

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, September 9, 2013
Hailey City Hall
5:30 p.m.

Present: Jay Cone, Regina Korby, Janet Fugate, Geoffrey Moore, Owen Scanlon

Absent: None

Staff: Micah Austin, Kristine Hilt

Call to Order

5:30:20 PM Chair Moore called the meeting to order.

Public Comment for items not on the agenda

5:31:32 PM None.

Consent Agenda

~~CA 1 Motion to approve minutes of August 12, 2013 regular meeting~~

5:32:34 PM Chair Moore offered a name correction within the minutes, Tony Adams was documented instead of Tony Evans. **Owen Scanlon moved to approve the corrected minutes and Janet Fugate Seconded. The motion passed unanimously.**

New Business and Public Hearings

~~NB 1 Public Hearing and consideration the Findings of Fact and Conclusions of Law for the Urban Renewal Plan for the Gateway District Urban Renewal Project, finding the Plan to be in compliance with the Comprehensive Plan and recommending approval of the Plan to the Hailey City Council.~~

5:33:19 PM Micah Austin overviewed the Urban Renewal Project and its goals for the City of Hailey. Micah Austin also summarized the findings of fact that had been drafted for the project including each one of the items within the document for the Commissioners. **5:39:08 PM** Summary, prior examples of Urban Renewal Agency projects, attachments, and projected budget and timeline were continued by Micah Austin. **5:45:15 PM** Janet Fugate inquired about the process of the project and adoption by the Commissioners. Micah Austin responded with a summary of the process moving forward. Regina Korby inquired about the project upon completion. Micah Austin pulled up a graph for the project to help better answer Regina Korby's question. He added that the budgeting for the project was based on tax increment financing. **5:50:10 PM** Jay Cone inquired about the risks involved with the project. Micah Austin went on to clarify the budget and the available taxes after the project closed upon completion. Discussion went on to include areas of the city that needed improvements. Micah Austin addressed questions from Chair Moore about imminent domain and land acquisitions. **5:57:46 PM** Micah Austin gave examples of how

imminent domain could positively be used by the Urban Renewal Agency. Jay Cone added that the timeframe of 20 years was an extended amount of time. He added that the economy will experience a lot of changes within that time. Micah Austin added that the time had been shortened from 24 years to 20 years. Discussion went on to include current property values and the previous year's positive growth. [6:04:10 PM](#) Regina Korby inquired if an Urban Renewal Agency Board was organized. Micah Austin went on to summarize the board, its members and organization. He added that they were a separate entity from the City of Hailey. [6:06:08 PM](#) Jay Cone added that there were several poorly managed Public Works projects currently going in the city. He added that there was a responsibility to the tax payers to manage the projects appropriately. Micah Austin added information about the Bid Law and the requirements for it moving forward with the projects. [6:10:16 PM](#) Chair Moore called for public comment. Tony Evans, Mt. Express, inquired about property owners, borrowing power and values within the district. Micah Austin clarified with information about increment payments and economy trends. Tony Evans inquired about taxing districts that would potentially receive a lack of taxes. Micah Austin added that every taxing district was locked into the project and included the Cemetery, School District, City of Hailey, Blaine County, Ambulance District and Recreation District. Tony Evans inquired about the projected completion of River Street. Micah Austin answered that he may not have the answer to that question until this time next year when the first year of property values are assessed. [6:18:58 PM](#) Discussion went on to include current values, taxes on property values and incremental taxing. [6:24:21 PM](#) Peter Lobb, 4th & Carbonate, added that the project was not free at all. He also added that tax revenues were going to be sought after by the taxing districts in some way. Micah Austin added that Peter had a good point. Discussion went on to include the taxing districts, tax revenues, the timeline chart, criteria for meeting the Urban Renewal Project requirements, and Urban Renewal Agency mission and goals. [6:31:47 PM](#) Tony Evans added that the primary complain for past Urban Renewal Agencies was primarily style. He recommended that those things be managed better moving forward. [6:33:01 PM](#) Owen Scanlon inquired about the differences between an Urban Renewal District and a Local Improvement District. Micah Austin named the primary difference between the two districts as tax increment financing. [6:35:43 PM](#) **Janet Fugate motioned to recommend the Urban Renewal Plan to City Council for adoption. Owen Scanlon seconded the motion. Janet Fugate amended her motion include oversight of quality management for the project moving forward. Motion passed unanimously.**

~~*NB 2 Public Hearing and consideration of a City of Hailey initiated text amendment, amending Hailey's Zoning Ordinance, Ordinance No. 532, by amending Section 8.2.2 to amend the definition of animated sign and to add the definition of electronic message display by amending section 8.2.6 of the Zoning Ordinance to delete animated signs as a prohibited use, and by amending 8.2.11(I) of the zoning code to provide for standards for electronic message displays and animated signs.*~~

[7:07:28 PM](#) Micah Austin introduced the subject and the background from the previous Council decision and recommendations. Discussion went on to include information about the proposed district and a summary of the ordinance and specifics. Janet Fugate added that "animated signs" should be prohibited. She also added concern about the new proposed information overlay district. Discussion went on to include conditional use permits and striking "animated signs" from the ordinance. [7:15:51 PM](#) Chair Moore inquired about the percentage of illumination on electronic display signs. Micah Austin added that Council had no concerns with the conditions. Discussion

went on to include concerns about record grade, footprint and total height of the proposed signs. [7:21:05 PM](#) Micah Austin notified the Commissioner of the outcome of the public comment. [7:25:01 PM](#) Peter Lobb, 4th & Carbonate, added that the Mayor is highly in favor of an electronic message display sign. Peter added the Commission should deny both the ordinance and the new district. Tony Evans, Mt. Express, added information about the history of the application and the purpose of it. He added that the origination and the purpose should be investigated and that the public be informed. [7:30:10 PM](#) Owen Scanlon added that he did not want to approve the ordinance based on the Comprehensive Plan guideline #1 in reference to promoting and saving resources. He further added that the City would in fact be using more electricity with an electronic sign and ultimately would not be adding to the quality of life for residents of Hailey. Janet Fugate added that she did not think that the electronic sign was characteristic of Hailey. Regina Korby also added that she did not support the sign. Jay Cone clarified that there were expectations from the Council for the Commissioners in regards to the Public Information Overlay District. He added concerns about the expectations and risks for moving forward. Micah Austin added that any property owner could request an information overlay. [7:37:01 PM](#) Discussion continued to include concerns about the district and the placement of the sign. Micah Austin clarified details about the application history including a drafted ordinance that was drafted after the Mayor requested one. Discussion went on to include value and purpose of the sign. Chair Moore added that the proposed location near the City Arena was an extreme public safety issue for pedestrians and drivers. Commission continued to debate about the decision and the outcome of the Council after the decision would be made. [7:50:07 PM](#) **Owen Scanlon motioned to recommend to the City Council denial of the proposed amendments to section 8.2, finding that the proposed amendment does not support the Comprehensive Plan, specifically Section 1.2, Section 3.3, and Section 5.5. Janet Fugate seconded the motion and it carried 4 votes to 1. Jay Cone voted against the denial.**

~~*NB 3 Public Hearing and Consideration of a City of Hailey initiated text amendment, amending Hailey's Zoning Ordinance, Ordinance No. 532, by adding a new Section 4.15 which creates an Information Overlay District, by amending Section 5.4 to add electronic message displays and animated signs as permitted or conditionally permitted signs in the Information Overlay District and by amending the Official Zoning Map for the City of Hailey to include the Information Overlay District.*~~

[7:52:44 PM](#) Micah Austin noted that the parcel of land that was donated to the city by O'Reilly's Auto Parts has been chosen by the Hailey Arts Commission to build a Welcome Sign. Micah also added that the City Council wanted the P&Z Commissioners to consider choosing a site for the information overlay district. The Commissioners discussed the need for the district. [7:56:54 PM](#) Tony Evans, Mt. Express, inquired about the Welcome sign and the locations that were being considered by the City Council for the overlay district. Micah Austin added that Council has not officially proposed any areas for the district. [7:59:15 PM](#) Peter Lobb, 4th & Carbonate, added that the Arts Commission's recommendation for not allowing an electronic message display sign is an affirmation of the Commissioner's decision about the previous ordinance. Discussion between the Commissioners and Micah Austin continued about the process of either recommendation. Janet Fugate added that the Art's Commission sign was more characteristic to Hailey and she approved and supported it. Jay Cone added that he would support sending the issue back to Council. Micah

Austin added that the proposed locations would ultimately need to be approved by the Planning & Zoning Commissioners. **8:06:59 PM Janet Fugate motioned to recommend to City Council to deny the proposed amendments to the Zoning Ordinance 5.32, section 4.15 to create an information overlay district finding that the zoning district has no purpose with the denial of the previously recommended denial of the Electronic Message Display. Regina Korby seconded and the motion carried unanimously.**

~~NB 4 Public Hearing and consideration of a request from Charles Holt and Clear Creek Land Company LLC to the City of Hailey to vacate certain sections of City Right of Way along W. Chestnut Street, thereby reducing the City of Right of Way from 100' to 60' along that portion of W. Chestnut Street. The section proposed for vacation is as follows, "Wherein a 20 foot wide strip of Chestnut Street adjacent to Blocks 6 and 7, original Hailey Townsite is being [proposed for vacation] within Section 9, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho."~~

6:39:08 PM Chair Moore called to move NB4 up to address the Charles Holt Vacation. Micah Austin introduced the application and the process associated with the vacation. He added information about the location, history of the zoning, and history of the right of ways. Micah Austin also added a request from the City Engineer, Tom Hellen, to add utility lines to the plat. He also added that the Fire Department and Street Department had no concerns other than snow easement for the winter storage of snow. Gerrald Boas, Four Seasons Pool & Spa, added that he was an adjacent property owner and that all of his questions had been answered. Discussion continued to include the vacation process, fees, plat requirements and engineering involved.

6:49:49 PM Janet Fugate inquired about the potential increased value of the properties receiving the vacated land. Micah Austin added that the properties would be reassessed and taxed appropriately. Discussion continued about previous vacations of City property. **6:53:02 PM** Peter Lobb, 4th & Carbonate urged the Commission to consider keeping the assets and property. He suggested selling the property but added that it may not be allowed. He strongly urged the Commissioners to deny the vacation. **6:56:15 PM** Owen Scanlon added that Peter Lobb had very good points. Janet Fugate agreed that the vacation did not make complete sense in regards to benefiting the city. Jay Cone added that he also agreed with the Commissioners about denying the application. Regina Korby mentioned that she can see both vacating the property and also keeping the property. Discussion went on to include consequences of the Commission decision. **7:04:36**

PM Owen Scanlon motioned to recommend to the City Council denial of the application for vacation on Chestnut Street finding that it violates the integrity of the Comprehensive Plan specifically section 13, school facilities and transportation. Janet Fugate seconded and the motion carried. Peter Lobb, 4th & Carbonate, inquired about acquiring land next to him based on the criteria listed for the previous motion. Micah Austin added that the acquisition may be denied.

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1—Discussion of current building activity and upcoming projects

8:09:03 PM Micah Austin briefed the commissioners on recent building activities and projects including training on wildfire prevention for local jurisdictions, building permits and new business activity.

SR 2—Discussion of the next Planning and Zoning meeting: Monday, October 14, 2013

Adjourn

8:18:54 PM Janet Fugate motioned to adjourn. Owen Scanlon seconded and the motion carried.