

**MINUTES OF THE MEETING OF THE
HAILEY PLANNING AND ZONING COMMISSION
HELD April 11, 2016
IN THE HAILEY TOWN CENTER MEETING ROOM**

Present: Scanlon Scanlon, Engelhardt Engelhardt, Smith Smith, Pogue Pogue, and Fugate Fugate
Staff: Horowitz

Call to Order [5:29:09 PM](#) Chair Fugate called the meeting to order.

Public Comments:

[5:29:31 PM](#) – Tony Evans asks if it is possible to receive a summary from staff regarding the design use matrix changes beforehand. Horowitz answers.

CONSENT AGENDA:

[CA 1](#) Motion to approve minutes of March 14th, 2016

[CA 2](#) Motion to approve Findings of Fact and Conclusions of Law for lot line amendment application submitted by Christopher Simms represented by Alpine Enterprises, Inc. to modify lot lines whereby Lots 13-19, Block 14 Hailey Townsite are consolidated into three (3) lots located at 402 and 410 South Second Avenue in the General Residential (GR) and Townsite Overlay (TO) Districts.

[5:31:16 PM](#) Scanlon moved to approve all consent agenda, seconded by Engelhardt motion passed unanimously.

NEW BUSINESS AND PUBLIC HEARINGS:

NB 1 Presentation by the Hailey Arts Commission regarding art/historic banner project at Werthheimer Park

[5:32:07 PM](#) Motion to suspend discussion of this item after Items NB 2, NB 3, and NB 4. Made by Fugate, seconded by Scanlon motion passed.

[7:59:23 PM](#) Horowitz presents the signs to be placed on street signs. [8:03:33 PM](#) Scanlon suggests more signs throughout the city to add color. Fugate suggests that the signs should be spread down Main St. instead of concentrating it on Werthheimer Park. Fugate noted that it is a great idea

NB 2 Continuation of an application by Les Schwab, represented by Kimley Horn for design review and conditional use permit applications for a new 3,500 square foot tire storage facility to be located adjacent to the existing Les Schwab building at 520 N. River Street (Lots 11-20, Block 65 Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Zoning Districts

[5:33:17 PM](#) Horowitz introduced the application. She describes the Les Schwab parking and the King's parking. [5:39:33 PM](#) Smith asked about the bulb and expresses concern over losing parking spaces. Horowitz mentions snow removal and says she discuss it with the Public Works department. [5:43:05 PM](#) Scanlon asks about the concrete and dumpster. Matthew Idema with Kimley-Horn Associates answers that it is all concrete. In regards to the dumpster, Horowitz answers that she sent the drawing to Clear Creek Disposal but has not heard back. In her opinion, she thinks Clear Creek Disposal will want to keep the dumpster in the alley. [5:45:51 PM](#) Scanlon asks about a 10ft wide pedestrian lane is necessary. Horowitz answers that it the standard. Horowitz points out that the design accommodates summertime and the curb stops would be removed during the winter. Fugate asked if the curb stops can be included in the application and Horowitz answers yes. [5:50:22 PM](#) Idema opens with the updates from the suggestions made during the March 14th meeting. [5:53:52 PM](#) Engelhardt asked about the parking and Fugate answers.

Public Comments:

[5:55:38 PM](#) Tony Evans with Idaho Mountain Express asked about the purpose of the curb stops at the bulb area. Idema answers that wheel stops are to keep cars from driving over the concrete. Matthew answers that the concrete is capstone. [6:02:00 PM](#) Idema talks about the light posts and presents street lights to be used at the property for the utilitarian usage of the site.

Fugate reviews curb stops, dumpster, the bulb on Spruce, and street light placement. [6:07:27 PM](#) Fugate comments on possible concern over the dumpster. It is agreed to leave the dumpster where Clear Creek Disposal sees fit. Fugate brings up the curb stops. Idema will bring it up with the applicant. It is agreed that the applicants design is fitting for parking. [6:18:25 PM](#) Last matter is the street light placement. It is agreed that the street light where placed on the design plan is doable. It is agreed to remove condition D- the awning/stripping.

[6:24:42 PM](#) Smith makes a motion to approve the Design Review application submitted by Kimley Horn Architects for design review and conditional use permit applications for a new 3,500 square foot tire storage facility to be located adjacent to the existing Les Schwab building at 520 N. River Street (Lots 11-20, Block 65 Hailey Townsite) in 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 (n) (renumbered 1-14) are met. Scanlon seconds, motion passed unanimously.

NB 3 Consideration of an application by CSHOA Architects on behalf of Albertsons for façade changes and interior remodel to the existing Albertsons Building located at 911 N. Main Street (Lot 3, Block 1, North Hailey Plaza Subdivision) in the Business zone district. Exterior changes consist of new trellis, pavers and outdoor seating at the northeast building corner and modified paint colors for the entire building.

[5:57:37 PM](#) Scanlon asked about the Albertson's street light and placing street banners on the street lights. [6:28:16 PM](#) Lee Young opens with describing the Southeast corner of Albertson's. He described the relocation of the Starbucks to the Southeast corner. The current outside side seating would be changed. One change since the drawings were submitted would be the windows. Young said that the applicant would like to have more pavers. [6:37:27 PM](#) Horowitz notes the Cobblestone Lane Project. The teardrop pedestrian area will be removed to bring the pedestrian walk in as a whole. [6:38:53 PM](#) Smith asks about heavy timber dug fur and Young answers. Fugate asks about shading for the seating area during the summer. Scanlon mentions drainage within seating area. Young says there is talk about it but there is nothing specific at this time.

Public Comments:

[6:49:34 PM](#) No Public Comments.

Engelhardt comments that it is a great project. Fugate comments that she likes the color palette. [6:51:16 PM](#) Scanlon comments on the drainage saying it should be explored.

[6:52:38 PM](#) **Motion made by Scanlon to approve the Design Review application submitted by CSHOA Architects on behalf of Albertsons for façade changes and interior remodel to the existing Albertsons Building. Exterior changes consist of enlargement of a clerestory window, new trellis, pavers and outdoor seating at the northeast building corner and modified paint colors for the entire building located at 911 N. Main Street in 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 Ordinance, Title 18, and City Standards, provided conditions (a) through (g) (renumbered 1-7) are met. Motion seconded by Smith,**

[6:53:50 PM](#) 5 Minute Break.

NB 4 Consideration of an application by Russ and Andrea Jenson for a 3,500 square foot addition to an existing business, Sun Valley Rug and Tile, located at 1221 Airport Way (Lots 1A and 1C, Block 5, Airport West Subdivision Phase 2 in the SCI- Sales and Office (SCI-SO) Zone District.

[7:00:16 PM](#) Meeting resumes. Jenson with Sun Valley Rug and Tile presents the site plans. Horowitz comments further and Fugate asks for specification on parking conditions. Jenson would like to add employee parking to make better use of the site. There is talk about lighting as one hasn't been in use for years. Jenson proposes a dumpster site and having parking start further back.

[7:12:12 PM](#) Scanlon asked about dumpster size. He notes that it will be easily viewed by the street. Jenson answers. [7:16:06 PM](#) Scanlon asks about the material for the handrail for the second deck. Jenson answers he'd like a metal handrail. Scanlon says he'd like to see a door on the north side. The commission suggests adding high windows. [7:29:13 PM](#) Engelhardt comments that the shed should start farther back to make the building stand out. Jenson answers that there is little space to begin with. [7:37:03 PM](#)

Public Hearing. None.

[7:37:25 PM](#) Fugate notes the bellyband. Fugate would like the North wall addressed and the side wall and the walkway. The Commission states there should be some consistency and Jenson should add detail to the wall. Jenson comments that he does want to add a window at the showroom. Fugate brings up that sidewalk is a requirement because the project is greater than 500 sq. ft. It is noted that there it is not practical to add but it is a requirement. The Commission is requiring an in lieu fee and it should be made of record.

[7:50:54 PM](#) Pogue makes a motion to approve the Design Review application submitted by Russ and Andrea Jenson for a 3,500 square foot addition to an existing business, Sun Valley Rug and Tile, located at 1221 Airport Way (Lots 1A and 1C, Block 5, Airport West Subdivision Phase 2 in the SCI- Sales and Office (SCI-SO) Zone 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 Ordinance Title 17, Title 18, and City Standards, provided conditions (1) through (7) are met. Motion seconded by Scanlon, motion passed.

NB 5 *Continuation of a City-initiated Text Amendment to Title 17, Section 17.05, District Use Matrix, to clarify: Restaurants, including Drive-through and Restaurants which may or may not include the sale of alcoholic beverages; Parcel Delivery and Shipping Services; Martial Arts and Fitness Facilities, Recreational Facility, Indoor and Outdoor, Performing Arts Center, Studio Artist, and amendments to Title 17, Section 17.02, Definitions to add or modify definitions related to the above. Work Session to also include discussion of a variety of implementation issues and questions regarding Title 17, Section 17.05, District Use Matrix and Title 17, Section 17.02, Definitions*

Public Comments:

[7:52:36 PM](#) Public Comment on NB 5, Mike Cord representing Kathryn and Rob Gardener asks if the Commission is committed to approving the ordinance. Fugate answers that it is still under discussion.

NB 6 *Consideration a City-initiated text amendment to Title 16, Chapter 16.06, Section 16.06.030, clarifying the application and review for Lot Line Adjustments in Townsite Overlay.*

[7:58:25 PM](#) Smith makes a motion to continue New Business items 5 and 6 to May 9th meeting. Engelhardt seconds, motion passed unanimously.

NB 1 *Presentation by the Hailey Arts Commission regarding art/historic banner project at Werthheimer Park*

[7:58:58 PM](#) Horowitz presents the art banner project at Werthheimer Park, goal to have historical pictures combined with contemporary pictures to tell the story of Hailey. Images have been pulled from various locations, including the Mallory Collection, Community Library and Blaine County Museum. Daniel with Windy City Arts was selected as the artist and he has put

in many hours for this project. Horowitz explained the banner design while showing some examples to the Commission.

STAFF REPORTS:

[8:10:11 PM](#) Horowitz gives the Commission some guidance on project site visits from the City Attorney.

Fugate concluded the meeting at [8:13:45 PM](#)