

**MINUTES OF THE  
HAILEY PLANNING & ZONING COMMISSION  
Monday, June 24, 2013  
Hailey City Hall  
6:30 p.m.**

**Present:** Geoffrey Moore, Owen Scanlon, Regina Korby, Jay Cone

**Absent:** Janet Fugate

**Staff:** Micah Austin, Kristine Hilt, Jim Lynch

**Call to Order**

[6:30:27 PM](#) Chair Moore called the meeting to order.

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

[6:31:12 PM](#) None.

**Consent Agenda**

*CA 1 Motion to approve minutes of June 10, 2013 regular meeting*

[6:31:39 PM](#) **Owen Scanlon moved to pull item CA 2 and CA 3.** Jay Cone added that he was not present for previous reviews. Regina Korby noted that on the previous minutes at 7:15 pm, Chet Hower was spelled incorrectly. It should be documented as Chad Howard.

[6:32:24 PM](#) **Chair Moore moved to approve minutes. Regina Korby seconded and the motion passed unanimously.**

*CA 2 & 3 Motion to approve Findings of Fact and Conclusions of Law for a Design Review application submitted by Brant Tanner of Tanner Investments, LLC for Design Review of a new single-family residence, to be located at Hailey Townsite, Blk 129, Lot 11A & 12A, within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.*

[6:32:55 PM](#) Owen Scanlon expressed concerns in regards to drainage and plat elevations adding that the design review criteria have still not been met. Discussion continued to include the possibility of retaining walls and dry well. Brant Tanner defended his interpretation of the needs of the commission adding that he did not recall certain requests being made in the previous meeting. Chair Moore added concerns about the driveway exiting into River Street. He noted slope and egress concerns. [6:39:52 PM](#) Discussion of grade and elevation continued about slope and driveway concerns. Chair Moore noted his concerns as safety issues of an unsupportive foundation. [6:43:48 PM](#) Brant Tanner recalled the previous meetings requirements including grading plan and snow clips. [6:44:53 PM](#) Chair Moore and Brant Tanner continued discussion of immediate slope of driveway including the footers of the foundation. Jay Cone asked Owen Scanlon if he had a similar interpretation of the numbers while pointing out that the City Building Official, Jim Lynch, was present at the meeting. Jay Cone then added that according to the ordinance, elevation requirements had been previously set for similar projects of this nature. Discussion continued about Design Review criteria, slope and grade. [6:51:26 PM](#) Discussion between Micah Austin and the commission continued to involve city ordinance, requirements, and further specific needs of Lot 12A. Micah Austin asked the commission if they had concerns

with Lot 11A. Chair Moore and Owen Scanlon noted they did not have any concerns. [6:54:33 PM](#) Chair Moore and Owen Scanlon clarified specific needs and asked the advice of the City Engineer, Tom Hellen who is not present. Micah Austin read Tom Hellen's email response to Brant Tanner's plans which clarified city drainage requirements. [7:02:13 PM](#) The commission and Micah Austin conversed requirements, specifics, and purposes of each. Discussion of the role of the commission and decision making continued. [7:08:35 PM](#) Micah Austin asked for a final clarification of the Commission's requests. Owen Scanlon and Chair Moore clarified. Jay Cone added that some of the requests had already been submitted. [7:14:29 PM](#) Chair Moore and Owen Scanlon continued to outline concerns about the safety of the future residents in regards to the proposed slope of the driveway. Jim Lynch, Building Official, added code requirements for passing inspections. [7:19:15 PM](#) Jay Cone and Regina Korby noted that the encroachment would be inspected by the City Engineer, Tom Hellen, and the Building Official, Jim Lynch. [7:22:43 PM](#) Regina Korby added that certain concerns of the council may not be within the realm of their purpose.

[7:24:31 PM](#) [7:24:31 PM](#) Jay Cone moved to approve the Design Review application by Brant Tanner for Block 129, Lot 11A. Regina Korby seconded, and the motion carried unanimously.

[7:25:28 PM](#) Jay Cone moved to continue the Design Review application by Brant Tanner for Block 129, Lot 12 A to the upcoming Planning and Zoning meeting, July 8<sup>th</sup>, with the following requests:

1. Finished floor elevation
2. Spot elevation of all four corners
3. Elevations of top and bottom of driveway
4. Confirm record of grade

Regina Korby seconded. Chair Moore added the following conditions:

5. Location of sidewalk in proximity to property line

6. Dimensions of stairs coming off public sidewalk to dwelling on Lot 12A

[7:28:14 PM](#) Brant Tanner requested permission to submit building permit applications for both lots. Jay Cone noted that no building permit application may be submitted with final approval of the Design Review. Micah Austin clarified that Brant Tanner could submit the building permits for processing purposes, however a permit would not be issued for the dwelling on Lot 12A until after the Findings of Fact had been approved.

[7:29:03 PM](#) Chair Moore moved to approve the motion with the conditions outlined and the motion passed unanimously.

### Workshop

[7:30:55 PM](#) Chair Moore motions to take a short recess. The motion passes unanimously.

*WS 1 Workshop and public discussion on allowing beekeeping within the City of Hailey, which would involve a text amendment to the Zoning Ordinance.*

[7:34:37 PM](#) Micah Austin introduced special guests, Tom Harned from 5b Hives and Kate Besst from Willow Creek nursery. Micah Austin started the workshop by relating the draft ordinance to that of a similar ordinance drafted in Idaho Falls, Idaho. The Commissioners and guests

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proceeded to conduct a discussion of beekeeping that included purchase, boxes vs hives vs colonies, drifting bees, size, queens, seasonal trends, and reproduction. [7:43:53 PM](#) Hallie Reikowsky, representative of the Hunger Coalition, arrived and joined in the discussion. Conversation continued, mostly about breeding, life cycle, eggs, death, and temperature variances. Chair Moore inquired about community noticing requirements. Micah Austin and the Commissioners discussed specific needs and issues to be covered in the ordinance including lot size, enforcement, safety and information for citizens. [8:05:49 PM](#) Discussion continued on species of bees, honey flow, harvest, commercial bee keeping vs. residential beekeeping, and maintenance of hives. [8:27:26 PM](#) Conversation of the drafted ordinance continued and included the possibilities of lightening the restrictions. A consensus across the board was agreed upon in regards to less restrictions for beekeeping within city limits. [8:41:24 PM](#) Micah Austin offered to take ordinance for revision based on suggestions and discussion within workshop. [8:43:36 PM](#) Last minute comments from everyone on the idea of beekeeping and purpose of allowing it. General consensus included prohibiting vs. promoting commercial beekeeping. [8:48:35 PM](#) Tom Harden, Kate Besst, and Hallie Reikowsky departed the workshop. Chair Moore called the next item on agenda.

#### **New Business**

None

#### **Old Business**

None

#### **Commission Reports and Discussion**

#### **Staff Reports and Discussion**

SR 1 Discussion of current building activity and upcoming projects  
(no documents)

SR 2 Discussion of the next Planning and Zoning meeting: Monday, July 8, 2013  
(no documents)

[8:49:31 PM](#) Micah Austin briefed the Commissioners on the upcoming July 8<sup>th</sup> meeting agenda items. Mister Austin then briefed the commissioners on the July 22<sup>nd</sup> agenda items as well.

[8:56:25 PM](#) Chair Moore requested moving the meeting time of the Planning & Zoning Commission to 5:30 p.m. instead of 6:30 p.m. for all meetings in the future starting with July 22<sup>nd</sup>. **Jay Cone moved to change meeting time from 6:30 to 5:30pm for Hailey Planning & Zoning. Regina Korby seconded. Chair Moore called for ayes and the motion passed unanimously.** [8:58:12 PM](#) Final discussion included sending appropriate notification out to the public of the new meeting time.

#### **Adjourn**

**Jay Cone moved to adjourn. Regina Korby seconded and the motion passed unanimously.**