

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION MEETING
Monday, July 9, 2012
Hailey City Hall
6:30 p.m.**

Present: Michael Pogue, Jay Cone, Geoffrey Moore, Janet Fugate, Owen Scanlon,
Staff: Bart Bingham, Heather Dawson, Tom Hellen

Call to Order

[6:31:16 PM](#) Chair Moore called the meeting to order.

Public Comment for items not on the agenda

[6:32:29 PM](#) None.

Consent Agenda

Tab 1 Motion to approve minutes of June 11, 2012 P&Z Meeting.

[6:32:48 PM](#) **Michael Pogue moved to approve the Consent Agenda. Owen Scanlon seconded, and the motion passed unanimously.**

New Business

Tab 2 Progress update on the Hailey Community Climate Challenge's Construction Recycling Pilot Program.

[6:33:26 PM](#) Elizabeth Jeffries was present and described the program as "a great success so far." Ms. Jeffries offered a brief overview and distributed a brochure used in support of the program's efforts to divert construction materials for reuse rather than the landfill.

[6:44:54 PM](#) Commission discussion included onsite supervision of contaminants and the challenges that may present, possible cost savings for contractors, outreach efforts, incentives, the value of education, and single-stream recycling. [6:52:43 PM](#)

Tab 3 Motion to approve Findings of Fact, Conclusions of Law and Decision – approval of design review for an addition to existing building (Verst Medical Office), located at Hailey Townsite, Blk 53, Lots 19 & 20 (15 West Galena St.)

[6:52:52 PM](#) Jay Cone recused himself from this matter. **Michael Pogue moved to approve Tab 3. Owen Scanlon seconded. Janet Fugate abstained. The motion carried.** Mr. Cone returned to the meeting.

Tab 4 Motion to approve Findings of Fact, Conclusions of Law and Decision – approval of Conditional Use Permit for construction staging and storage area, to be located at Woodside Plat 15, Blk 62, Parcel 01 & 02 situated between 2528 and 2630 Woodside Blvd.

[6:53:46 PM](#) Geoffrey Moore abstained from participation in this tab. Janet Fugate presided in her role as Vice Chair. **Owen Scanlon moved to approve. Michael Pogue seconded, and the motion carried.**

Tab 5 Public Hearing upon an application by Michael Kraynick and Nancy Linscott (Inezita Holdings LLC) for Design Review of a residence, garage, and shop, proposed to be relocated / developed with minor alterations to present Hailey Townsite, Blk 61, Lots 9A & 12A (317 E. Spruce St. and immediate lot to the north).

[6:54:43 PM](#) Bart Bingham provided an overview of the application noting there had been water meter vault damage in the past that was not attributable to the applicants. The City will install a new vault and applicants will put concrete around it. Further discussion included whether the adjacent building was a historical structure. Ms. Linscott, (4th Avenue and Spruce Street) explained they worked with the historic preservation committee on this project, and while the City gave them permission to demolish the structure, the applicants instead gutted the house and reclaimed over 90% of the wood in the structure for re-use in this project. New structures will be moved from near the North Fork Store to this lot. Compatibility of the structures with the existing neighborhood was discussed in addition to plans for trees on the lot. [7:09:08 PM](#) Commission discussion included the challenges of reviewing this application using only photographs and no drawings. Chip Maguire, 416 N. 5th Avenue and architect on this project, addressed Commission questions on setbacks. Further discussion included whether a new design review process was required for portions of the buildings which must be removed for the transport and then rebuilt.

[7:29:42 PM](#) Chair Moore opened the matter to public comment. None was offered.

[7:30:22 PM](#) Further Commission discussion included making sure setbacks are observed, specifically that log ends should not encroach into setbacks, and that colors may be approved when samples come back to staff. [7:48:37 PM](#) Chair Moore requested language be changed from “must be vacated” to “shall be vacated.” Commission members and Bart Bingham reviewed language and conditions that should be clarified. [8:07:42 PM](#) Mr. Bingham then read the language and conditions into the record.

[8:10:03 PM](#) **Michael Pogue moved to approve the design review application by Michael Kraynick and Nancy Linscott as presented in the motion language provided by staff with the provision that modified conditions presented by the Commission at this meeting are met. Owen Scanlon seconded, and the motion carried unanimously.**

Tab 6 Public Hearing 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. This public hearing was continued from June 11, 2012 P&Z meeting and the May 14, 2012 P&Z meeting. 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.

[8:12:36 PM](#) Chair Moore called for a short recess. The meeting was called back to order at [8:17:00 PM](#).

Heather Dawson provided overview and process for updating development impact fees. She also reviewed the Richard Caplin & Associates report with the Commission. [8:35:17 PM](#)

Commission discussion included how figures were calculated. [8:41:01 PM](#) Ms. Dawson clarified the Commission's job for this matter in this particular meeting.

[8:44:18 PM](#) Chair Moore opened the matter to public comment. Tony Evans, Idaho Mountain Express, requested a brief explanation of how development impact fees relate to annexation fees. Ms. Dawson explained.

[8:48:05 PM](#) With no further comment offered, the meeting was closed to public comment. Commission discussion continued.

[8:53:16 PM](#) **Janet Fugate moved that the Commission find that the Capital Improvement Plan and the Development Impact Fee study is in conformance with current Hailey Land Use assumptions and further that this 2012 update is added to the Comprehensive Plan and the existing Capital Plan to complement what is currently there. Owen Scanlon seconded. The motion carried unanimously.**

Tab 7 Public Hearing upon a city initiated text amendment to Section 4.5.3 of the Hailey Zoning Ordinance, and accompanying ordinance to amend Zoning Ordinance No. 532. The proposed amendment's objective is to promote economic development by allowing some retail use in the Limited Business (LB) zoning district while still encouraging retail uses downtown.

[8:54:29 PM](#) Bart Bingham provided an overview and explanation of this proposed amendment.

[8:59:07 PM](#) Commission discussion included the history of this idea, the use of language specifying "incidental and subordinate retail," and how this may affect existing or approved live/work locations.

[9:06:48 PM](#) Chair Moore opened the matter to public comment.

Peter Lobb, 4th Avenue and Carbonate, noted that if this falls under the condition use process, then public hearings could manage any adverse opinions.

[9:07:39 PM](#) Tony Evans, Idaho Mountain Express, asked if this will include food and beverage sales. The Commission explained the answer is yes because that is a conditional use already included.

[9:10:02 PM](#) With no further comment offered, Chair Moore closed the meeting to public comment.

[9:10:18 PM](#) **Owen Scanlon moved to recommend the City Council approve the proposed amendments to Section 4.5.3, and to approve the proposed Ordinance 532. Michael Pogue seconded and the motion carried unanimously.**

Old Business

None.

Commission Reports and Discussion

Staff Reports and Discussion

[9:12:49 PM](#) Bart Bingham asked if the Commission would move the Monday, August 13, 2012 meeting to Tuesday, August 14. Consensus was reached to do so. Mr. Bingham also noted that Chris Roebuck has asked for permission to repaint the tin roof of Christopher & Company's

state-designated historical building. Mr. Bingham asked for and received the Commission's permission to simply review the color choice and move forward as the final decision would rest with the State.

ADJOURN

9:16:13 PM Michael Pogue moved to adjourn. Janet Fugate seconded and the motion passed unanimously.