

**MINUTES OF THE
HAILEY PLANNING AND ZONING COMMISSION
June 18, 2007**

The meeting was called to order at 6:30 p.m. by Commission Chair Stefanie Marvel. Commissioners present were Owen Scanlon, Michael Pogue, Nancy Linscott, and Commissioner Vice Chair Elizabeth Zellers. Staff present were Planning Director Kathy Grotto, City Planner Diane Shay, Planning Technician Tara Hyde, and Planning Assistant Becky Mead.

Public Hearings:

Airport Circle Autoplex

An application by Portage Bay Partners for Design Review of Airport Circle AutoPlex, located on Lots 1F and 1G, Block 2 of Airport West Subdivision, at 1510 and 1530 Colibri Lane, in the Service Commercial Industrial-Industrial district. **(Continued from June 4, 2007)**

Linscott recused herself because the applicants are her clients.

Janet Jarvis announced that her client had decided to withdraw the project.

1971 Electra Lane

An application by Brian Bothwell for Design Review of a new building, located on Lot 6F, Block 4, Airport West Subdivision at 1971 Electra Lane in the Service Commercial Industrial-Industrial district.

Brian Bothwell, of Bothwell Construction, presented the application. He stated the building is planned as mixed use for storage or small shop space with a community bathroom. There will be three separate units. Bothwell showed the Commission the color renderings. The north elevation of the building will be finished in stucco and hardiplank is proposed for the east, west, and south elevations. A standard thirty-year architectural shingle is proposed for the roof. A parapet wall will hide the trusses from the front.

Hyde announced that approval was received by the Airport West Business Park Architectural Design Review Board on April 13, 2007. The building is a three unit building proposed for storage and office space. Hyde commented on the exterior fixtures and stated canned light fixtures are proposed for under the awnings. She added it appeared that the light source is visible from the exterior fixtures proposed over the man doors. Bothwell said that he would provide spec sheets for the downcast lights and would adhere to the Hailey Night Sky Ordinance. Hyde stated spec sheets should be provided prior to obtaining a building permit.

Hyde commented on the subdivision snow storage that is currently located on the corner and advised the applicant planned to relocate the 364 sq. ft. of snow storage to the east side of the building. The applicant has proposed an additional 600 sq. ft of snow storage on the west side of the building, and 245 sq.ft.of snow storage on the east side of the building.

The Airport Design Review Board required the inclusion of two windows to be placed on the east elevation along with stucco wainscoting added to that elevation to match the texture and color shown on the front of the building. Bothwell interjected that he added windows on both

the east and west elevations. Hyde stated the man doors on the east and west elevations have awnings and she suggested the Commission may wish to require snow retention devices over the man doors.

There was discussion about the location of the utility boxes on the west side. Bothwell stated they want to utilize that space on the west side for storage. Hyde was concerned about the access to that storage area during the winter months. Bothwell stated there would be no outdoor storage during the winter months. Grotto thought there might be problems with the tenants wanting to use the storage area during the winter months and said she didn't really see this idea working for the applicant. Bothwell stated that he thought this should be determined by the association or the owners how they would govern the snow storage and outside storage areas. Grotto suggested having the outside storage and snow storage areas drawn out on the site plan, to show them completely separate from each other. Grotto added Bothwell should think about that when he submits his site plan for a building permit. Grotto believed that Bothwell was correct as far as this being an association issue and owners responsibility. She suggested that the Commission should consider that there is adequate space provided on the site plans.

Hyde directed the Commission to page A2 of the drawings stating it was unclear what landscaping was proposed to the east and west areas of the parking spaces. Hyde recommended grass to the back of the sidewalk area. Bothwell stated they would need that access to get to the side yards and was thinking of doing a paved surface there rather than tearing up any landscaping. Grotto suggested the Commission should discuss this because it wasn't called out on the site plans.

Zellers asked Hyde why the Staff Report stated that no fence was proposed and there would be no outside storage. Hyde clarified the fence was not proposed; Bothwell decided to include a fence after he saw the condition. Zellers asked Bothwell if there was going to be a fence. Bothwell replied that he does want to put a fence in and was unaware that outside storage needed fencing.

Scanlon asked Bothwell if he had a color sample of the awning. Bothwell stated that he did not. Scanlon stated if there were no color samples submitted then the Commission couldn't approve the application. Bothwell stated with the lighter colored stucco and the door being a darker brown, they would go with the lighter color on the awning. Scanlon asked Bothwell to provide staff with a color sample of the awning and Bothwell concurred. Scanlon advised that the man door for Unit 2 required a 12 inch clearance at the latch side of the door, and reminded Bothwell that man door requires self closers. Scanlon referred to the statement in the code that stated that false fronts are not appropriate in the City. Scanlon noted the continuous ridge and asked Bothwell if there were going to be any truss spaces. He asked Bothwell if the units will have flat ceilings. Bothwell concurred.

Scanlon referred to page A4 of the site plan, the south elevation, and pointed out the parapet slope does not match the slope of the roof. Scanlon suggested Bothwell change the slope of the parapet to match the slope of the roof.

Scanlon asked what the heating source would be. Bothwell stated it would be gas fired unit heaters. Scanlon pointed out the eaves didn't extend beyond the walls, which could lead to leaking and weathering problems. Bothwell agreed and said that he would explore that. Scanlon

suggested that there be a 6" eave or rain gutter added. Scanlon pointed out that plant sizes were not called out in the landscape area. Bothwell stated it would be mainly shrubbery. Scanlon suggested presenting to staff what shrubs he was proposing. Scanlon commented that the back of the building backs up to a berm and asked if the land would be sloped into the building or if a drainage swale would be created. Bothwell stated there is a drywell and catch basins proposed for that area. Scanlon's final comments were that he liked the look of the building but would like to know what the color of the awnings would be.

Pogue asked Bothwell if there would be an owners association and Bothwell concurred. Pogue asked if there was a draft of CC&Rs. Bothwell stated no but there would be an owner's association contract. Pogue asked if there were any conditions regarding storage of materials outside the building. Bothwell stated there would be trailer storage but no exposed materials would be allowed. Bothwell stated there would be plans to include the screened fence. Pogue asked where the fence would be. Bothwell stated the fence would be from the man doors to the east and west property lines and south from there. Pogue mentioned in the Light Industrial district there is a provision for all materials to be stored within a building, wall or fence not more than 5 or 6 ft in height. In the SCI district that condition is omitted but it says the condition may require mitigation, including but not limited to, enclosure with a structure or landscape buffering. Pogue expressed concerned about the appearance of the building with there being materials stored outside. Hyde stated fences can be 8 ft. in height in the SCI-I district and chain link fences are not permitted. Grotto stated there is the requirement in SCI-I, Item H of the bulk requirements states a fence not less than 4' or greater than 8' in height. Pogue asked if that was a condition that staff had proposed. Grotto suggested Condition "d" could include verbiage addressing the fence. Pogue asked staff if there was a required percentage of the property to be landscaped. Hyde stated that the property is encumbered by a 30 ft. landscape easement in the back of the building. Grotto added there is nothing in this district that states that a percentage of the lot has to be landscaped. Hyde said the applicant had proposed approximately 83 sq. ft. of landscaping on the northwest corner of the property and reminded the Commission about the landscape berm along the backside of the building. Bothwell stated it was a tough site to allow for a lot of landscaping.

Linscott commented on the parking configuration, believing that it looked awkward and seemed to be encroaching into the intersection. Linscott noted the building was for storage but asked if there would be any windows on the south side of the building. Bothwell stated the landscape berm goes really high and stated the building is a fairly narrow unit. Bothwell stated windows could still be added. Linscott referred to natural lighting providing warmth in the winter months. Linscott's final statement was overall she thought it was a nice looking building but was not crazy about the beige/brown colors and stucco on everything in that area.

Marvel commented that she would like to see the snow storage area delineated from the general storage area. She mentioned that snow storage areas generally have a gravel surface which turns into storage whether there is a fence or not. She suggested that the snow storage area could have xeriscaping so it wasn't a hard surface. Marvel mentioned her belief was that it would not be practical to use the snow storage area as general storage. Marvel suggested delineating the snow storage area from the fenced area. There wouldn't be a question then of opening fences for access. She sees a problem with moving whatever is being stored there when it snows. Marvel was concerned with the color and asked Bothwell if he had a color sample of the garage doors. Bothwell stated they would be brown. Marvel stated there is a huge range of brown that could

be used and suggested using a darker brown or something for a little more contrast. She commented on the lack of south facing windows and thought it would be helpful to have a high south facing window with maybe a little awning to add to the efficiency of the building.

Public Hearing Opened

Public Hearing Closed

Marvel asked Bothwell if he would like to discuss any of the comments that have been made. Bothwell stated he really didn't think that windows would be needed on the south elevation with the amount of landscaping that was required for Airport West. Bothwell stated that the Airport West Design committee wanted windows on the east side because they are on a corner lot. He stated they did add the windows to the east elevation and more stucco to accommodate their requests. Bothwell stated they also put windows on the west side.

Pogue asked about the color of the darker brown. Bothwell stated he could choose a darker brown color to present to staff. There was further discussion regarding the color. Bothwell stated he would get some color samples. Grotto stated the Commission could approve the application, so the applicant could apply a the building permit and come back with the colors.

Marvel suggested a color that would add contrast to the beige and light brown.

Linscott agreed with Grotto's suggestion regarding the colors. Linscott would like to see a window in the second unit, stating it would be for the benefit for the interior occupant. Bothwell stated that unit is where the bathroom will be located. Linscott commented natural light would be nice in a bathroom but was not necessary. Bothwell stated they would place glass in the garage doors so there would be some natural light coming in. Linscott agreed with Scanlon regarding the parapet. She stated she would like to see some punchier colors used. She was content with the resolution of snow storage and outside storage issues.

Pogue was in favor of approving the application but would like to see the colors for the garage doors before construction starts. He thought it would be appropriate that a condition be made for the fence to be installed. He felt less strongly about the delineation on the plat of the snow storage versus storage of other items.

Scanlon asked staff if they would like to have a fence proposal brought to them as well as the color samples. Grotto stated she didn't think that would be necessary. She stated the critical thing is for the applicant to have it delineated on their site plan, along with the snow storage area that is adequate for the project. She mentioned however, fencing is fine as long as the fencing material is acceptable. She stated that the applicant should resolve their internal conflicts on their own. Grotto said if there is fencing installed in front of the snow storage it needs to be a fence that is removable or have an operable gate. She stated that this issue could be addressed when the building permit application is submitted. Scanlon would like to see the windows replaced with windows that are operable.

Zellers asked Grotto if she wanted the existing subdivision snow storage area delineated. Grotto stated when Bothwell comes into the department for condominiumizing this building, there will be a new plat and at that time staff will want to see the platted snow storage for the subdivision;

if the building is not condominiumized, it will be handled through a lot line adjustment. Grotto stated the snow storage for the project itself, for the internal parking and circulation, needs to be shown on the site plan. Zellers asked if a condition needed to be made regarding the fence. Grotto suggested to change item d to read, no outside storage shall be allowed without approved fencing. Zellers would like to see light specs brought to staff prior to installation.

Scanlon moved to approve the Design Review application for Brian Bothwell for a new building, located on Lot 6F, Block 4, Airport West Subdivision at 1971 Electra Lane in the Service Commercial Industrial-Industrial district, finding it is in conformance with the Comprehensive Plan; the project does not jeopardize the health, safety, or welfare of the general public; 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 the following conditions:

- a) **All Fire Department and Building Department requirements shall be met. Items to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:**
 - **A 12 inch clearance shall be required on the latch side of the Unit 2 man door if the door is equipped with self closers.**
- b) **Any change in use or occupancy type from the approval at the time of issuance of a Building Permit may require additional improvements and/or approvals.**

Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
- c) **All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:**
 - **A drainage plan addressing a drywell and catch basin system at the rear of the building shall be supplied to the City Engineer prior to issuance of a Building Permit.**
 - **A plumbing detail shall be supplied to the Wastewater Superintendent prior to issuance of a Building Permit.**
 - **Utilities shall be under-grounded to the building.**
- d) **No outside storage shall be allowed without approved fencing.**
- e) **Utility meter boxes required for the building shall be installed in a location that will be most appropriate to allow access for snow storage and for reading and maintenance, but shall not be on the front elevation.**
- f) **All exterior lighting shall comply with the Outdoor Lighting Ordinance. The applicant shall supply lighting spec sheets for review by Staff prior to issuance of a Building Permit.**
- g) **The landscaped area shown at the northwest corner shall be irrigated.**
- h) **Snow retention devices and gutters shall be installed over the man doors on both the east and west elevations.**
- i) **Bollards shall be installed for protection of the gas meter located on the northwest portion of the property.**

- j) **The window proposed for the upper façade of the north elevation shall be changed to a vent. The applicant shall install the windows and Wainscot as shown on the June 1, 2007 plans.**
- k) **The applicant shall supply color samples for the garage doors and awnings for review by the Commission prior to issuance of a Building Permit.**
- l) **The applicant shall supply a final site plan showing snow storage delineation, the location of the proposed fencing for storage, and the material proposed for the fence for review by Staff prior to issuance of a Building Permit.**
- m) **A Condominium plat, or other plat amendment, showing the relocated snow storage shall be submitted prior to issuance of a Building Permit. The plat shall be recorded prior to issuance of a Certificate of Occupancy.**

Zellers seconded. The motion passed unanimously.

6A Design Review Text Amendment

Proposed text amendment to Article 6A, Design Review, of Hailey Zoning Ordinance No. 532, revising Section 6A.5, Design Review Process, to provide for an exemption to the expiration date of design review approval for Community Housing Units.

Shay stated this amendment would change Design Review Step 6, regarding Design Review approvals being granted for a period of twelve months, and the applicant could apply for an extension of six months if needed before pulling a building permit. Shay stated she has observed, at the County hearings, that there is a problem with establishing financing for community housing units. She stated twelve months didn't seem long enough for someone to get that in place, so she initiated a text amendment that would give an additional 18 months before an applicant's Design Review approval would expire.

Marvel asked Shay if 18 months was enough time for the applicant. Shay thought maybe an additional 6 months on top of that. Linscott asked if that was an addition to the 18 months. Shay directed the Commission to look at how the ordinance reads now, that the expiration date may be extended once for an additional six months, upon written request. Such requests must be received prior to the expiration date. Shay read the new language stating that **in the event any Design Review approval is for community housing units, an extension period of eighteen (18) months may be granted.** Shay stated that presently there is only an extension of six (6) months. Pogue asked if that was one year plus six months, and Shay concurred. Linscott asked if this change would make it one year plus (18) eighteen months and Shay concurred.

Zellers asked Shay if there have been any specific instances that she could think of. Shay stated yes, the community housing units that are proposed by Woodside Elementary.

Scanlon stated to Shay, the only change that he would make would be to add the words of an extension period of up to in front of eighteen or twenty-four months, so the applicant didn't have to take the full block and the financing wouldn't be delayed. The applicant could go ahead and ask for twelve or fourteen months or whatever the applicant thought they might need.

Pogue asked Shay what if a building had a multi-tenant with ten units with two of the units being community housing, and asked if this extension would apply to the entire building. Shay replied that she thought it would have to. Pogue stated that in the proposal it reads, **in the event any Design Review approval is for community housing units.** Scanlon stated there would have to

be a determination if the finance issues consumed the other eight units. Shay suggested for it to read, **in the event any Design Review approval is solely for community housing units.** Scanlon and Zellers approved of that change. Shay asked Pogue what he thought. Pogue stated that in the event that an applicant does have a real, good faith reason for an extension and there is a significant portion of units in the building that is in fact holding up financing, he thought adding the word “solely” might make it too vague and too open for discretion. If a proposed construction contained community housing units, the applicant may request an extension but leave it open ended or cap it off at eighteen months. To say solely limits the applicant too much. Shay concurred with Pogue. Shay stated the extension does have to be applied for in writing. There isn’t any criterion for review. The applicant would apply for the extension; the Commission would review it and make their decision. She stated there isn’t any standard in the ordinance to review to make the determination. The applicant would then need to make their case, and the Commission would have discretion. Therefore, it was decided to leave the language essentially as presented.

Linscott moved to recommend approval of the zoning ordinance of Design Review of community housing, step 6 which will add the language that says, “In the event any Design Review approval is for community housing units, an extension period of up to eighteen (18) months may be granted.” Finding that this amendment is in accordance with the Comprehensive Plan and is compatible with surrounding issues; it does not jeopardize the health, safety, or welfare of the general public; the essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services are not effected by this proposed amendment. Scanlon seconded. The recommendation for approval passed unanimously.

Text Amendment to Section 4.12, Service Commercial Industrial District, of Hailey Zoning Ordinance No. 532

Proposed text amendment to Section 4.12, Service Commercial Industrial District, of Hailey Zoning Ordinance No. 532, revising the list of permitted and conditionally permitted uses within the SCI-SO Sub-district.

Grotto stated Airport West is split into two sub-districts, the Industrial district to the south and the Sales and Office district to the north. Grotto stated it was clear that the Industrial sub-district was building out much more quickly than the Sales/Office sub-district because of the limited number of uses. Grotto said she decided to make some amendments in the Sales/Office district. She asked the City Council if they had heard anything about the two sub-districts in Airport West. She asked them if they thought there should just be one district. Grotto only received a reply from a couple of the Council Members. They thought it was appropriate for there to be the two sub-districts. The Council did think that adding a couple of uses would be a good idea. Grotto stated that she made some proposed amendments to read as, **The purpose of the Sales and Office Sub-district is to allow for a master planned office, technology and service park and associated sales and support uses, as well as a location for the sales and service of large or bulky retail goods, or goods associated directly with the building trades.**

Grotto continued with adding and expanding uses of the sub-district, in the Ordinance, page 2, Item d was expanded from just Catering Services without on site food sales to read, **Commercial**

brewery, bakery, or food catering where no retail sales are conducted. Item j was expanded to include **training, and veterinarians, with no outdoor kenneling.** Item l, **Construction trade contractors**, Grotto stated when discussing this it was noted that excavation and landscaping companies need exterior storage for their big equipment. She stated one of the bulk requirements in the SCI-SO district is exterior storage cannot be more than 10% of the site. This requirement automatically excludes those types of contractors. Item l was revised to read, **Construction trade contractors, excluding excavation and landscaping companies.** Grotto stated she added three more uses that don't require storage that would fit into the uses of the Sales Office which are: **Artist studios, which have no associated gallery; Photography studios and photo processing;** and **Automobile parts dealers.**

Grotto continued to clarify sales incidental to non-retail and offices that are accessory to those uses are fine to have in this district. For example the Home Healthcare office that can sell wheelchairs. Grotto pointed out the change in Section 4.12.2.2 Conditionally Permitted Uses for the SCI-SO sub-district, amending Item d to read, **Laundromat, dry cleaning and laundry.** Section 4.12.2.3 Accessory Uses within the SCI-SO sub-district, adding **Item d, Sales incidental to a non-retail Principal Use,** and **Item e, Offices accessory to a non-office Principal Use.**

Grotto moved on to Section 4.12.3.1 Permitted Uses within the SCI-I sub-district with revising Item s to read, **Veterinarians, pet grooming, and training, *removing kennels.*** Grotto stated that kennels should be kept in the County. Section 4.12.3.3 Accessory Uses for the SCI-I sub-district Grotto added three items; **Item c, Storage buildings,** for instance the jail has an accessory storage, which is not the primary use. **Item d, Sales incidental to a non-retail Principal Use,** and **Item e, Offices accessory to a non-office Principal Use.**

Zellers asked why there were two sub-districts, and asked was it to appease the neighbors. Grotto stated these districts were created before she started with the City. They were created due to the Airport West annexation and originally there were several sub-districts and it was very confusing. The idea was to have some grouping of uses that had more need for exterior storage further to the south and offices with less exterior storage needed to the north. So part of the idea was for a better view when exiting the airport into Hailey to the north.

Scanlon asked Grotto in reference to page 2, Item j, sale of incidental products was crossed out. Grotto said that she moved that to Accessory Uses, Item d. Scanlon asked Grotto in reference to page 4, Section 4.12.3.2, Conditionally Permitted Uses for the SCI-I, Item d, Restaurants. Drive-through service windows are not permitted. Scanlon suggested adding **convenience stores** at the end of that sentence. Grotto replied that would be a good addition.

There was much discussion regarding outdoor kenneling and whether or not a small dog run or "observation" area should be allowed for a veterinarian.

Grotto suggested moving Item j to be under a Conditional Permitted Use and to read, **Pet grooming, training, and veterinarians, with no outdoor kenneling.** She gave an example of an application coming before the Commission with a small fenced area drawn in and the Commission asks what this is, there is no outdoor kenneling allowed. The applicant would reply that the dogs needed to be outside for a short while after their surgery. She suggested the Commission could then make their decision from that point, leaving that condition a little more

open ended. She stated to make any use that will have dogs to come in with a *Conditional Permitted Use*.

Public Hearing Opened

David Shames, 141 Citation Way was concerned about the individual line items. He said he liked the idea of no outside kenneling. He mentioned there are professional offices listed and suggested to add a use for **general office with no retail**. Shames stated there are doctors and lawyers listed but he didn't find just general office. He noted they were all specified and loosely defined. Shames referred to Item h, **Construction equipment rental, storage, sales and service**. He mentioned that south in the park he didn't see how it was a good use. He suggested that Item l, Construction trade contractors, is like equipment sales and storage and suggested for it to read, **Construction trade contractors offices with no exterior storage be added**. Shames was puzzled with the floor space limitations for one use and not the other. He suggested that under the Conditional Permitted Uses to delete daycare business because he thought it to be inappropriate in an industrial area.

Marvel stated they would take note of his concerns. Shames asked what the process was for changes to be made. Marvel stated they would go to City Council. Grotto stated an item is heard at the City Council level. Then after approval, there must be three readings and published before it becomes effective.

Public Hearing Closed

Marvel addressed Shames concerns. She stated to add professional and **general offices** Pursuant to section 1.5.2, an administrator may give permission on a use that isn't listed. Item l **Construction trade contractors** in SCI-SO to add **excluding excavation and landscaping companies**. Grotto spoke about the purpose of SCI-SO district and mentioned that exterior storage speaks about 10% of the property, which is a very small percentage of the property.

Marvel asked why the retail floor space was different. Grotto stated bulky retail needed more floor space and noted that guides and outfitters retail belonged downtown in the core. Marvel suggested for daycare to be a conditional use. Grotto stated daycares are permitted in all zoning districts except for the LI & TI districts. Linscott asked about Accessory Uses retail, giving an example of The Bagel Place. Grotto replied there is a very fine line that they don't sell anything in bulk.

Grotto read the changes and additions; Pg 1, 12.1.2 pursuant to section 1.5.2; Pg 2 **Item j will be moved to Conditionally Permitted Uses; Item q will be changed to read, professional and general offices**; Pg 3 the purpose section, Pursuant to section 1.5.2, and at the end Pg 4 under 4.12.3.2, **Item a will be amended by drive through service windows are not permitted.**

Linscott moved to recommend approval of the proposed text amendment to Section 4.12, Service Commercial Industrial District, of Hailey Zoning Ordinance No. 532, revising the list of permitted and conditionally permitted uses within the SCI-SO Sub-district, modified as just noted by Grotto, finding that this amendment is in accordance with the Comprehensive Plan and is compatible with surrounding issues; it does not jeopardize the health, safety, or welfare of the general public; the essential public facilities and services

are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services are not effected by this proposed amendment. Zellers seconded; the recommendation for approval was unanimous.

New Business:

Development Agreement (Area Development Plan) for Village at Hailey Center

Pogue recused himself because he represents the applicant.

Grotto stated that when the Design Review was approved, there was an Area Development Plan discussed. The City Attorney suggested a draft Development Agreement to include some maintenance items and stated that the applicant was fine with it. Grotto stated the Area Development Plan will be attached. She stated this was not a public hearing.

Zellers asked what procedures did the City follow when a developer walks away halfway through a project. Grotto stated there is often a Phasing Agreement with a provision to require an applicant to put up a bond. The money would be used to grade the property for safety and reseed the grass to eliminate weeds. However, in this instance, because other land area is left “as is”, this is not necessary. Zellers asked Grotto if she was comfortable with this and Grotto concurred.

Zellers moved to recommend approval to City Council for the Area Development Agreement for the Village at Hailey Center. Linscott seconded; Pogue abstained, Marvel and Scanlon in favor, the recommendation for approval passed.

Approval of Findings of Fact:

Village at Hailey Center – Design Review

Linscott moved to approve as written. Zellers seconded, Pogue abstained, Marvel and Scanlon in favor, the motion passed.

Demalo Shop – Design Review

Scanlon moved to approve as written. Pogue seconded, Linscott and Zellers abstained, Marvel in favor, the motion passed.

Nelson Variance Extension

Scanlon asked about pg 4 that all the improvements, but disturbance of area to be deleted; Grotto shows that all construction staging remains in the condition but the disturbance of area was deleted.

Scanlon moved to approve as written. Pogue seconded, Linscott and Zellers abstained, Marvel in favor, the motion passed.

Approval of Minutes:

June 4, 2007

Scanlon moved to approve as written. Pogue seconded, Linscott and Zellers abstained, Marvel in favor, the motion passed.

Commission Reports:

Marvel stated she would be out of town and asked for her packet for the August 6th meeting be delivered to her home on the 4th. Marvel stated that she noticed the lighting (glowing tubes) to the entrance of the public airport terminal. Shay stated she would take a look.

Scanlon stated that he would need his packet mailed to him for the Aug 6th meeting and he would give the address later.

Staff Reports:

Field Trip: Grotto stated that a 12 person van has been reserved for July 16th. There will be a BBQ at Grotto's after the tour. Grotto suggested for everyone to meet at 5:30 p.m., call the meeting to order and then head off.

Grotto announced her resignation.

Adjourn:

Zellers moved to adjourn at 9 p.m. Linscott seconded, the motion passed unanimously.