

MINUTES OF THE MEETING
HAILEY PLANNING & ZONING COMMISSION
Monday, November 14, 2016
Hailey City Hall
5:30 p.m.

Present: Jane Fugate, Jeff Engelhardt, Richard Pogue, Owen Scanlon

Absent: Dan Smith

Staff: Lisa Horowitz, Robyn Davis

Call to Order

[5:28:27 PM](#) Chair Fugate called the meeting to order.

Public Comment

No public comments

Consent Agenda

[CA 1](#) Motion to approve minutes of October 24, 2016

[CA 2](#) Adoption of Findings of Fact of a request by the City of Hailey for a Conditional Use Permit for a Public Use/Public Service Facility for an existing building, known as the Armory Building, located at 311 East Cedar Street (Lots 8-12 and 20-24, Block 125). The purpose of the request is for the relocation of the Hailey Police Department.

[CA 3](#) Adoption of Findings of Fact of a request by the City of Hailey for a Conditional Use Permit for a Public Use for seasonal snow storage, to be located at 1448 Aviation Drive (Lot 1, Block 1, Airport West Subdivision #2), in the SCI-Sales and Office Zoning District.

[5:28:55 PM](#) Owen Scanlon motioned to approve the Consent Agenda items. Richard Pogue seconded and all were in favor.

New Business and Public Hearings

[NB 1](#) Consideration of an application by Terence and Kim Hayes, represented by Galena Engineering, for a Lot Line Adjustment located at 313 South 2nd Avenue, Lots 5-9, Block 22, Hailey Townsite, wherein the lot lines between Lots 5-9 are modified, creating two (2) lots. The property is located within Section 9, T.2N., R.18E., B.M., City of Hailey, Blaine County, Idaho.

[5:29:14 PM](#) Lisa Horowitz presented the project and noted the Terence and Kim Hayes are proposing to create two lots from the existing five lots. The first lot would be just over 9,000 square feet, which would accommodate the Accessory Dwelling Unit and the existing residence. Horowitz noted that the second lot would be 6,000 square feet, which would accommodate a single-family residence. Horowitz noted that no easements or unusual easements exist and the sidewalk requirement would come as part of Design Review, if a new residence is built.

[5:32:11 PM](#) Chair Fugate opened/closed the item for public hearing. The Commissioners agreed that no issues with adjustment exist.

[5:32:33 PM](#) Owen Scanlon motioned to approve the application by Terence and Kim Hayes, represented by Galena Engineering, for a Lot Line Adjustment located at 313 South 2nd Avenue, Lots 5-9, Block 22, Hailey Townsite, wherein the lot lines between Lots 5-9 are modified to create two (2) lots. The property is located within Section 9, T.2N., R.18E., B.M., City of Hailey, Blaine County, Idaho, finding that the project does not jeopardize the health, safety and welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance,

Title 18, and City Standards, provided conditions (a) through (f) are met. Richard Pogue seconded and all were in favor.

NB 2 *Consideration of a Zone Change Application by Silver Creek Property Holdings, LLC, represented by Errin Bliss of Bliss Architecture, for an amendment to the City of Hailey Zoning District Map. Proposed changes would rezone the Friedman Park Subdivision, Lot 11A, Block 2 from Limited Business (LB) to Light Industrial (LI), thereby allowing an auto dealership and auto repair/service shop to conduct business.*

5:48:05 PM Errin Bliss of Bliss Architecture presented the project and noted the Goode Motor is proposing to relocate their auto dealership, service center and parts department to 960 South Main Street. Goode Motor is requesting that a rezone change take place: changing the current zone from Limited Business (LB) to Light Industrial (LI), as well as amend the District Use Matrix to include auto dealership in the Light Industrial (LI) Zoning District. Bliss noted that the intent, if the zone change is approved, Goode Motor would like replat all parcels into one parcel, as well as to build a new 6,000 square foot dealership, and concurrently, build small addition/make exterior improvements to the Silver Creek Dealership.

5:51:09 PM Chair Fugate inquired about the boundary of the rezone. Bliss noted that there are two interior property lines, as well as exterior property lines; the eastern property line abuts the airport.

5:55:05 PM Horowitz explained the thought process of zoning the parcel as Light Industrial (LI). Horowitz informed the Commissioners that the only district that currently allows auto dealerships is Business (B). Horowitz noted that the best approach would likely be to rezone the parcel as Light Industrial (LI) and amend the code to allow Auto Dealerships and a conditional use in this zone. Bliss agreed.

5:59:39 PM Chair Fugate inquired about whether or not Auto Dealerships could be removed from the District Use Matrix in the Business (B) Zoning District. Horowitz noted that two smaller auto dealerships currently reside in the Business Zoning District and if the code changes, both would be non-conforming. Chair Fugate also inquired about the current lot of Silver Creek and once vacant, what would happen with it. Errin Bliss informed the Commissioners that the lot would be abandoned; however, an alternative use would likely be more in line with the City of Hailey's long term goals and Comprehensive Plan.

6:03:16 PM Jeff Engelhardt doesn't necessarily agree to having Light Industrial lots on Main Street and would prefer to see the parcel zoned as Limited Business. Horowitz informed the Commissioners that if rezoning the parcel to Limited Business (LB) was agreed upon, the option of a Development Agreement Rezoning could be put in place.

6:12:29 PM Chair Fugate and Scanlon would like to see the entire parcel rezoned to match the rest of the area.

6:13:07 PM Chair Fugate opened/closed the item for public hearing. Pogue noted that he is in favor of rezoning parcel to Light Industrial (LI). Scanlon and Chair Fugate agreed. Engelhardt is in favor of the concept; however, would like to see it rezoned as Business (B).

6:14:43 PM **Owen Scanlon motioned to recommend approval of the application to City Council to amend the Zoning District Map for the City of Hailey to change the zoning for 960 South Main Street (Friedman Park Subdivision, Lot 11A, Block 2) from Limited Business (LB) to Light Industrial (LI), finding the amendments are in accordance with the Comprehensive Plan, that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote public health, safety and general welfare. Richard Pogue seconded and all were in favor.**

NB 3 *Consideration of a Zone Change Application by Silver Creek Property Holdings, LLC, represented by Errin Bliss of Bliss Architecture, for an amendment to the City of Hailey District Use Matrix. Proposed changes would permit "auto dealership" in the Light Industrial (LI) Zone District as a Conditional Use.*

6:16:05 PM Horowitz presented the project and noted that in looking at the Matrix, two Zoning Districts would conditionally allow auto dealerships: Business (B) and Light Industrial (LI) Zoning District.

6:16:44 PM Chair Fugate opened/closed the item for public hearing. Owen Scanlon questioned whether or not auto dealerships would always be listed as a Conditional Use in two zones. Horowitz confirmed.

Owen Scanlon has no issues with amending the District Use Matrix to permit auto dealerships in the Light Industrial (LI) Zoning District. Richard Pogue agreed.

[6:17:13 PM](#) Errin Bliss suggested amending the use to a permitted use, rather than a conditional use. Horowitz agreed and noted that it correlates with the other uses in Light Industrial (LI). Scanlon and Pogue do not have strong opinions either way. Errin Bliss agreed with Horowitz. Chair Fugate and Pogue also agreed.

[6:21:13 PM](#) **Richard Pogue motioned to recommend approval to the City Council of the application by Silver Creek Property Holdings, LLC, for changes to Title 17, Chapter 17.05, District Use Matrix to allow for Auto Dealerships as a Permitted Use in the Light Industrial (LI) Zoning District, finding the amendments are in accordance with the Comprehensive Plan, that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote public health, safety and general welfare. Owen Scanlon seconded and all were in favor.**

[NB 4](#) *Continuation of a Consideration of a City-initiated Text Amendment to Title 17, Section 17.05, District Use Matrix, to consider “rounding” of lot sizes in circumstances which may be appropriate.*

[5:34:48 PM](#) Horowitz presented information on “rounding” and informed the Commissioners that surveying errors could be corrected with 100 square feet. Horowitz also noted that the City Engineer, Brian Yeager, prepared a spreadsheet which lists all of the properties in Townsite Overlay (approximately 800 properties). Per the spreadsheet, only two properties would be helped by the narrow rounding. Horowitz recommended that it may be worth researching homes with lot sizes having a range of 5,901 and 6,000 square feet (approximately 64 properties could benefit from rounding). Chair Fugate and Engelhardt agreed.

[5:38:30 PM](#) Pogue inquired about what would be needed to increase the housing density in Townsite Overlay. Horowitz noted that she would like to conduct more research; however, stated that under a previous ordinance, two units could be built on a lot of 6,578 square feet or larger, allowing for more density than the current ordinance.

[5:42:46 PM](#) The Commissioners requested a copy of the excel spreadsheet, a visual demonstration and/or example of lots that could benefit from rounding.

[5:46:26 PM](#) Chair Fugate opened/closed the item for public hearing.

[5:46:50 PM](#) **Richard Pogue motioned to continue the consideration of a City-initiated Text Amendment to Title 17, Section 17.05, District Use Matrix, to consider “rounding” of lot sizes in circumstances which may be appropriate, to November 28, 2016. Owen Scanlon seconded and all were in favor.**

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.
(no documents)

SR 2 Discussion of the next Planning and Zoning meeting: **Monday, November 28, 2016.**
(no documents)

→ Zone Change: Woodside Subdivision (RGB to GR – City of Hailey)

→ Design Review: 711 River Street (Kolo and TND Architects)

→ Continuation of Rounding

Adjourn

[6:35:24 PM](#) **Richard Pogue motioned to adjourn. Owen Scanlon seconded and all were in favor.**