

**AGENDA**  
**HAILEY PLANNING & ZONING COMMISSION**  
**MONDAY, February 27, 2012**  
**Hailey City Hall**  
**7:30 p.m.**

**Present:** Geoffrey Moore, Owen Scanlon, Janet Fugate, Jay Cone. Michael Pogue was absent.  
**Staff:** Bart Bingham, Heather Dawson.

**Call to Order**

[7:35:31 PM](#) Chair Moore called the meeting to order. This meeting followed a City Council meeting which ran long, hence a slightly late start.

**Oath of Office to newly appointed Commissioner Jay Cone**

[7:36:11 PM](#) Bart Bingham administered the oath of office to Mr. Cone.

**Public Comment** for items not on the agenda

[7:37:30 PM](#) None offered.

**Consent Agenda**

*Tab 1 Approval of Minutes – January 17, 2012*

[7:37:44 PM](#) Owen Scanlon moved to approve the Consent Agenda. Janet Fugate seconded. Jay Cone recused himself. The motion passed unanimously.

**New Business**

*Tab 2 Public hearing and consideration of an application by the City of Hailey for a design review modification request of the new Rodeo Park Interpretive Center, to be located at Hailey Townsite, Blk 134, Rodeo Grounds (781 S. Main St) within the Limited Business (LB) and Townsite Overlay Zoning Districts. The proposed modification includes reducing the height of the building and changes to the facade.*

[7:38:11 PM](#) Bart Bingham provided an overview and the reasoning behind this modification.

[7:40:20 PM](#) Michael Bulls, Ruscitto Latham Blanton, clarified the proposed modifications and offered a comparison to the previous design.

[7:48:51 PM](#) Commission discussion turned to changes in the number of bike racks. Mr. Bulls noted that this change corrects a misunderstanding of requirements for the number of racks necessary and noted that this reduced number still provides more racks than actually required. Discussion also included location of public art components, downspouts, water collection, and the comparison of water and ice problems at the Hailey Post Office.

[7:59:15 PM](#) Mr. Bulls noted this application had to be produced quickly under deadline, but he hoped the Commission would consider further changes that are not on this application. He proposed possible changes of column locations on the front porch, possible added windows on north side, an additional tree, and a proposed sign and bench location.

[8:08:10 PM](#) Heather Dawson asked for clarification of the reasons for suggested changes to this application. Mr. Bulls explained his thoughts that the application as redesigned may be recommended to City Council as an appropriate “Plan A” and that his additional suggestions

may be presented to Council as a “recommended Plan B.” Following that, bid alternatives could be added to the bidding process.

[8:13:05 PM](#) Chair Moore opened the meeting to public comment.

[8:13:15 PM](#) Brent Nelson, 1310 Woodside Blvd. and owner of Snow Bunny, asked what the City planned to do regarding restrooms for the skate park. He pointed out that the Snow Bunny is currently the de facto restroom for the skate park, and that many skaters come in for water and warmth during winter conditions. He noted that many of the skaters are not paying customers, and the Snow Bunny has experienced some degree of loss due to ‘water’ cups being filled with soft drinks, restroom maintenance, skaters using dining tables for skateboard repair, etc. Snow Bunny welcomes the kids, but Mr. Nelson noted this will become burdensome to the restaurant over the long term, particularly during their busy summer season.

[8:15:27 PM](#) Geoff Moore pointed out that the future ice rink bathrooms were considered to be restrooms for the outdoor skate park eventually, and that blue rooms were planned in the interim.

[8:17:20 PM](#) Heather asks if porch area at the upcoming Interpretive Center will provide skateboard repair space skaters. Mr. Nelson asked for City facilities to be accessible to skaters at all times—restrooms and drinking water.

[8:18:37 PM](#) Michael Bulls explained how the skate park restroom accommodations changed when the ice rink project stalled, and that the problem dropped off the radar.

[8:20:08 PM](#) Janet Fugate noted this was also a concern of the Parks and Land Board. Ms. Dawson noted this is a public works management issue, and that she will communicate that through staff meetings.

[8:23:28 PM](#) Mr. Bulls explained what would be necessary to factor in the originally planned pre-fabricated building for restrooms. He offered to research that again and report back to the Commission.

[8:24:21 PM](#) With no further public comment offered, Chair Moore closed this portion of the meeting.

Commission discussion was favorable on the proposed redesign, and in favor of mitigating the water/restroom impact on Snow Bunny. Chair Moore asked the Commission to consider moving Tom Teitge’s relief map from the proposed outdoor location to a more secure location inside the Interpretive Center. Mr. Bulls noted there are few hanging spaces inside the center, but that perhaps a partition or display box could be utilized.

[8:36:47 PM](#) **Janet Fugate moved to approve the amendments to the application, and in addition, the potential new amendments suggested regarding the angled corner of the porch roof, windows, the tree, signage and bench location. Owen Scanlon seconded. The motion passed unanimously.**

*Tab 3 Presentation of draft Comprehensive Plan Indicators Annual Report*

[8:39:13 PM](#) Bart Bingham provided background, goals, and results that may come from these indicators in the future.

[8:51:42 PM](#) Discussion included whether there is a scheduled walking tour for the Commission to review projects; walking spaces and related language; density and developable acres; infill and difficulties with the Building Code in using old buildings; accessory dwelling units in limited residential areas; live/work options; how best to track progress as the Comprehensive Plan goes into the future; lack of capability to track electricity production at the waste water treatment plant and ways to better use that information; increased water flow data from the Big Wood; and per capita water use.

[9:25:00 PM](#) Further discussion continued on energy conservation and base lines for analysis; language corrections on geothermal/ground source heat pump references; the importance of protecting the character of the City downtown core; how to measure Hailey townsite guidelines; and how the language in this document will be read by developers. Commission consensus was that this report is a valuable tool.

#### **Commission Reports and Discussion**

[9:40:11 PM](#) Chair Moore brought up the possible field trip to view projects and suggested Commissioners list the things they would include on this field trip or tour.

[9:43:05 PM](#) Jay Cone wondered how long the Comprehensive Plan should be tracked until a re-evaluation is considered. Chair Moore indicated a re-evaluation is scheduled for five-year increments.

#### **Staff Reports and Discussion**

[9:43:47 PM](#) Brad Bingham noted there will be no P & Z meetings in March, and possibly not in April. He asked the Commissioners to tentatively schedule meetings for the second Monday of each month for duration of this year.

[9:47:16 PM](#) **Owen Scanlon moved to adjourn. Janet Fugate seconded, and the motion passed unanimously.**