

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
Monday, November 5, 2018
Hailey City Hall
5:30 p.m.

Commissioners Present: Janet Fugate, Jeff Engelhardt, Owen Scanlon

Staff Present: Lisa Horowitz, Robyn Davis

Call to Order

5:30:01 PM Chair Fugate called the meeting to order.

Public Comment for items not on the agenda

No public comment for items not on the agenda.

Consent Agenda

CA 1 Adoption of the Meeting Minutes of October 15th, 2018. **ACTION ITEM**

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision of a Design Review Application submitted by Steven Thomas, represented by Floyd Town Architect P.A., for a new 3,797 square foot airport hangar, to be located adjacent to an existing hangar at 1310 Airport Circle, in the Airport (A) Zoning District. **ACTION ITEM**

CA 3 Decision upholding an administrative decision of the Planning and Zoning Administrator regarding an appeal by Chauncy Gardner of Planning and Zoning Administrator's Interpretation of Code Memorandum dated August 13, 2018 regarding Sober Living located at 220 S 2nd Ave (Lots 23 and 24, Block 26, Hailey Townsite). **ACTION ITEM**

5:31:01 PM Engelhardt motioned to approve the Consent Agenda items. Scanlon seconded and all were in favor.

Public Hearings

PH 1 *Consideration of a Conditional Use Permit Application by Four Paws Grooming, for overnight VIP Pet Boarding, to be located at 519 South Main Street (Lots 8, 9, 10, Block 8, 20' of Chestnut Street adjacent to Lot 10, Block 8), which is located in the Business (B) and Townsite Overlay (TO) Zoning Districts.* **ACTION ITEM**

5:35:15 PM Robyn Davis briefly summarized the project before turning it over to the Applicant Team. Chad Blincoe, Architect for the project, discussed the details of the remodel and how those details mitigate odor and noise level from the pets. Blincoe noted that an employee will be onsite at all times during a reserved overnight boarding. Blincoe addressed concerns of the total number of dogs onsite at one time. Rona Shoolroy, owner of Four Paws Grooming, went in to further detail regarding the total number of dogs onsite at one time. Shoolroy explained that the demand for doggie daycare is low and she would like to extend her services to offer overnight boarding. Shoolroy noted that, due to expenses, she doesn't expect to see more than five dogs (at their busiest time of year) in overnight boarding.

5:40:06 PM Scanlon questioned why the change in services from the original Conditional Use Permit Application. Shoolroy noted that there is a higher demand from her clients for overnight

boarding. Scanlon also shared concerns of the total number of dogs onsite; however, noted that if the neighbors weren't opposed to the new service, he wasn't either. Shoolroy noted that the maximum number of dogs she could handle at one time is 20 dogs. That said, Shoolroy doesn't expect that many dogs to enroll, as the expenses of overnight boarding are high. Discussion ensued.

[5:42:27 PM](#) Chair Fugate inquired about the Motion Language Conditions. Davis clarified that Motion Language should only include Condition (a).

[5:45:28 PM](#) Chair Fugate opened and closed the item for public hearing.

[5:45:39 PM](#) Scanlon has no concerns with the proposed overnight use. Chair Fugate inquired about Scanlon's thoughts on the maximum number of dogs. Scanlon and Horowitz believe that assigning a maximum number is arbitrary and doesn't believe assigning a number is as important. Engelhardt and Chair Fugate also have no concerns with the proposed use.

[5:42:27 PM](#) Engelhardt motioned to approve the Conditional Use Permit Application by Four Paws Grooming for overnight VIP Pet Boarding, to be located at 519 South Main Street (Lots 8, 9, 10, Block 8, 20' of Chestnut Street adjacent to Lot 10, Block 8), 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 condition (a), is met. Scanlon seconded and all were in favor.

[PH 2](#) *Consideration of Design Review Application by Gina Storey, represented by Errin Bliss, for a new 3292 square foot Car Wash Tunnel, to be located at 805 and 809 S 3rd Ave, Hailey (Lots 1-8, Block 135, Hailey Townsite) within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM***

[5:50:32 PM](#) Davis provided a brief introduction to the project. Davis noted that all concerns and/or questions that were noted in the Staff Report from the Public Works Department, have either been resolved and/or will be addressed in further detail at final design.

[5:51:18 PM](#) Errin Bliss, Bliss Architecture, presented the overall design and intent of the proposed project. Bliss discussed details of the design, site plan, circulation and parking. Bliss noted that the project consists of three phases, more specifically addressing Phase I, as it will be completed first. Bliss discussed the snow storage and noted that once Phase II gets underway, the asphalt will be removed and replaced with snowmelt concrete.

[5:58:17 PM](#) Bliss went on to discuss the details of the existing utilities in the alley and existing shed. Bliss discussed the layout of the café, car wash tunnel and office/studio space above the car wash tunnel. Bliss noted the indoor/outdoor space of the proposed café and went on to discuss the exterior materials proposed. Bliss noted that a mural will be painted on the west side of the car wash tunnel, closest to the Rodeo Grounds. Discussion ensued.

[6:06:37 PM](#) Engelhardt inquired about water recycling and or collection systems. Matthew Smey, owner of the project, noted that the proposed project will utilize a water recycling system, designed to recycling approximately 80 gallons of water. This water would be cleaned appropriately and reused for the next car wash. Smey's goal is to repurpose as much water as possible. Discussion ensued.

[6:08:37 PM](#) Engelhardt questioned the need for the 1,000-gallon grease/grit separator if water will be recycled. Smey noted that the separator will mitigate oil and other debris deposits, such as silt, into municipal water/wastewater systems. Engelhardt likes the concept and hopes the project will be successful.

[6:10:25 PM](#) Scanlon questioned whether or not he would stay in the car when his car goes through the car wash. Smey noted that drive will remain in car while going through the car wash. Scanlon also questioned the details of the hardscape during Phase I. Bliss noted that hardscape

would be made up of fescue until Phase II and Phase III are constructed. Lastly, Scanlon suggested that the Architect and Applicant look to replace the wooden beams on the exterior of the buildings with steel beams, noting that steel beams may be better suited to weathering and staining.

[6:14:56 PM](#) Chair Fugate questioned, aside from low emissivity glazing, how the project meets the energy standards. Bliss and Smey noted that the water recycling component will contribute to the energy standards, as well as an electric car charging station. Horowitz noted that the project would meet the energy requirements if an electric car charging station was put in. Smey agreed and will consider more (i.e., solar panels), depending on finances.

[6:20:00 PM](#) Davis discussed the pathway from the five (5) parking stalls within the City Right-of-Way, noting Staff did not make this sidewalk connectivity a Condition of Approval, as the Applicant Team agreed to add it during construction. Chair Fugate agreed that item did not need to be listed as a Condition now; however, would be revisited once the café came through Design Review. The Commission and Staff agreed to address this in more detail once the café comes through Design Review.

[6:21:10 PM](#) Chair Fugate opened the item for public comment. Elizabeth Jeffery likes the project and loves that this car wash will be recycling their water. Jeffrey suggested adding a description or plaque to the outside of building noting its environmentally sustainable practices.

[6:22:45 PM](#) Chair Fugate closed the item for public comment. Engelhardt likes the idea of having a mural and suggested opening the piece up to artistic/organized graffiti. Smey would like to see more community involvement and input to the mural piece. Engelhardt is in favor of the project and will be an asset to community. Scanlon is also in favor of the project and believes this area is perfect for a car wash, as all noise projections will be into another car wash or into the Rodeo Grounds.

[6:26:36 PM](#) Davis noted that Condition (p), not included in the Staff Report, was added later, and reads: The Applicant shall remove snow from the parking stalls within the City Right-of-way along Third Avenue.

[6:26:46 PM](#) Chair Fugate is also in favor of the project, loves the idea of the mural, and appreciates the design and environmentally-friendly components. All agreed.

[6:20:00 PM](#) **Scanlon motioned to approve the Design Review Application by Sun Valley Car Wash, represented by Errin Bliss, for a new 3,292 square foot Car Wash Tunnel, to be located at 805 and 809 South 3rd Avenue, Hailey (Lots 1-8, Block 135, Hailey Townsite) within the Limited Business (LB) 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 Title, and City Standards, provided conditions (a) through (p) are met. Engelhardt seconded and all were in favor.**

PH 3 *Consideration of approval by the Hailey Planning and Zoning Commission of an Annexation Application from 2-IT Ranch, LLC, to annex 11785 State Highway 75 (SWNW TL 7137, Sec. 4, T2N, R18E), comprising a total of 12.91 acres, into Hailey City Limits. Recommended zoning of the property is Limited Residential 2 (LR-2) and Recreational Green Belt (RGB). Included in the annexation request is a Planned Unit Development request and Preliminary Plat. **This item will not be heard but is to be continued to the December 3, 2018, public hearing, per Applicant request. ACTION ITEM***

No discussion ensued, as this item has been rescheduled to the December 3, 2018, public hearing.

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: **Thursday, November 8, 2018.**
(no documents)

Adjourn

6:30:18 PM Engelhardt motioned to adjourn. Scanlon seconded and all were in favor.