

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
Monday, November 19, 2018
Hailey City Hall
5:30 p.m.

Commissioners Present: Janet Fugate, Jeff Engelhardt, Richard Pogue

Staff: Lisa Horowitz, Robyn Davis

5:28:24 PM Call to Order

5:28:34 PM Public Comment for items not on the agenda. No Comment.

Consent Agenda

CA 1 *Adoption of the Meeting Minutes of November 5th, 2018. **ACTION ITEM***

CA 2 *Adoption of the Findings of Fact, Conclusions of Law and Decision of a Conditional Use Application by Four Paws Grooming, for overnight 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. A Conditional Use Permit Application for pet grooming services was approved on September 11, 2017. **ACTION ITEM***

CA 3 *Adoption of the Findings of Fact, Conclusions of Law and Decision of a 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. This project consists of three phases. The proposed Car Wash Tunnel, parking and alley improvements, and landscaping will be constructed during the first phase. **ACTION ITEM***

CA 4 *Adoption of the Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application for Carbonate View Subdivision, represented by Galena Engineering, on behalf of W. Squared, LLC, where Tax Lot 8364 S. 9 & 16, T2N, R18E, Hailey, is resubdivided into fourteen (14) single-family lots, ranging in size from 7,053 square feet to 9,270 square feet. **ACTION ITEM***

5:29:03 PM Pogue recused himself from CA 1, CA 2 and CA 3.

5:29:21 PM Pogue motioned to adopt CA 4. Engelhardt seconded. All in Favor.

5:29:40 PM Engelhardt motioned to adopt CA1, CA 2 and CA 3. Fugate seconded. All in favor. Pogue abstained.

Public Hearings

PH 1 **5:30:06 PM** *Consideration of a Hillside Overlay District Application by Blaine County Recreation District, for a Trail Development Plan consisting of two phases. Phase One of*

the Trail Plan includes completion of Quigley perimeter trail located within Block 16 of Quigley Farms Large Block Plat and a bike/Nordic trail construction located within Block 10 of the Quigley Farms Large Block Plat. Phase Two includes a future Quigley to Keefer Park BLM connector and three downhill flow trails located within Block 10 of the Quigley Farms Large Block Plat.

[5:30:43 PM](#) Davis introduced the project, consisting of two phases. Davis showed location in Google maps, pointing out phase 1 and phase 2 along with the Nordic trail and connector trail from Quigley to Keefer Park. Davis provided a video of how trails might be constructed to provide commission a better visual of what it would like while the trails are developed. Eric Rector, provided a description of machines they will be using to develop the trails. [5:35:09 PM](#) Jim Keating added that BCRD has equipment and that they have experience working with it. [5:35:57 PM](#) Davis turned floor over to applicant. [5:36:04 PM](#) Keating added lengths to portions of trail within the city parameters. [5:37:35 PM](#) Keating provided vision of property, referencing Camel Back Park in Boise. [5:38:24 PM](#) Rector, described the differences between the trails, explaining that trying to achieve a 4ft wide finished tread and future plan of trail. [5:41:23 PM](#) Chair Fugate asked how the timing of the construction in order to make sure it is sustainable and stabilized, how is that going to work with their timeline. [5:42:03 PM](#) Rector, explained the plan of construction. [5:44:01 PM](#) Keating summarized the intent to develop a winter and summer trail for walkers and bicyclists. Keating went on to discuss the various trails and the benefits to the community. [5:48:40 PM](#) Keating discussed potential connections with BLM land and Bellevue. [5:49:53 PM](#) Horowitz asked for a description of parking and other amenities. [5:50:27 PM](#) Keating stated will be trying to use as much native landscape as possible. Keating stated would look to relocate the pump track and provide bicycle skills handling. Keating described natural play ground plan. Keating stated they are planning a pavilion and the trail head bathrooms will be integrated into the building. [5:53:42 PM](#) Chair Fugate clarified that they are being asked to approve the Hillside Overlay Development and the over view of Phase 1 and Phase 2. Davis confirmed. [5:54:29 PM](#) Chair Fugate confirmed the specifics of Phase 2 could be dealt with administratively unless staff felt needed to be addressed by commissioners. Davis confirmed.

[5:55:01 PM](#) Chair Fugate opened public comment.

[5:55:03 PM](#) Tony Evans, Idaho Mountain Express, asked about the green swaths going down the hill and asked for clarification as he was unclear about the trail behind the high school, that it seemed quite steep for a Nordic trail.

[5:56:03 PM](#) Katherine Gray, 740 Buckhorn Dr, asked if the trail would be going before the pond.

[5:56:29 PM](#) Scott McGrew, Executive Director of the Sun Valley Ski Education, voiced support for the project and the enhanced opportunities for the work they do. And their mission with outreach and the accessibility for the kids and kids programming. Love this concept and this vision, that it is magnificent opportunity to get the kids on the snow.

[5:57:13 PM](#) Chair Fugate closed public hearing.

[5:57:22 PM](#) Rector, responded to Evan's question, explaining that is where they are planning on drawing trails down and explained existing trail for Nordic the crossing is not steep. Rector responded to Gray, stating it does go to the pond and explained where the trail would split and then reconnect. [5:59:15 PM](#) Horowitz asked where the up track for Patterson Peak would go. Rector pointed the location where the other trail would start and explained how it would connect into Muldoon. Keating pointed out for Evan's showing where 700 ft is located at. [6:01:22 PM](#) Engelhardt stated he is all for what they are doing. Pogue is good, stating it will be a great addition to the community for all. Chair

Fugate added in agreement with Pogue and Engelhardt, thanked applicant for all their work and diplomacy, summarizing it is a very exciting contribution to the community.

[6:04:53 PM](#) Horowitz clarified the summer trail will come across the levy from the pond back to the road. [6:05:26 PM](#) Rector pointed out intersections, future parking lot. [6:05:46 PM](#) Horowitz asked if people would be allowed to ride on Nordic path. Eric stated as long as there is no snow and it is not muddy does not see an issue but will need to double check.

[6:07:09 PM](#) Pogue motioned to approve the Hillside Site Alteration Permit Application by the Blaine County Recreation District, for a Trail Development Plan consisting of two phases, and construction of those phases located within Block 10 and Block 16 of Quigley Farm Large Block Plat, 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 (c) are met. Engelhardt seconded. All in favor.

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: **Monday, December 3, 2018.**
(no documents)

[6:24:00 PM](#) Horowitz confirmed 2-It Ranch and Text Amendment in the Floodplain area will be heard at this meeting. [6:25:08 PM](#) Horowitz discussed items for second meeting in December, upcoming Christmas party and Town Square will be in next council meeting.

SR 3 Discussion of interesting mapping projects.
(no documents)

[6:09:35 PM](#) Horowitz showed link of map discussing how people use the land (<https://www.bloomberg.com/graphics/2018-us-land-use>) Chair Fugate confirmed this is just within the 48 states. Horowitz read facts from website.

[6:17:59 PM](#) Horowitz moved on to new link, showing a map that digitized all the buildings within our valley.

[6:26:44 PM](#) Horowitz confirmed this is Jeff Engelhardt's last night as Planning and Zoning. Chair Fugate asked when the new P&Z commissioner will start. Davis confirmed new commissioner will be in attendance on 12/3 meeting.

[6:28:02 PM](#) Chair Fugate thanked Jeff for his service and carrying on to City Council.

[6:28:30 PM](#) Engelhardt motioned to adjourn. Pogue seconded. All in favor.