

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, January 13, 2014
Hailey City Hall
5:30 p.m.

Present: Owen Scanlon, Janet Fugate, Regina Korby, Jay Cone

Staff: Micah Austin, Kristine Hilt, Ned Williamson, Tom Hellen, Jim Lynch, Jeff Gunter

Absent: None

Call to Order

[5:31:52 PM](#) Jay Cone called the meeting to order.

Election of Officers

Election of Chair position

[5:33:17 PM](#) Owen Scanlon moved to nominate Jay Cone as Chair. Janet Fugate seconded and the motion passed unanimously.

Election of Vice Chair

[5:33:42 PM](#) Owen Scanlon moved to elect Janet Fugate as Vice Chair. Regina Korby seconded and the motion passed.

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

[5:34:01 PM](#) Geoffrey Moore requested the Chair to pull CA2 based on clerical errors on the Findings of Fact. [5:35:29 PM](#) Janet Fugate moved to pull the CA2. Owen Scanlon seconded and the motion passed. [5:35:39 PM](#) Janet Fugate motioned to re-arrange the agenda, Owen Scanlon seconded and the motion passed.

Consent Agenda

~~CA 1 — Motion to approve minutes of December 9, 2013 regular meeting~~

~~[5:35:58 PM](#) Owen Scanlon moved to approve the minutes. Regina Korby seconded and the motion carried unanimously.~~

New Business and Public Hearings

~~NB 1 — Public Hearing and Consideration of a Design Review application by Syringa Mountain School (d.b.a. Wood River Waldorf Methods School Inc), represented by Greg Bloomfield and Graham Whipple, for the construction of a school providing education for grades K-8. This is located on Tax Lot 6902 (FR SWSE & NWNE TL 6902, Section 9 & 16, 2N 18E), adjacent to Aspen Drive in China Gardens Subdivision, within the General Residential (GR) Zoning District. In addition to the Design Review application, public comment is invited for any public infrastructure improvements constructed in connection to this project, pursuant to Title 18 of the Hailey Municipal Code.~~

[5:36:55 PM](#) Chair Cone asked fellow Commissioners to disclose any exParte conversations or site visits prior to the meeting. Regina Korby noted that she has had one conversation with Greg Bloomfield. Janet Fugate and Owen Scanlon had nothing to disclose. Jay Cone had a one sided conversation with Susan McBryant to disclose. Chair Cone briefed the audience for the meeting agenda and notified all audience members about public comment and rebuttal guidelines. [5:39:38 PM](#) Greg Bloomfield introduced the application to the commissioners and noted key statistics about The Mountain School. He included facts about funding, organization, educational goals, opportunities for local students, and a timeline for

City of Hailey Planning & Zoning Commission Meeting Minutes
January 13, 2014

progression for the school. He then briefed the Commissioners on the Mountain School's approach to learning. [5:42:45 PM](#) Greg Bloomfield presented the benefits of moving the school to Hailey and included property values, new jobs, and neighborhood impacts. His presentation went on to include trends in school sites, proposed site size, and projected student enrollment. He went on to include information about why the Mountain School chose the current site for a new school. [5:47:06 PM](#) Greg Bloomfield introduced the project architect Graham Whipple. [5:47:23 PM](#) Graham Whipple introduced the site overview to the Commissioners pointing out different phases of growth, parking, structures, security, landscaping, and the drop off/pick up area. Presentation included information about transportation to and from the site, sidewalk infrastructure, and pedestrian access. [5:55:53 PM](#) Graham Whipple pointed out areas on the plans for slowing vehicular traffic through the residential neighborhoods. He noted that there was an easement on the initial application that has been pulled from the plans. Presentation continued on to include class room assembly and required parking spaces outlined in Hailey City Code. He continued on to discuss elevations of the building, different roof forms, additive elements including eaves and canopies, building materials, color choices, purpose of architecture and overall structural design in relationship to surrounding neighborhood architecture. [6:06:12 PM](#) Chair Cone inquired about the building material and color samples. Graham Whipple presented those to the Commission. [6:06:56 PM](#) Chair Cone called for Staff comments. [6:07:07 PM](#) Micah Austin summarized the staff report and some of his concerns. He noted noticing dates, application requirements, parcel specifics including zoning, and Design Review guidelines for the City of Hailey. [6:10:29 PM](#) Micah Austin went through the general requirements for the application in detail noting that the application was in fact complete. He noted concerns from the Fire Department, Police Department, Street Department, and City Engineer including snow removal, fire hydrant requirements, parking, crosswalk and sidewalk requirements, security requirements, degradation of surrounding roads, school zone speed limit requirements, and landscaping requirements. [6:16:47 PM](#) Micah Austin summarized proposed signage and recommended Commission approval on all signage moving forward. He included required parking specifications, outdoor lighting, building height, setbacks, drainage, and street classification. Micah Austin continued with recommendations for the Commissioners for new street classifications, sidewalk widths and pedestrian zones in accordance to Title 18 standards. [6:22:12 PM](#) Micah Austin informed the Commissioners about bike rack standards and lack thereof on the application and site plan. Micah Austin went on to summarize building services, trash enclosures, sun exposure, snow storage, and additional site plan specifics. [6:27:44 PM](#) Micah Austin went on to summarize the building design portion of the staff report. He included details about roof pitches, architecture, solar orientation, south facing windows, exterior shading devices, and snow clips. [6:31:34 PM](#) Ned Williamson, City Attorney, informed the audience on public meeting etiquette then went on to address important concerns from the public that had been previously submitted including subdivision requirements and floodplain overlay requirements. Ned Williamson informed the Commission that the subdivision and floodplain requirements were irrelevant and not required by the applicant. Ned Williamson recommended to the Commission to inquire about the parking requirements in regards to the assembly requirements with the City Code. He also recommended that the applicant address the total length and size of the building in regards to the surrounding neighborhoods. [6:37:03 PM](#) Micah Austin summarized the public comment that was submitted prior to the meeting and included details about the nature of the comments. He noted that all letters and comments were on file and available for the Commissioners for review. [6:39:48 PM](#) Owen Scanlon inquired about why City Engineer Tom Hellen recommended for a gravel easement between the road and the sidewalk. [6:40:19 PM](#) Tom Hellen noted that the snow removal and storage was the primary reason for gravel requirements. [6:40:40 PM](#) Owen Scanlon inquired about student location and transportation clarification. Greg Bloomfield responded and clarified. Owen Scanlon also inquired about emergency access. Graham Whipple clarified and responded with details about plans for emergency vehicle access. Owen Scanlon inquired about parking requirements for the site in regards to school functions, graduations, and parent teacher conferences. [6:44:31 PM](#) Greg Bloomfield answered with examples of other community organizations and institutions that utilize street parking. [6:45:50 PM](#) Jay

Cone inquired about the parking lot diagram. He went on to summarize the code interpretation of "Assembly". Jay Cone asked Graham Whipple about specific parking requirements noting that 28 spaces may not be adequate. Graham Whipple responded with stating that this concern may be resolved with additional planning. He also noted that he felt that the City of Hailey parking requirements have been met. Discussion between Jay Cone and Graham Whipple went on to include phasing, lack of information, documents at hand, current outlined parking, and additional land that may be used for parking. [6:51:00 PM](#) Owen Scanlon inquired about emergency access requirements. [6:51:12 PM](#) Micah Austin answered. Janet Fugate inquired about procedure. Ned Williamson informed the Commissioners about procedure including items that had been newly submitted. [6:53:45 PM](#) Janet Fugate inquired about trash enclosure and surrounding property distances from that enclosure. Discussion included setbacks and distances with Graham Whipple. [6:55:50 PM](#) Discussion went on to include down spouts, drainage, roof metal color samples, security issues in regards to landscaping, drop off area for students, building height, and student access into the school. [7:03:44 PM](#) Regina Korby inquired about traffic safety and vehicular access to the school. Concerns also included cafeteria space, eating areas, and growth of student population. The Commissioners continued to address concerns about parking and realistic requirements. [7:09:36 PM](#) Discussion about the ordinance and the parking requirements continued between Micah Austin, Ned Williamson and the Commissioners. [7:11:11 PM](#) Janet Fugate inquired about clarification about the projected number of students and building dimensions. Greg Bloomfield notified the Commissioners that a maximum number of 280 students would be enrolled at this designated site and that a student enrollment cap was possible for Charter Schools. Graham Whipple notified the Commissioners that he was not certain of the building dimensions. [7:14:46 PM](#) Chair Cone called for a recess and reiterated public hearing etiquette and pertinent comments for the application at hand.

[7:25:00 PM](#) **Chair Cone called the meeting back to order.** [7:26:12 PM](#) Ned Williamson notified the Commissioners that the noticing was proper and that a movement was necessary. **Janet Fugate moved to include that the noticing was appropriate for the public hearing.** [7:27:07 PM](#) Chair Cone notified audience members about addressing the Commissioners and directing questions. Steve Bashista, Hailey, notified the Commissioners that he was opposed to the applicants based on health and safety issues including debris from flooding, vehicular access, and noticing. Pam Gammom, Hailey, commented on the zoning, the lack of phasing plans, privacy, and the magnitude and scale of the project. Pam Gammom objected the project. Kim Coonis, Hailey, commented that the neighborhood lacked the infrastructure for a school in the chosen location and commented on the lack of safety for the children. Judy Harrison, Hailey, mentioned that she was confused in regards to the materials that were presented at the meeting and at the application submittal time prior to the meeting. Randy Flood, Hailey, commented on property values and onsite parking noting that the local high school lacked efficient parking and overflow used the athletic fields. Bob Hoskins, Hailey, encouraged the Commissioners to consider the maximum occupancy of the school's enrollment. Blaine Porter commented that the school concept was "great" but that the chosen location was "lousy". [7:37:49 PM](#) He also noted that the building size was "offensive" and "outrageous". Rick Spaulding, Hailey, commented about state funding in regards to a Charter School noting that fundraisers were common and necessary. Rick Spaulding also noted that China Gardens standards for buildings were one story 1200 square foot buildings. Martin Flannes, Hailey, commented that several concerns were not addressed in the current application. Martin Flannes urged the Commissioners to vote to have the applicant re-submit the application with appropriate documentation to address all concerns in writing. [7:43:01 PM](#) Travis Scott, Syringa Mountain School board, commented about choice of location for the school, other two-story buildings in the neighborhood, community assembly areas that could be shared. David Harrison, Hailey, commented that the proposed project would incur several inefficiencies for the roadways. David Harrison also commented on density concerns, parking, fire and police concerns, and traffic impacts. Alison Akehurst, Hailey, noted current traffic flow and safety concerns for her children, pets, and neighboring children. [7:47:42 PM](#) Julia Dupuis, Hailey, commented that the application was incomplete and that many concerns were not

addressed. Julia Dupuis urged the Commissioners to ask the applicants to resubmit a more complete application and plan. Ragna Caron, Hailey, commented that the design of the building was not in compliance with the City of Hailey Design Review Guidelines. Ragna Caron also commented on opposition for the project due to traffic concerns and flooding. Steve Krossner, Hailey, commented that the traffic plan was unavailable until the meeting and that he opposed the increase of traffic in the neighborhood. Steve Krossner, Hailey, inquired about school hours. Susan McBryant, Hailey, commented that the application was incomplete and confusing. She recommended to the Commissioners to vote down the application and to urge the applicant to resubmit. Susan McBryant also commented on zoning and farm animals. Joey Sides, Hailey, commented that his residence would be located near the trash enclosure as well as the traffic, the lighting, safety, building design. He also commented that the easement requirements should be clarified. Mike Broman, Hailey, commented that he had concerns about the success of the school, farm animals. Peter Caldera, Hailey, commented that his concerns included the future of the school. Bill Smith, Hailey, commented about the road systems and the children safety in the neighborhood. [8:01:23 PM](#) Mark Cassinika, Hailey, commented on the design of the buildings, the lack of space around the school, and other neighboring schools. Susan Lidstone, Hailey, commented on construction noise, buffer zones, lack of fencing, and traffic. Matt Filbert, Bellevue, urged the Commissioners to consider solutions to the concerns. Ann Fuller, Hailey, commented on her concern about egress and fire escape routes. Barbara Nance, Hailey, commented on safety of children walking on neighboring streets around the proposed location. Linda Rotondella-Elie, Hailey, commented that the proposed location has been flooded six times in the past forty years. Marie Wania, Hailey, commented about scale of the buildings and property choice. Jorjan Sarich, Hailey, commented about her research on the Mountain School including alternative sites. She urged the Commissioners to require re-submittal of the application. [8:09:34 PM](#) Del Webber, Hailey, commented on her opposition of a roadway or parking lot on the parcel. [8:10:33 PM](#) Jay Cone closed the public comment period and opened the comment period for rebuttal. [8:10:57 PM](#) Micah Austin clarified concerns about Parcel A. He noted that Parcel A was set aside for City access and that it was the City of Hailey's suggestion to set aside an easement for potential public safety access. [8:14:24 PM](#) Greg Bloomfield added clarification about public easements, student enrollment caps, farm animals, floodplain, traffic, and school mission. [8:17:19 PM](#) Chair Cone called the discussion back to the Commissioners. [8:18:27 PM](#) Owen Scanlon stated that the health, safety, and welfare of the public were not considered. Janet Fugate noted that her concerns included traffic safety, mobility for school children, and impact on neighboring residents, size and scope of the project. Regina Korby stated that there were several concerns that were not addressed and that the design needed to be re-evaluated. [8:22:17 PM](#) Chair Cone added that he was disappointed that concerns voiced by the Police Chief and City of Hailey were not addressed. He further added that many areas were not in compliance with the guidelines and requirements of the City of Hailey. [8:26:02 PM](#) Chair Cone cited noncompliance within the staff report. [8:27:41 PM](#) Chair Cone stated the following for the record; Sections 9.4, 8B.4.1, 6A.7(A), 6A.8(A)1g, 6A.8(A)1d, 6A.8(A)2a, 6A.8(A)3h, and 6A.8(A)4h of the Zoning Ordinance and Sections 18.06.016, 18.06.022, 18.06.024 of Title 18, the Mobility Design Ordinance.

[8:29:23 PM](#) Janet Fugate recommended downsizing, a feasible drop off and pick up plan for students, sufficient parking, and detailed lighting plan. [8:30:38 PM](#) Chair Cone recommended a detailed landscaping plan. [8:31:27 PM](#) Owen Scanlon **motioned to deny the Design Review application for the Syringa Mountain School, represented by Greg Bloomfield and Graham Whipple, for a new school providing education for grades K-8 to be constructed and operated on Tax Lot 6902 (FR SWSE & NWNE TL 6902, Section 9 &16, 2N 18E) finding that all of the ordinances and recommendations by staff have been noted as well as accommodations and suggestions by the Commission that the owner and applicant represented can respond to. Janet Fugate seconded and the motion passed unanimously.**

8:35:26 PM Chair Cone called the meeting back to order.

~~CA 2 — Motion to approve Findings of Fact and Conclusions of Law for a Design Review exemption application submitted by NationStar Mortgage, represented by Jim Bradley, for a new garage door and a new man door on a garage located at 405 S. Second Avenue.~~

8:37:02 PM Geoffrey Moore commented on errors that he found within the Findings of the Fact for this project. He went on to include suggestions for new conditions of approval. **8:42:53 PM** Janet Fugate noted that it was not necessary to include exclusions in Findings of Facts. Micah Austin summarized the application. **8:45:13 PM** **Janet Fugate motioned to approve the Findings of Fact and Conclusions of Law for the Design Review application submitted by NationStar Mortgage, represented by Jim Bradley, for a new garage door and a new man door on a garage located at 405 S. Second Avenue. Owen Scanlon seconded and the motion carried.**

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

~~SR 1 — Discussion of current building activity and upcoming projects~~

~~SR 2 — Discussion of the next Planning and Zoning meeting: Monday, February 10, 2014
(no documents)~~

8:48:56 PM Micah Austin and Kristine Hilt briefed the Commissions on current building activity and upcoming projects.

Adjourn

8:49:52 PM Regina Korby motioned to adjourn. Janet Fugate seconded and the motion carried unanimously.