

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Monday, December 10, 2012
Hailey City Hall
6:30 p.m.**

Present: Jay Cone, Geoffrey Moore, Janet Fugate, Owen Scanlon
Staff: Micah Austin, Bart Bingham

Call to Order

[6:31:11 PM](#) Chair Moore called the meeting to order.

Public Comment for items not on the agenda

[6:32:11 PM](#) None offered.

Consent Agenda

CA 1 Motion to approve minutes of November 12, 2012 P&Z Meeting.

[6:32:22 PM](#) **Janet Fugate moved to approve CA 1. Owen Scanlon seconded, and the motion carried unanimously.**

New Business

NB 1 Motion to approve Findings of Fact, Conclusions of Law and Decision – approval of design review for an application by Michael Kraynick and Nancy Linscott (Inezita Holdings LLC) for Design Review of an addition to a residence located at present Hailey Townsite, Blk 61, Lots 9A & 12A (317 E. Spruce St. and immediate lot to the north), within the Limited Residential 1 and Townsite Overlay Zoning Districts.

[6:32:46 PM](#) Discussion included confirmation of the accurate square footage figure. Bart Bingham assured the correct figure is 280 square feet.

[6:34:23 PM](#) Chair Moore opened the meeting to public comment. None was offered.

[6:34:36 PM](#) Discussion returned to square footage and the exterior deck.

[6:35:41 PM](#) **Owen Scanlon moved to approve NB 1 with correct square footage and deck language. Jay Cone seconded, noting the City paperwork should be consistent with motion language. The motion passed unanimously.**

NB 2 Public Hearing and Consideration of an application by Terra Form Companies for a Conditional Use Permit for a wholesale distributor with incidental and subordinate retail sales, to be located at present R Davis Business Center Parcel A (960 S. 4th Ave.) and R Davis Business Center Sub, Blk 1, Lots 1-3 (930, 940, & 950 S. 4th Ave.), within the Limited Business Zoning District.

[6:36:36 PM](#) Micah Austin introduced the project by showing elevation drawings and introducing Jonathan Taylor of Terra Form. Mr. Austin pointed out there were two discussions for this meeting: consideration of the CUP, and of design review. He then reviewed highlights of the staff report and application, including landscaping and parking, and the recommended conditions for approval.

[6:47:49 PM](#) Chair Moore opened the meeting to Jonathan Taylor who expressed Terra Form's efforts to meet City needs and to be an asset to the community.

[6:49:35 PM](#) Mr. Austin added that 4th Avenue neighbors have submitted comments in favor of development at the location.

[6:50:06 PM](#) Commission discussion included the amount of wholesale compared to retail business in this location, relative location of the building to Highway 75 and to 4th Avenue, the significant number of additional parking spaces provided, semi-truck access, and parking/pedestrian safety. Ernie Smith of Terra Form also spoke on the difficulties of this particular lot, the very unlikely possibility of an additional building at the location, fire department requirements, alternate uses for the additional parking, maturity of landscape at installation, and functionality of the proposed design. Mr. Smith also provided some history of O'Reilly Auto Parts for the Commission. (Terra Form is the developer of the project for client O'Reilly.) Chair Moore commented on the difficulty of this particular location and lot lines. He further suggested the applicant voluntarily vacate the underlying property lines, and was assured they will do that. Further discussion included the possibility of placing the old high school announcement sign on this property. Applicant indicated this was possible.

[7:19:04 PM](#) Chair Moore opened the matter to public comment. None was offered.

[7:24:02 PM](#) **Jay Cone moved to approve conditional use permit application for O'Reilly Auto Parts, represented by Jonathan Taylor of Terra Form Companies, at R. Davis Business Center Subdivision Lots 1, 2, and 3 of Block 1 and Parcel A, and finding that the application meets each of the criteria for review (a) through (h) cited in Zoning Ordinance Article 11.4, Section 11.4.1, and that the conditional use permit is subject to condition (a) thru (d) noted above and the following conditions. Owen Scanlon seconded, and the motion carried unanimously.**

[7:25:08 PM](#) Chair Moore called a short break in the meeting. 2-minute break per GM

[7:27:37 PM](#) Chair Moore called the meeting back to order.

NB 3 Public Hearing and Consideration of an application Terra Form Companies for Design Review of a proposed building, to be located at present R Davis Business Center Parcel A (960 S. 4th Ave.) and R Davis Business Center Sub, Blk 1, Lots 1-3 (930, 940, & 950 S. 4th Ave.), within the Limited Business Zoning District.

[7:27:52 PM](#) Bart Bingham provided an overview of the application and addressed specific details including landscaping and snow storage. Commission discussion included snow storage and the landscaped area. [7:44:36 PM](#) Discussion continued on contours of the parking area and dry well locations, placement of bike racks and egress doors, landscaping and exterior lighting, existing curb and gutter, pedestrian safety, location of public bench, landscaping heights, traffic visibility, easement location, whether bike path can serve as the required sidewalk in this case, tempered or insulated glazing, the importance of keeping roof equipment below parapet height, the possibility of allowing BCRD to advise on the bench maintenance and location, exterior colors, awning colors, sign lighting, and how the retaining wall relates to the bike path.

[8:21:32 PM](#) Chair Moore opened the matter to public comment. Marc Corney, 565 Mother Lode Loop, suggested softening the elevation along the bike path and asked whether the project would also have a monument sign. Jonathan Taylor explained the existing plantings adjacent to the bike path and the signage plans on the drawings. Staff further assured the sign ordinance would address these concerns.

[8:24:58 PM](#) With no further public comment offered, Chair Moore returned the meeting to the Commission. Discussion continued on plantings, the way in which the project will improve the location, whether the community will approve of a monument sign, the possibility of getting public input on a monument sign, revisiting the sign design as a Consent Agenda item, snow storage requirements, type of curbs (roll v. curbcut), opinions on street trees, pedestrian patterns, tree choices, bench and bike rack placement.

[8:52:38 PM](#) **Jay Cone moved to approve the design review application of Terra Form Companies to construct an auto parts wholesale distribution center with incidental and subordinate retail sales, to be located at R Davis Business Center Parcel A (960 S. 4th Ave.) and R Davis Business Center Sub, Blk 1, Lots 1-3 (930, 940, & 950 S. 4th Ave.), within the Limited Business Zoning District, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, and City Standards, provided conditions (a) through (k) are met, with the addition of items (l) that the bench location be reviewed by City staff or the City street dept for BCRD so as not to impede maintenance of bike path, (m) that the brick wainscoat be extended around any corner for a minimum of 3', (n) that a bike rack be added to site plan, (o) that a walkway be required from south elevation exit to the storefront walkway, (p) that the City of Hailey sign permit application be reviewed on the Consent Agenda for the Planning and Zoning Commission, (q) that physical color samples per design review application requirements be submitted to the Commission at or prior to approval of Findings of Facts, (r) that a revised site plan showing items (l) (n) and (o) be submitted to the Commission at or prior to approval of Findings of Facts. Owen Scanlon seconded, and the motion carried unanimously.**

[9:01:15 PM](#) Micah Austin reminded Commissioners that they “just enabled 15 full-time benefited jobs in passing this application.” Discussion between Commissioners and the applicant continued. [9:07:34 PM](#)

Old Business

None.

Commission Reports and Discussion

None.

Staff Reports and Discussion

SR 1 Discussion of current building activity.

[9:07:41 PM](#) Bart Bingham noted new building permits in November. Micah Austin pointed out the contract with the State for hiring a building official has worked out very well, and is saving considerable money.

SR 1 Discussion regarding Airport West Sign.

[9:09:41 PM](#) Mr. Bingham provided an illustration of the proposed wayfinding sign to be placed near the corner where the Post Office is located. The sign allows space for 12 business names.

Janet Fugate hoped staff would wait for the City Council's consideration of the Wertheimer signs. Jay Cone voiced concern regarding the sign's location. [9:17:21 PM](#)

SR 2 Discussion of the next Planning and Zoning meeting: Monday, January 14, 2013.

[9:17:25 PM](#) Mr. Bingham advised of the next meeting.

[9:18:00 PM](#) Chair Moore asked Mr. Scanlon if he would be staying on the Commission for another term, his third. Mr. Scanlon assured he would stay.

Adjourn

[9:19:54 PM](#) **Jay Cone moved to adjourn. Janet Fugate seconded and the motion carried unanimously.**