

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Monday, August 11th, 2014
Hailey City Hall
5:30 p.m.**

Present: Jay Cone, Owen Scanlon, Dan Smith
Absent: Regina Korby, Janet Fugate
Staff: Micah Austin, Kristine Hilt, Ned Williamson

Call to Order

5:31:50 PM Chair Cone called the meeting to order.

Public Comment for items not on the agenda
None.

Consent Agenda

CA 1 *Motion to approve minutes of July 14th, 2014*

CA 2 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review Exemption application by Intermountain Gas Company, represented by David Nelson, for the addition of an exterior shed, located at 220 South River Street (Lots 14-16, Block 29, Croy Street Condos) within the Hailey Townsite (HT) and Business Districts (B).*

CA 3 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review application by Sun Valley Roasters LLC, represented by Jolyon H Sawrey, for Design Review of an addition to an existing commercial building, located at Hailey Townsite, Block 29, Lots 10 (219 South Main Street), within the Business (B) and Townsite Overlay (TO) Zoning Districts.*

5:32:36 PM Owen Scanlon moved to pull CA 3. Dan Smith pointed out an error for spelling of an owner for an application. He noted that Hailey Coffee was owned by Carey Morgridge. **Dan Smith then motioned to approve CA 1 and CA 2. Owen Scanlon seconded and the motion carried.** Owen inquired about the snow storage requirements for CA 3. Discussion between the Commission and staff indicated that the minutes reflected that the excessive snow would be removed off site. Commission decided to conditionally approve the application if all snow is to be removed off site. Micah Austin notified the Commissioners of public comment received on the historic tree to be removed located on the property. **5:37:20 PM** Ned Williamson notified the Commission that public comment was inappropriate at this point in the process. **5:38:08 PM** Chair Cone moved to approve CA 3 and Owen Scanlon seconded. Motion passed.

New Business and Public Hearings

NB 1 *Consideration of a Design Review application by John Johnston, represented by Carter Ramsay, for Design Review of an addition to an existing single family residence, located at Hailey Townsite, Block 72, Lots 16, 17, FR Lot 18 TL 7421 (648 N. 3rd Avenue), within the Limited Residential-1 (LR-1) and Townsite Overlay (TO) Zoning Districts.
(Applicant pulled application. No documents.)*

5:39:08 PM Chair Cone notified the public that the application has been pulled by the applicants.

NB 2 *Consideration of an application for Preliminary Plat proposal for Sunburst Hills, a Cottage Townhouse Development, to be located at Lots 7-9, Block 62, within Woodside Sub #15 (2541, 2621, 2641 Winterhaven Drive) comprising of 1.78 acres. Current zoning of the*

property is General Residential. Proposed Preliminary Plat indicates a reconfiguration of existing Lots 7-9 to Lots 1-12, Sunburst Hills Subdivision.

[5:40:01 PM](#) Micah Austin introduced the additional materials to the Commission that had been received since the previous meeting held on July 14th, 2014. He included information about sidewalks, private street name, reconfiguration of lots, relocation of the flag lot within the subdivision, and civil engineer comments and approval. [5:45:11 PM](#) Micah then briefed the Commissioners on the in lieu fees to be paid in place of sidewalks on the East side of Sun Break Lane (proposed private road). Micah read the section of City code that clarified in lieu fees for the application and project for the Commission. [5:48:46 PM](#) Brian Yeager introduced the revised preliminary plat to the Commission and clarified details of all proposed changes and plan for in lieu fees for sidewalks on the East side of Day Break Lane. Brian added concern of the applicant and community members in regards to required sidewalks for development in the City. He added that required sidewalks may be excessive and may negatively impact the driveway and property availability for the five houses to be located on the private drive within the Sunburst Hills Subdivision. Discussion between the Commission and Brian included setbacks, easements, and drainage. [5:56:34 PM](#) Discussion continued to include plans for drainage mitigation, drywell installation, and final grading. Owen Scanlon inquired about how the required sidewalk affects drainage for the applicant. Brian notified the Commission of previous plans and how those have changed in order to properly accommodate drainage and satisfy City standards. [6:00:47 PM](#) Chair Cone called for public comment. Sharon Browder, Winterhaven Drive, thanked the applicant for addressing drainage but commented how her concerns about density had been ignored. Sharon commented on a loop hole in public comment that she believes exists based on the lack of public noticing for the Parks & Lands Board meeting that was held without noticing the 300 foot property ad joiners. Sharon added that she felt that green space was both necessary and important to all the neighborhood residents. [6:07:35 PM](#) Sharon Browder handed out copies of her July 22nd correspondence for the Commissioners and staff for review then pointed out on a map included in the correspondence where she thought a green space should be added. Sharon commented that she and her neighbors would like to comment and the Parks & Lands Board meeting and encouraged the Commission to consider requiring green space. [6:12:40 PM](#) Katya Kassen, stood and commented that she supported Sharon's comments and ideas about a proposed green space. [6:13:40 PM](#) Brian Yeager, Galena Engineering, stood and commented on the previous public comments on green space that were voiced. He added that large parcels dedicated to parks were more successful and beneficial more so than small pockets of parks throughout various subdivision. Brian added that the project would fail if part of it were to be required for green space. He added that the applicant was asking for approval for a project that is currently compliant with all Zoning standards and requirements. [6:17:58 PM](#) Chair Cone inquired about in lieu fees for parks and sidewalks. Discussion between staff and Commission included park and green space requirements, options for the applicant, and procedure of recommendations to Council. [6:21:16 PM](#) Ned Williamson addressed Sharon Browder's comments about the public noticing process for the Parks & Lands Board meeting and notified her that there was currently no procedural defect. [6:22:15 PM](#) Brian Yeager stood and pointed out that the proposed lots were less dense than the neighboring existing lots. Sharon Browder voiced her concerns again and discussion between her and the Commission continued. [6:27:46 PM](#) Dan Smith inquired about green space requirements and Micah Austin clarified the Code and added examples for clarification. The Commission discussed utilization of a "mini park" and the Parks & Lands Board's recommendation and Chair Cone added his support for passing the recommendation onto Council. He added that he was impressed with the revised drainage and parking plans. Owen Scanlon added his support for the revisions and the project as a whole. Dan Smith inquired about the noticing requirements for the Parks & Lands Board meeting. Ned Williamson notified the Commission of the due process for noticing and public hearings. [6:38:39 PM](#) Chair Cone reiterated the Commission's role and purview and noted that public's concerns may not always be considered based on the role of the Commission. [6:39:38 PM](#) **Owen Scanlon motioned to approve the Preliminary Plat for Sunburst Hills Subdivision , submitted by Tanner Investments LLC and represented by Brant Tanner and Brian Yeager, finding that the application meets City Standards. Dan Smith seconded and the motion passed unanimously.**

NB 3 Consideration of a City of Hailey initiated text amendment to Ordinance 532, the Zoning Ordinance, by amending section 8.1.1 and 8.1.2 to clarify the General Provisions and

Specific Standards for regulating fences, by amending 8.2.2 to revise the definition of Animated Sign and add a definition for Electronic Message Display, by amending 8.2.6 to prohibit Electronic Message Display Signs, by amending 8.2.7 to revise Design Guidelines and Standards for all signs, and by amending 8.2.8 with the addition of a Sign Matrix.

[6:43:40 PM](#) Micah Austin introduced the revisions to the Commissioners. He included details about the sign matrix and the clarification it adds to the Ordinance. Discussion continued to include examples of neon and window signs within the City for clarification. [6:51:40 PM](#) Chair Cone called for public comment. Tony Evans, Idaho Mountain Express, inquired about changes to sign standards for neon signs. Micah Austin noted that the revisions did not include neon signs. [6:53:00 PM](#) Chair Cone closed public comment. [6:53:10 PM](#) **Dan Smith motioned to recommend to the City Council the proposed amendments to Article 8, Sections 8.1 and 8.2, finding that 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 the public health, safety and general welfare.. Owen Scanlon seconded and the motion passed.**

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity and upcoming projects

[6:56:16 PM](#) Kristine Hilt updated the Commissioners on the building activity for the month of July. Micah Austin added information about upcoming projects. He added that there were no upcoming projects for September 8th other than the Findings of Fact for Sunburst Hills Subdivision.

*SR 2 Discussion of the next Planning and Zoning meeting: Monday, September 8th, 2014
(no documents)*

Adjourn

[6:57:40 PM](#) Chair Cone motioned to adjourn. Dan Smith seconded and the motion carried.

Note:

City of Hailey Developmental Impact Fee Committee will meet following this Planning & Zoning Meeting.