

**Meeting Minutes**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, May 20, 2019**  
**Hailey City Hall**  
**5:30 p.m.**

**Present**

Board: Janet Fugate, Richard Pogue, Sam Linnet, Owen Scanlon, Dan Smith  
Staff: Mike Baledge, Lisa Horowitz, Robyn Davis, Jessica Parker, Chris Simms

**5:29:35 PM Chair Fugate called to Order**

**5:29:50 PM Public Comment** for items not on the agenda. No Comment.

**Consent Agenda**

**CA 1** *Adoption of the Findings of Fact, Conclusions of Law and Decision of a Conditional Use Permit Application by L.L. Green's Garden Center, for a temporary use of live plants greenhouse sales, to be located at Lots 11 and 12, Block 32 (vacant lots on corner of River Street and Bullion Street), which is located in the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM***

**CA 2** *Adoption of the Findings of Fact, Conclusions of Law and Decision of a portion of a previously approved Design Review Application by Old Rialto Hotel, LLC, represented by TND Architects, PLLC and Rob King Landscape Architect, for review of sidewalk design along Croy Street, bike rack placements, street trees and landscaping, located at 201 South Main Street (Lot 1 and 2, Block 29, Hailey Townsite), in the Business (B) Zoning District. This project was first heard on August 20, 2018 and approved by the Planning and Zoning Commission on September 4, 2018. **ACTION ITEM***

**5:30:25 PM Scanlon motioned to approve CA 1 and CA 2. Smith seconded. All in Favor.**

**Public Hearing**

**5:30:48 PM Chair Fugate asked if anyone was present for PH 3 Skyview and explained this item will be continued to June 3, 2019.**

**5:31:24 PM Linnet motioned to continue public hearing 3 to June 3, 2019. Pogue seconded. All in favor.**

**PH 1** **5:31:55 PM** *Consideration of a Design Review Application by McDonald's Corporation, Kyle Inc./#13380 DBA Valley Food Service, Inc., represented by Steve*

*Trout of Trout Architects, for interior and exterior renovations to McDonalds, located at 720 North Main Street (Lot 2A, North Hailey Business Center AM). The interior remodel consists of a redesign of the restrooms and dining area; the exterior remodel consists of improvements to sidewalk, outside seating area, parking, signage, and new color scheme with new exterior siding on the building.*

**ACTION ITEM**

[5:32:31 PM](#) Davis introduced project and summarized previous hearing on May 1, 2019. Steve Trout explained materials to be used on exterior of the building. [5:34:40 PM](#) Scanlon asked about the two panels extending and why does not see gray there. Trout explained location. Scanlon confirms it comes past the front of the earl walnut. Trout explained it will lip slightly. [5:35:30 PM](#) Trout explained the photometric drawings and stated not relighting the parking lot. Trout discussed the new color board with the chardonnay and lighter green coloring.

[5:37:19 PM](#) Chair Fugate opened public comment. No comment.

[5:37:49 PM](#) Chair Fugate closed public comment.

[5:38:01 PM](#) Linnet thanked applicant for coming back and answering more questions. Scanlon stated does not think it is an improvement but they have satisfied his concerns with the natural of the materials. Smith stated not exactly a corporate design but does have combined elements of a corporate design, does have a more modern design and it will be nice to see the improvements. [5:39:46 PM](#) Pogue stated he appreciates the applicant's effort and answering their questions. Chair Fugate stated she appreciates the applicant's efforts and the coloring is nice.

[5:40:41 PM](#) Pogue motioned to approve the Design Review Application by McDonald's Corporation, Kyle Inc./#13380 DBA Valley Food Service, Inc., represented by Steve Trout of Trout Architects, for interior and exterior renovations to McDonald's Restaurant, to be located at 720 North Main Street (Lot 2A, North Hailey Business Center AM), within the Business (B) 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 Title, and City Standards, provided conditions (a) through (m) are met. Smith seconded. All in Favor.

**PH 2** [5:42:25 PM](#) Consideration of Lot Line Adjustment by James D. Mizer and Ben Young, represented by Bruce Smith of Alpine Enterprises Inc., wherein Lots 13-24 are reconfigured to create four Lots 13A, 14A, 17A and 20A. Lot sizes range from 9,168 square feet to 19,097 square feet. Modifications of original Hailey Townsite lot lines that

*result in more than one platted lot are required to have a public hearing. The project is located at 605 E Bullion Street, Section 9, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Residential 1 (LR-1) Zoning District. **ACTION ITEM***

[5:43:15 PM](#) Davis turned floor over to applicant. James Mizer introduced himself and provided history of the lots. Mizer summarized the request is to remove the old city lot lines and turn into 4 lots. [5:45:01 PM](#) Davis explained this is part of the Original Townsite and that is why a hearing is required. Davis explained there will be driveways for each lot, 13A will be off of Carbonate, 14A could be off Carbonate or 6<sup>th</sup>- staff recommends the driveway to be off Carbonate, 17A will be off 6<sup>th</sup> Street and 20A will remain as is. Chair Fugate asked that city water/ sewer hooks up and asked for clarification on what kinds of things would be addressed when the lots will be built on compared to what is being addressed now. [5:47:23 PM](#) Davis confirmed all lots would need connect to city services, lot 20A is recommended to connect to city services and abandon the well. Davis discussed potential requirements that could be required at time the lots would to be developed. Chair Fugate confirmed driveways, sidewalks and drainage would be addressed at that time. [5:48:33 PM](#) Horowitz added that this is a lot line adjustment and we do not require side walk in lieu fees. [5:49:06 PM](#) Chair Fugate asked if the easement would need to be addressed now or if it would be addressed when the lots are developed. Davis explained her initial thought would be to address that if those lots were to be developed. Davis explained there would not be a need for an easement. [5:49:52 PM](#) Scanlon asked if Townsite Overlay recommends garages are accessed off of the alley. Davis explained this does not fall within the Townsite Overlay. [5:50:14 PM](#) Horowitz clarified there will not be a design review for these lots when developed as they are not within Townsite Overlay. Scanlon asked if existing well is used only for irrigation. Davis confirmed. Scanlon asked why they would be required to abandon the well then. Horowitz explained her conversation with Yeager about why they are recommending the well to be abandoned. [5:51:52 PM](#) Smith asked about possible drainage problems and if those would be addressed during the building permit process. Horowitz stated she spoke with Schwarz and he was not aware of any drainage issues but would be reviewed. Chair Fugate asked about the encroachment issues. Davis stated an encroachment permit is required. [5:53:20 PM](#) Smith asked about aerial drawing showing 3 lots only. Horowitz explained the aerial drawing. [5:54:33 PM](#) Pogue confirmed City Streets recommending 14A driveway coming off of Carbonate. Mizer explained leaving it opened as it depends on how the house is designed. Board and applicant discussed lot 14A

driveway access. [5:56:41 PM](#) Horowitz stated applicants engineer double check that the setback is met on 17A.

[5:57:07 PM](#) Chair Fugate opened public comment. No Comment.

[5:57:22 PM](#) Chair Fugate closed public comment.

[5:57:44 PM](#) Chair Fugate asked Pogue if he thought it was important to require the 14A access be a condition of approval. Pogue stated would hate to not have the best house built there, does not have the vision to see what will be built. Pogue confirmed meets the conformity of the neighborhood. [5:59:01 PM](#) Smith requested staff make a note that drainage on site is reviewed when building permit applications come in. Scanlon stated agrees with Smith and Pogue and does believe need to require a sidewalk or an easement. [6:00:31 PM](#) Chair Fugate agreed makes since, does not want to restrict access. Davis added new condition L.

[6:03:00 PM](#) Linnet motioned to approve the Preliminary Plat Application for James D. Mizer and Ben Young, represented by Bruce Smith of Alpine Enterprises, Inc., for a Lot Line Adjustment located at 605

East Bullion Street (Lots 20-24, Block 94, Hailey Townsite) and Lots 13-19, Block 94, Original Townsite (no address assigned), to consolidate twelve (12) existing lots and create four lots: Lots 13A, 14A, 17A and 20A, located in the Limited Residential (LR-1) Zoning District, finding that the application meets all City Standards and conditions (a) through (I) are met. Scanlon seconded. All in Favor.

**PH 3** *Consideration of a Preliminary Plat Subdivision Application by Tanner Investments, represented by John Tanner, for a new subdivision of Lots 1-7, Block 86, Woodside Subdivision #25, to consist of 21 sublots, ranging in size of 2,280 square feet to 5,743 square feet, a private road within a 36' right-of-way and a privately maintained park space comprising of 25,443 square feet, to be known as Skyview Townhomes Subdivision. The total development comprises of 2.408 acres. Current zoning is General Residential (GR). **TO BE CONTINUED ON THE RECORD UNTIL JUNE 3, 2019. ACTION ITEM***

Chair Fugate confirmed this item has been moved to June 3, 2019.

**PH 4** [6:04:26 PM](#) *Consideration of a Design Review Application by Hailey Auto Clinic, represented by Jay Cone of Jay Cone Architecture, for a new 2,693 square foot commercial building, to house the automotive repair and maintenance shop, to be located at Lots 15, 16, 17, Block 4, Hailey Townsite (610 South Main Street). The proposal includes three (3) service bays, office space, and onsite parking. **ACTION ITEM***

[6:04:54 PM](#) Horowitz corrected two errors on page 10, stated reads existing building and that is incorrect. [6:05:31 PM](#) Jay Cone, summarized feedback received from last hearing. Smith clarified renderings are replicating lighting. Smith asked if lighting would be constant. Cone stated does not think there will be any animation in the lights, possibly color changes depending on season. [6:08:50 PM](#) Cone stated sign on tower will have the true neon look where can see the tubes. Scanlon clarified the tubes on the logo are exposed. Cone explained what they are hoping for, but still working on it. Cone discussed recommendations from Tree Committee and how he has already addressed those. Cone stated Bill Josey will be onsite to do what he can to help protect the silver spruces. Cone discussed street trees. [6:12:46 PM](#) Cone addressed condition J, stating between the two curb cuts is the bench for Mountain Rides and that it will be relocated to the southern corner. Cone requested condition J be amended and why. Condition K, Cone asked for clarity on noted that signage will be presented to Staff. Condition L, Cone stated would rather do a different way than with a different type of material. [6:16:59 PM](#) Horowitz explained concern for designated pedestrian access. Board and Staff discussed requirements for designated pedestrian access. Horowitz confirmed Mountain Rides is acceptable to removing the concrete pad and relocating the bench. Linnet suggested condition read along lines of to be determined between Mountain Rides and applicant. Horowitz pulled of standards for pedestrian access.

[6:22:47 PM](#) **Chair Fugate opened public comment.** No Comment.

[6:23:08 PM](#) **Chair Fugate closed public comment.**

[6:23:47 PM](#) Scanlon suggested stamped asphalt. Linnet asked if considered using different materials. Cone stated would rather do the stamped asphalt. Chair Fugate explained reason considering it. Horowitz stated she is agreeable to the stamped asphalt. Chair Fugate stated she thinks that is a good idea. Linnet stated it is an opportunity to make more attractive. [6:26:28 PM](#) Alex Dunn, stated they had talked about the stamped asphalt already. Dunn discussed location of garden would like to have. Cone clarified Dunn is asking if does nice landscaping along sidewalk if does not have to do the stamped asphalt. Chair Fugate confirmed all in agreement need a connection from sidewalk to front door. Ed Lawson, clarified the suggestion for approval with Mountain Rides to relocate the bench. [6:32:06 PM](#) Board and Staff discussed condition regarding relocation of bench. Horowitz confirmed will change the verbiage of Condition J. Board and applicant discussed changes to condition J. [6:35:31 PM](#) Smith confirmed applicant will be hauling

snow. Dunn confirmed. Smith questioned main entrance door swinging in or out. Cone stated may go both ways. Smith asked if lighting would be on a timer. Dunn confirmed will have a timer, but unsure of exact time schedule. Smith asked about handicap striping. Smith and Cone discussed ADA parking; Cone confirmed direction headed. Board reviewed materials to be used. Smith asked if have a photometric drawing showing how bright the lighting will be. Cone discussed the light cutsheets. Board and applicant discussed need to verify the lumens of the lights. Cone stated can get that information and Smith confirmed staff can verify no light population. Linnet stated project looks great. Scanlon agreed, great project. Board and Staff confirmed changes to condition J and L. Horowitz confirmed signage mentioned in K) will be addressed by staff. Smith thanked applicant.

**6:46:56 PM Scanlon motioned to approve the Design Review Application by Hailey Auto Clinic, represented by Jay Cone of Jay Cone Architecture, for construction of a new 2,693 square foot commercial building, to house the automotive repair and maintenance shop, to be located at Lots 15, 16, 17, Block 4, Hailey Townsite (610 South Main Street) within the Business (B) and Townsite Overlay (TO) Zoning Districts, 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, Title 18, and City Standards, provided conditions (a) through (l) are met. Smith seconded. All in Favor.**

**6:48:15 PM Cone stated will be proceeding with the building permit prior to reading and approval of findings at the next meeting, they understand it's at their own risk.**

### **Staff Reports and Discussion**

**SR 1** Discussion of current building activity, upcoming projects, and zoning code changes. *(no documents)*

**SR 2** Discussion of the next Planning and Zoning meeting: **Monday, June 3, 2019.** *(no documents)*

Staff discussed upcoming meetings on June 3, 2019 and June 17, 2019.

Linnet will be gone 6/3 and 7/1. Scanlon gone 7/1.

**6:50:36 PM Linnet motioned to adjourn. Smith seconded. All in Favor.**