

**Minutes of the
Hailey Planning & Zoning Commission
April 6, 2009**

The meeting was held at the Old Blaine County Courthouse and was called to order at 6:30 p.m. by Commission Chair Owen Scanlon. Commissioners present were Geoff Moore, Mike Pogue, and David Lloyd. Staff present included Planner Mariel Platt and Planning Assistant Becky Mead.

Consent Agenda

- a. Approval of Minutes – **March 16, 2009**
- b. Approval of Findings of Fact – **National Guard - Hailey Armory Rezone**
- c. Approval of Findings of Fact – **National Guard - Hailey Armory Wireless and Conditional Use Permit, Design Review**

Commissioner Moore moved to remove tab 1. a. from the Consent Agenda. Commissioner Pogue seconded, the motion passed unanimously.

Commissioner Pogue moved to approve the consent agenda tabs 2, 3, and 4. Commissioner Lloyd seconded, the motion passed unanimously.

Commissioner Moore stated on page three of the minutes it stated that Commissioner Scanlon agreed with Commissioner Moore's comments, but there were no previous comments from Commissioner Moore. Commissioner Moore stated that he was in agreement with proposed development agreement to revert the zoning back from Limited Business to General Residential should the Armory ever leave their location.

Commissioner Moore moved to approve amended tab 1. a. of the consent agenda. Commissioner Pogue seconded, the motion passed unanimously.

New Business

An application by Lily & Fern for Design Review of a Shadehouse and two storage sheds, located on the west half of Lot 3B, Block 4, Airport West Subdivision (1611 Aviation Drive) within the Service Commercial Industrial-Industrial (SCI-I) district.

Planner Platt stated the application is for a shadehouse and two sheds that are relatively small; the site plan shows seven parking spaces, a dumpster and an area to store bulk soil as well as equipment trailer. Planner Platt stated this application is unique and there has never been anything like this to come through design review. She added that most of the suggested conditions deal with screening; either landscaping or fencing and mentioned that the screening within the SCI-I district guidelines mention that screening needs to be in place to abate any hazards or nuisances that may occur.

Art West, husband of the applicant **Pam West**, stated the shadehouse was approved for a Conditional Use Permit as a temporary structure last year in SCI-I, but at a different location. The two sheds proposed were owned by Hailey Nursery. He stated they will fence in the dumpster. The shadehouse is a temporary structure and will only be up during the summer and the plastic and shade cloth will come down during the winter months. Pam West stated that this is the first time that they have submitted for design review of a shadehouse, last year they were approved for a conditional use permit. She stated they do not have access to water except for their water truck.

Commissioner Moore asked what their long-term goal is for this structure. Pam West stated they signed a 3 year lease with Dale Johnson. Art West stated eventually they may need an office, but right now it is just for storage of the plantings.

Commissioner Pogue asked if they received the staff report and West stated no. Planner Platt stated that the staff report was emailed to Annie, who is the co-owner of Lily and Fern; however, in a conversation with Annie, Annie stated she received the staff report, but would not be attending the meeting. Commissioner Pogue stated there are a number of suggested conditions and wanted to know if anything raised a question for her. Pam West stated that they do not store fertilizer which she thought was a concern with the fire department. She stated there is a possibility that there will not be doors on the shadehouse and said it is just a cover. She said the fenced area that meets with the wall of the shadehouse to the shed will have a gate. She stated they will be using cedar panels with a lattice above it, and it will be locked. She asked if they needed to do landscaping, *condition g. 1*. Commissioner Pogue stated it is a proposed condition of approval. Pam West stated the lot is a graded lot and stated they will have a lot of plants there, which will be inside the fence. She said this is not a retail space it is just for storage and asked if she needed to comply with the suggested landscaping conditions. Commissioner Pogue asked Planner Platt to address this issue.

Planner Platt referenced to page 12 of the staff report under *b. landscaping number 2* it states that **a combination trees, shrubs vines, ground covers and ornamental grasses should be selected that enhance and soften the hardscape**. She stated from that section, as well as the other landscaping sections 1 and 3, the guidelines suggest that landscaping be provided, but the Commission will need to decide on that because the language uses should, not shall. She stated there are requirements regarding screening and of the storage areas, dumpster and the residential areas of Blaine County. Any reference to landscaping in the suggested conditions of approval is to address the screening requirements. If landscaping isn't the preferred method of screening, an alternative such as fencing could be required.

Pam West stated everything will be fenced and there is not any water on the lot. The plants are pretty and there will be uniformed parking; they will be working 4 ten hour days. She stated they will be painting the sheds and trees and grass are already on the west side of the lot. She mentioned maybe some trees in containers around the lot. She stated landscaping would not be successful because there is no water available on the lot.

Commissioner Pogue stated in recommended *condition j*), it recommends an automatic irrigation system. He asked Planner Platt how this related to the applicant's property and asked if Planner Platt had trees and shrubs in mind. Planner Platt stated condition j) was taken from the

landscaping section of the Design Review Guidelines, which states all landscaped areas, if required by the Commission, shall be watered by an automatic irrigation system.

Planner Platt stated this project is a unique scenario and there is not anything in the Design Review Guidelines that excludes these types of structures; therefore, when reviewing the project the Commission should determine if the design meets the Guidelines and require conditions to insure the Guidelines are met.

Pam West stated that the landscaping adjacent to the west end of the lot is watered by the Association. West stated when the lot is developed the owner would meet the requirements. He stated automatic irrigation systems are very costly to install. Commissioner Pogue stated this landscaping issue is something that needs to be discussed.

Commissioner Lloyd asked what would be stored in the sheds during the winter months. Pam West stated they have purchased some wire shelving, which is collapsible. She said they are not a nursery; they do only maintenance and get their products delivered. Lawnmowers and other equipment will be locked up in their trailers. She said they do not have the money to fence the lot and that is why they are locked up in their trailers. Commissioner Lloyd asked about the concrete barriers and asked if they could be a different material. Pam West stated Dale Johnson put those barriers in.

Commissioner Scanlon asked what would be kept in the sheds. Pam West stated they were not sure yet, but probably baskets, pots, stakes. Commissioner Scanlon stated the statute states there shall be landscaping. He asked if they dealt only with plants and did not deal with trees at all. Scanlon wanted to come up with a compromise like set trees in pots along the west property line and water them out of their truck. Pam West said no problem they could be kept in the containers.

Commissioner Scanlon asked if Lily and Fern realized developing the lot and placing the sheds there prematurely could be a zoning issue. Pam West stated yes they understood. Commissioner Scanlon asked if the structure is set back. Pam West stated yes it is. Commissioner Scanlon asked if they were aware that this could become a zoning issue. Pam West stated yes they were aware of this. Commissioner Scanlon asked if the structure was set back and if they would be moving the parking spaces 10 feet from the property line. Pam West stated yes.

Commissioner Lloyd mentioned it looked like there would be some kind of gravel to drive on. Art West stated they have put gravel underneath the shadehouse and would be putting more down for the parking area.

Commissioner Pogue asked Planner Platt if mandating landscaping was discretionary. Planner Platt said as she stated before; that the language used to address landscaping is should, not shall, but there is for irrigation stating there shall be automatic irrigation, if landscaping is required by the Commission. She said she has stated in the staff report that the applicant will have to meet the landscaping requirements if the Commission requires it. She said the guidelines state "should," not "shall" be screening of accessory buildings and dumpsters. She mentioned there is more parking there and screening those areas is a requirement. Commissioner Pogue asked if the Commission could state the applicant shall submit a plan for adequate screening. Planner Platt

replied yes. Commissioner Pogue stated he did not like the concrete barriers and he thought they were ugly and did not belong in Hailey.

Commissioner Lloyd moved to approve the design review application by Lily & Fern for a Shadehouse and two sheds, located on the western half of Lot 3B, Block 4, Airport West Subdivision Phase II (1611 Aviation Drive), finding that the project is in conformance with the Comprehensive Plan; the project does not jeopardize the health, safety, or welfare of the general public; and the project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards; with conditions a through n with the elimination of j, amending k to read if required by the Planning Administrator a plan for maintenance and landscape areas shall be submitted and approved by the Planning Administrator and to eliminate numbers 1, 2, and 4 under condition g. and adding 4 that screening materials, including size and type, shall be approved by the Planning Administrator on the west and south ends of the property. Commissioner Moore seconded, the motion passed unanimously.

Commission Reports and Discussion

Commissioner Lloyd will not be present next meeting April 20, 2009; Commissioner Pogue may not be present on May 4th and will know for sure in the next 10 days.

Staff Reports and Discussion

Planner Platt stated that the Planning Director Beth Robrahn will be present at the next meeting.

Adjourn

Commissioner Moore moved to adjourn at 7:25 p.m. Commissioner Pogue seconded, the motion passed unanimously.