

**MINUTES OF THE MEETING OF THE
HAILEY PLANNING & ZONING COMMISSION
Monday, June 11, 2012
Hailey City Hall
6:30 p.m.**

Present: Michael Pogue, Jay Cone, Geoffrey Moore, Owen Scanlon

Absent: Janet Fugate

Staff: Bart Bingham

Call to Order

[6:31:37 PM](#) Chair Moore called the meeting to order.

Public Comment for items not on the agenda

[6:32:16 PM](#) None offered.

Consent Agenda

Tab 1 Motion to approve minutes of May 14, 2012

[6:32:30 PM](#) Chair Moore noted the following corrections should be made on the minutes:

Under Tab 2, second page, top paragraph, Mr. Scanlon's motion required the light baffles to be **black**, not white.

Under Tab 3 at the time stamp 7:32:18 PM, the minutes should reflect that Vice Chair Janet Fugate opened the meeting to public comment as Geoff Moore had earlier recused himself from this portion of the meeting.

[6:33:38 PM](#) Owen Scanlon moved to approve Tab 1 with the amendments noted. Jay Cone seconded, and the motion passed unanimously.

New Business

Tab 2 Motion to approve Findings of Fact, Conclusions of Law and Decision – approval of design review for an addition to Hailey Townsite (Wood River Chapel), Blk 56, Lots 8-10, (403 N. Main St.)

[6:34:07 PM](#) Owen Scanlon moved to approve Tab 2. Jay Cone seconded, and the motion carried unanimously. Mr. Bingham requested permission to follow up with the architect on the Commission's concerns about painting the roof. It was decided that Mr. Bingham would contact the architect and communicate his findings with Commissioners via email.

Tab 3 Public Hearing upon an application by David and Vicky Verst, for Design Review of an addition to an existing building (Verst Medical Office), located at Hailey Townsite, Blk 53, Lots 19 & 20 (15 West Galena St.)

[6:35:59 PM](#) Jay Cone recused himself from this item so as to present this application on behalf of the applicant. Bart Bingham proved an overview and asked that the Commissioners be aware of the location of the garbage collection and storage area's location, access, and possible shielding. Mr. Cone provided photographs and [6:40:18 PM](#) explained the proposed addition, noting adequate parking, lighting details, and a possible detail on the elevation that would break up the length of the building visually. He further noted the lot lines could be amended or abolished as the existing eaves hang over the lot line. [6:52:23 PM](#) Discussion included lot line options, utilities and easements there, and whether this should be a condition of approval. Consensus was reached in favor of a condition of approval. [6:57:55 PM](#) Commission discussion continued and included a lack of windows in the largest room of the addition, gutters and downspouts on the north side of building, whether repainting should be done, garbage enclosures, [7:05:20 PM](#) and the possible requirements of sidewalks on River Street, and existing 'no parking' signs in the public right-of-way. Mr. Cone noted that the cost of providing sidewalk along River Street, or in-lieu fees, would prohibit this project. He requested that this become a condition of approval if the size of the addition is reduced so that sidewalk/in-lieu is not required. Noting that the portion of the building already existing has a sidewalk along Galena Street, it was agreed that Ned Williamson should look into this and include it in his findings of fact so as not to unduly delay the applicant's schedule.

[7:25:23 PM](#) Chair Moore opened the matter to public comment. None was offered.

[7:25:40 PM](#) Chair Moore then asked whether it was the property owner's or the City's responsibility to paint the parking area lines in the street. He suggested as a condition repainting the designated ADA area and to remove the existing 'no parking'.

[7:33:57 PM](#) **Michael Pogue moved to approve the application as amended and providing conditions a-j are met. Owen Scanlon seconded, and the motion passed unanimously.** Mr. Cone then returned to the meeting in his role as Commissioner.

Tab 4 Because the Committee has not yet forwarded a recommendation, the Public Hearing will be continued until the July 9, 2012 Planning and Zoning Commission Meeting. The Public Hearing is upon a revised 5-year City of Hailey Capital Improvement Plan and Development Impact Fee Study to be considered for the purpose of the Hailey Planning and Zoning Commission to determine whether recommendation that the Capital Improvement Plan and Development Impact Fee Study is in conformance with current Hailey land use assumptions. The City of Hailey shall make available to the public, upon request, the draft report with its proposed land use assumptions and capital improvements plan amendments. Any member of the public affected by the capital improvements plan amendments shall have the right to appear at the public hearing and present evidence regarding the proposed capital improvement plan amendments. The public hearing will also provide opportunity for consideration as to whether City of Hailey Comprehensive Plan, Part Five: Capital Improvement Plan, should be amended and updated to

reflect revisions to the 5-year Capital Improvement Plan and incorporated Development Impact Fee Study. The revised Development Impact Fee Study is an update to the City's Development Impact Fee adopted in 2007, and reflects changes.

7:35:01 PM Owen Scanlon moved to continue Tab 4 to the July 9, 2012 meeting. Michael Pogue seconded, and the motion passed unanimously.

Old Business

None.

Commission Reports and Discussion

7:35:39 PM Chair Moore commented on ways in which Commissioners may present projects after recusal and then return to their roles as Commissioners at P & Z meetings. Mr. Moore checked with Ned Williamson to determine the ways in which this is allowed by state law. Discussion continued regarding the inclusion of building professionals on the Commission and possible public perception of that.

Staff Reports and Discussion

7:43:58 PM Next meeting will be held July 9, 2012.

Adjourn

7:44:39 PM Michael Pogue moved to adjourn. Owen Scanlon seconded, and the motion carried unanimously.