

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Tuesday, October 15, 2013
Hailey City Hall
5:30 p.m.

Present: Geoffrey Moore, Regina Korby, Jay Cone, Owen Scanlon, Janet Fugate
Staff: Micah Austin, Kristine Hilt
Absent: None

Call to Order

5:30:44 PM Chair Moore called the meeting to order.

Public Comment for items not on the agenda

5:31:02 PM None

Consent Agenda

~~CA 1 Motion to approve minutes of September 9, 2013 regular meeting~~

5:31:14 PM Owen Scanlon moved to approve the minutes, Janet Fugate seconded and the motion carried unanimously.

New Business and Public Hearings

~~NB 1 Public Hearing: Motion to approve Findings of Fact and Conclusions of Law for a Design Review exemption application submitted by Stinker Store 111, represented by Gail Arnold, for new paint colors for the exterior of the building located on Lot 1 Block 1, North Hailey Plaza (1011 No. Main Street)~~

5:31:55 PM Micah Austin summarized the application and presented the proposed colors for the project. Discussion continued to include the goals of the Stinker Station including an updated façade on all locations statewide. Janet Fugate inquired about Albertsons' Market, surrounding landscape and signage. Micah Austin added that just the exterior colors would be changed.

5:36:42 PM Owen Scanlon moved to approve the Findings of Fact for the Stinker Station Design Review Exemption application. Janet Fugate seconded and the motion carried unanimously.

~~NB 2 Public Hearing Motion to approve the sign permit application submitted by O'Reilly Auto Parts for on building sign of 80.285 square feet and one monument sign of 47.04 square feet totaling 127.29 square feet of signage.~~

5:38:01 PM Micah Austin briefed the Commission on the history of the sign application for O'Reilly Auto Parts. Discussion included previously proposed signs, lighting, total square footage, and location of the monument sign. Micah Austin added that the proposed signage was compliant

with City Code, however, the process for calculating copy portion of similar signs in the past and in the code was not always clear. Micah Austin notified the Commission of the process of calculating O'Reilly's square footage based on a discussion with the City Attorney, Ned Williamson. Ned Williamson recommended that the square footage be calculated based on one single perimeter box drawn around all the copy portion of the monument sign. [5:44:35 PM](#) Micah Austin then added that the height of the sign was compliant with City requests and that P&Z approval was recommended. [5:48:58 PM](#) Jay Cone inquired about internally lit signs in the current zone which is Limited Business. He also inquired about the total maximum allotted square footage of sign permitted per the City of Hailey ordinance. Discussion continued between the commission and Micah Austin on the monument sign, the colors, grade, and proposed location in relation to 4th Avenue. [5:52:17 PM](#) Micah Austin presented physical color samples and the site plan with the monument sign location for the Commissioners to review. Discussion included size and density of surrounding landscaping and visibility for traffic at the intersection. [5:58:58 PM](#) The Commissioners agreed that there were no issues with traffic visibility. [5:59:17 PM](#) Jay Cone added that he was pleased with the proposed sign adding that he thought it was characteristic of Hailey and well balanced. Chair Moore inquired about the lighting in relation to the dark sky ordinance and Micah Austin clarified specifics of the ordinance including the lighting of only the copy portion of the signs. [6:02:40 PM](#) Owen Scanlon suggested more gooseneck lighting for the proposed signs on the building façade. Discussion included the option of adding another light source and the approval of such. [6:04:31 PM](#) Micah Austin added final details of the building sign lettering and the proposed materials for the project. Janet Fugate suggested adding a condition of the lettering material adding that it must be the metal material proposed in the plans. [6:06:31 PM](#) Chair Moore called for public comment and none was given. Jay Cone then inquired about the condition that Janet Fugate proposed. Janet Fugate added that the application was confusing and that adding a condition would clarify the confusion and ensure that the proper materials would be used during construction. [6:11:28 PM](#) The Commissioners inquired about any public comment received. Micah Austin added that he had not received much comment from the public on the development.

[6:13:30 PM](#) Janet Fugate motioned to approve the sign permit for O'Reilly Auto Parts as presented based on the following conditions:

- 1. Copy portion of the sign shall not exceed more than 5 feet above the elevation of the edge of the asphalt on Highway 75.**
- 2. The sign shall be constructed as presented to the Commission on October 15th, 2013.**
- 3. Materials used shall include metal channel lettering and follow the application as shown in Exhibit A of the staff report.**

Owen Scanlon seconded and the motion carried unanimously.

~~NB 3 Public Hearing: Motion to approve Findings of Fact and Conclusions of Law for a Design Review exemption application submitted by A Taste of Thai for new paint colors for the exterior of the building located on Lots: S 15' of Lot 16, North 29'7" of Lot 17, Block 40, Hailey Townsite (106 N Main St.)~~

[6:16:33 PM](#) Micah Austin summarized the application and presented a physical sampling of the coloring for the Commissioners. He added that the current owner is proposing to paint only the

south side façade of the building to help distinguish the space as a separate business. Owen Scanlon inquired about changing the color of the trim and the awning. Micah Austin added that just the coloring would be changed on the currently painted wood façade. [6:20:39 PM](#) Jay Cone inquired about the option for a new sign when the new tenant applies with the City. Micah Austin confirmed this and discussed the process for calculating square footage on a multi-unit building within City Code. [6:23:05 PM](#) Chair Moore called for public comment and none was given. [6:23:23 PM](#) Jay Cone moved to approve the Design Review Exemption Application for A Taste of Thai. Janet Fugate seconded and the motion carried.

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity and upcoming projects

[6:24:20 PM](#) Micah Austin briefed the Commission on a recent Wild Urban Interface Building Code training that he had attended for construction standards available for adoption for the City of Hailey. He shared important information along with specific examples and recommended that the City adopted new construction standards for protection from wild fires. The Commissioners inquired about the code proposed for adoption. Discussion went on to include affected architecture, landscaping, and code specifics. The Commission recommended a joint meeting with the County and the City of Ketchum to coordinate similar efforts in relation to adopting the new building fire code. [6:39:18 PM](#) Micah Austin then notified the Commission of a recent planning conference he attended. He noted that he learned many useful and valuable tools and was very hopeful for the upcoming Urban Renewal Project based on similar success stories he learned at the conference. The Commissioners discussed the importance of promoting growth, economic development, and Urban Renewal. [6:42:12 PM](#) Micah Austin notified the Commissioners that Project Blue Grouse will be known as Papa Murphy's Take & Bake Pizza. He added that the business was moving through the process of approval very quickly. [6:49:48 PM](#) Chair Moore mentioned that there may be \$1,000 of funds available for the City and that seeing some directional signs within the City would be an excellent use for the funds. Discussion included options for the funds and possible signs in different locations. The Commissioners recommended donating the money to the Arts Commission. [6:52:53 PM](#) Chair Moore then notified the other Commissioners that this would be his last term as Chair of the Planning and Zoning Commission.

SR 2 Discussion of the next Planning and Zoning meeting: Tuesday, November 12, 2013

(no documents)

Adjourn

[6:55:50 PM](#) Jay Cone moved to adjourn. Owen Scanlon seconded and the motion carried unanimously.