

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, November 18, 2019
Hailey City Hall
5:30 p.m.

Present

Board: Owen Scanlon, Janet Fugate, Dan Smith, Richard Pogue

Staff: Lisa Horowitz, Robyn Davis, Jessica Parker

5:30:07 PM Chair Fugate called to order.

5:30:15 PM **Public Comment** for items not on the agenda. No Comment.

5:30:31 PM **Consent Agenda**

CA 1 *Adoption of the Meeting Minutes of September 30, 2019. **ACTION ITEM***

CA 2 *Adoption of the Meeting Minutes of October 7, 2019. **ACTION ITEM***

CA 3 *Adoption of the Meeting Minutes of October 22, 2019. **ACTION ITEM***

5:30:43 PM Scanlon motioned to approve CA 1, CA2 and CA3. Pogue seconded. All in Favor.

Public Hearing

PH 1 **5:31:03 PM** *Consideration of a Conditional Use Permit Application by Michelle Harris, for an Esthetician Studio (Levenia Divine, LLC) under Personal Services, to be located at Hailey Business Park South Condo, Unit 13 (1120 Bradford Road, Unit 13), which is located in the SCI Sales and Offices (SCI-SO) Zoning District. **ACTION ITEM***

5:31:38 PM Horowitz introduced project, providing brief background of text amendment completed earlier in the year and turned floor over to applicant. Scanlon asked where currently operates. Harris explained new business and will be done by appointment. Horowitz confirmed notice was sent to 300 ft adjoiners. Chair Fugate commented that if recall, neighbors were in support of this during text amendment.

5:33:20 PM Chair Fugate opened to public comment.

5:33:29 PM Chair Fugate closed public comment.

5:33:43 PM Commissioners all in agreement of new business and application.

5:34:13 PM Scanlon motioned to approve Conditional Use Permit Application by Michelle Harris for an Esthetician Studio, located at 1120 Bradford Road, Unit 13 (Hailey Business Park South Condo Unit 13), finding that the Application meets each of the criteria for review cited in

the Hailey Municipal Code, that the Conditional Use Permit complies with the Comprehensive Plan, and that conditions (a) through (b), noted above, are met. Pogue seconded. All in Favor.

PH 2 *Consideration of a Design Review Application by David and Kathy McCormack, for construction of a two-car garage located at 317 North 3rd Avenue. The garage will be approximately 672 square feet in size. Access will be located off of the alley. Design Review approval for the existing single-family residence was approved on June 18, 2018. This project is located within the Limited Residential (LR-1) and Hailey Townsite Overlay (TO) Zoning Districts. **ACTION ITEM***

5:35:02 PM Davis stated applicant for PH 2 is not present. Commissioners agreed to move on to PH 3 and come back to PH 2.

5:52:01 PM Chair Fugate opened to public comment.

5:52:04 PM Chair Fugate closed public comment.

5:52:22 PM Smith motion to continue the public hearing to December 2, 2019. Pogue seconded. All in favor.

PH 3 **5:35:50 PM** *Consideration of a City-initiated Text Amendment to the Hailey Municipal Code to Title 17: Zoning Regulations, Chapter 17.09, Parking and Loading Spaces, Section 17.09.020.11, Minimum distance Setbacks to modify setbacks in nonresidential zone districts which do not abut residential zone districts. **ACTION ITEM***

5:36:08 PM Horowitz explained in going through recent projects, it came to attention of two codes that compete with each other. Horowitz continued to explain reason behind change, summarizing why believed it was easiest to delete number 2. Commissions all agree change makes sense to remove 17.09.020.11: MINIMUM DISTANCE SETBACKS.

5:38:34 PM Chair Fugate opened to public comment.

5:38:42 PM Chair Fugate closed public comment.

5:38:55 PM Smith motioned to recommend approval to the City Council of a text change to the Hailey Municipal Code to Title 17: Zoning Regulations, Chapter 17.09, Parking and Loading Spaces to delete Section 17.09.020.11. Pogue seconded. All in Favor.

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: **December 2, 2019**

- Design Review: Kilgore Properties, LLC (Sweetwater)
- Preliminary Plat: Fairfield Inn and Suites Marriott
- Rezone: West Crescent

Horowitz summarized upcoming projects.

[5:42:46 PM](#) Chair Fugate called for break until 5:50 PM.

[5:52:16 PM](#) Chair Fugate called meeting back to order.

Board discussed how to proceed without applicant present, all agreed to continue on the record.

[5:53:19 PM](#) **Scanlon motioned to adjourn. Pogue seconded. All in Favor.**