an overview of the project, a home on the corner of Bullion and 4<sup>th</sup> Avenue. Architect Tom Dabney represented the applicants and explained reasons for the remodel and presented the proposed plans.

[6:40:39 PM](#) Commission discussion included the historic nature of the house, removal of an existing skylight due to possible leaks, a suggestion of a dormer, whether snow clips would handle the load at the entryway cricket, placement of a chimney in a roof valley, the "existing/future" garage, and nonconforming use issues.

[6:48:44 PM](#) Chair Moore opened the meeting to public comment. None was offered.

[6:49:02 PM](#) Beth Robrahn asked Mr. Dabney if he and the applicants had looked carefully at all conditions presented by the City. Mr. Dabney expressed his acceptance of the conditions, including the existing planter boxes located in the right-of-way on Bullion Street. Geoffrey Moore further inquired about lot line adjustments. Commission consensus was very favorable.

[6:51:16 PM](#) **Owen Scanlon moved to approve the application. Mark Johnstone seconded and the motion carried unanimously.**

## Old Business

*Tab 3 Continuation of public hearings upon city initiated text amendment to the following Articles of Hailey Zoning Ordinance No. 532:*

□ *Article 2, amending the definitions of Administrator, Day Care Business, Home Occupation, Height of Building and Use.*

□ *Article 6A, clarifying language adopted by Ordinance 1062 related to the design review process, pedestrian amenities, location of buildings and parking areas, buffering between sidewalks and parking areas and clarifying which Townsite Overlay guidelines apply to single family residential, non-residential, multi-family and historic buildings.*

□ *Article 8.2, clarifying the intent for flexibility in the total allowed sign area for multi-unit buildings.*

[6:52:09 PM](#) Beth Robrahn provided background and explained where she made the text changes the Commission requested at the last meeting, including certain references to Transitional Zoning.

[6:59:34 PM](#) Commission discussion included minor changes to numbering, misplaced strike-throughs and other suggested language.

[7:08:20 PM](#) Chair Moore opened the meeting to public comment. None was offered.

[7:09:12 PM](#) **Mark Johnstone moved to approve the text amendments with the Commission's minor corrections. Owen Scanlon seconded, and the motion carried unanimously.**

## Commission Reports and Discussion

[7:10:10 PM](#) As his term expires, Mark Johnstone expressed his appreciation for the opportunity to serve on the Commission. Beth Robrahn presented a certificate of appreciation to him.

## Staff Reports and Discussion

[7:11:22 PM](#) Ms. Robrahn noted that January 3, 2012 is the next scheduled meeting and that it falls on a Tuesday due to the holiday. Discussion included whether a new commissioner will be selected in time for the next meeting, whether there may be a vacant seat for a few meetings, whether Mayor Davis or Mayor-Elect Haemmerle will handle the selection, and possible ways to further advertise the vacancy. Tony Evans of the Idaho Mountain Express offered to submit a story on this matter to his editor.

## Adjourn

[7:18:37 PM](#) **Owen Scanlon moved to adjourn the meeting. Mark Johnstone seconded and the motion passed unanimously.**