

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
MEETING HELD MARCH 17, 2008**

The meeting was called to order at 6:30 p.m. by Acting Commission Chair Michael Pogue. Commissioners present were Geoff Moore and Mark Spears. Commissioners Stefanie Marvel and Owen Scanlon were excused. Staff present were Planning Director Beth Robrahn, Planner Mariel Platt and Planning Assistant Becky Mead.

Consent Agenda

Western Supply Design Review Modification - Approval - Findings of Fact
St. Luke's Hailey Clinic Design Review – Approval – Findings of Fact
Airport Maintenance Building Design Review – Approval – Findings of Fact

Commissioner Moore moved to approve the Consent Agenda. Commissioner Spears seconded, the motion passed unanimously.

Public Hearings

Sun Valley Auto Club Design Review

An application by Dave Stone for Design Review of Sun Valley Auto Club, located on Lot 6B, Block 4, Airport West Subdivision Phase II (1930 Electra Lane), within the Service Commercial Industrial-Industrial (SCI-I) zoning district.

Thomas Dabney of TND Architects presented the application for Dave Stone. The applicant received Design Review approval from the Airport West Business Park Architectural Review Board on February 22, 2008. The applicant proposes a 6,385 square foot addition for vehicle storage. Warehouse and storage facilities are permitted uses in the Service Commercial Industrial-Industrial zoning district. The private lane is paved and the snow storage area is located around the paved parking and at the side of the building. There are 19 parking spaces provided and 18 are required. Dabney explained the landscaping for the property. The existing building is rectangular and the addition has been designed to provide visual relief. Dabney explained the lighting proposed for the building.

Planner Platt addressed the landscape issues listed in the staff report as recommended conditions of approval. She referred to Guideline D. Landscaping, number 2 where she had recommended as a condition of approval that there be more diverse plantings included in the landscape plan to incorporate drought tolerant shrubs and vines. She stated the proposed landscaping did not show a diverse mix. She also mentioned that there was not a maintenance plan submitted. Planner Platt recommended as a condition of approval that all landscaped areas, proposed and in existence, shall have moisture sensors installed.

Commissioner Spears asked the height of the windows from the ground. Commissioner Spears suggested some low shrubbery be added along the front, under the picture windows. Dabney

concurrent. Commissioner Spears also noted that all landscaping species should be hearty to Zone 4 and are presently at Zone 3.

Commissioner Moore asked about ADA access to the bathrooms. Commissioner Moore agreed Commissioner Spears regarding his landscaping comments. Commissioner Moore asked if there were dry wells. Commissioner Moore asked if the City Engineer had any concerns for the water to go to dry wells. Planner Platt replied that there weren't any comments made from him.

Commissioner Pogue asked staff about the pedestrian walkway issue on page six (6) of the staff report and asked if there was a width requirement.

Commissioner Moore asked if there was a door on the new addition that was accessible to the handicapped parking.

Public hearing opened and closed. There were no public comments.

Director Robrahn suggested listing the added conditions.

Commissioner Moore stated to add a second door to the office section of the building.

Commissioner Pogue stated to modify Condition (f) to add additional shrubbery along the proposed building addition, as well as the existing building on the building elevation facing Merlin Loop.

Director Robrahn stated another bullet be added to Condition (f) stating all species shall be hearty to zone 4. She mentioned adding a new Condition (n) for an additional door installed to the west wall of the south pop-out of the addition.

Commissioner Moore moved to approve the Design Review application by Sun Valley Auto Club for expansion to their existing building located on Lot 6B, Block 4, Airport West Subdivision, Phase II (1930 Electra Lane) within the Service Commercial Industrial-Industrial (SCI-I) zone, 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; according to the conditions listed in the Staff Report, conditions (a) through (m), modifying condition (f) to require additional shrubbery along the proposed building addition as well as the existing building on the elevation facing Merlin Loop and to require that all species shall be hearty to Zone 4; and adding a new condition (n) to require an additional door installed to the west wall of the south pop-out of the addition. Commissioner Spears seconded, the motion passed unanimously.

City Initiated Text Amendment to Article VII, Supplementary Location and Bulk Regulations, of Hailey Zoning Ordinance No. 532

The amendments would make requirements for accessory structures consistent with the Building Code. Revising section 7.1.5 to increase required yard setback for pergolas from three (3) feet to

five (5) feet. Revising section 7.1.8 to clarify requirements for accessory structures and by rewording the other existing requirements.

Director Robrahn and reviewed changes to language as discussed with the City Attorney and Building Official after the Commission received the proposed amendments.

Commissioner Moore asked if someone was not required to get a permit, how would the City know if they were in compliance. Director Robrahn stated she would speak to the Building Official regarding that question.

Commissioner Moore made a motion to recommend to the City Council that the proposed amendments be approved, finding that the three standards of evaluation are met by the proposed by the City to Article 7, Supplementary Location and Bulk Requirements of the Zoning Ordinance. Commissioner Spears seconded, the motion passed unanimously.

Approval of Minutes:

March 3, 2008

Commissioner Spears moved to approve as written. Commissioner Moore seconded, the motion passed unanimously.

Commission Reports:

Commissioner Spears asked about how the Commission could proceed with revisions to the Design Review standards. Director Robrahn said this is something that could be discussed at the workshop.

Staff Reports:

Robrahn confirmed the date for the workshop will be May 13, from 5:30 to 8:30 p.m., the location to be announced and reviewed possible public hearing dates in June for the Quigley Annexation application.

Adjourn:

Commissioner Moore moved to adjourn at 7:30 p.m. Commissioner Spears seconded, the motion passed unanimously.