

**MINUTES OF THE MEETING OF THE
HAILEY PLANNING AND ZONING COMMISSION
HELD JANUARY 25, 2016
IN THE HAILEY TOWN CENTER MEETING ROOM**

Absent: Dan Smith, and Owen Scanlon.

[5:29:25 PM](#) Call to order by Chair Janet Fugate.

Fugate makes a motion to amend the agenda to add Oath of Office and Election of Officers to tonight's agenda, seconded by Pogue motion passed.

Oath of Office:

[5:30:14 PM](#) Oath of Office given to Jeff Engelhardt.

Election of officers:

[5:31:28 PM](#) Pogue nominates Fugate as chair, and Pogue is nominated for Vice-Chair by Engelhardt, motions seconded by Engelhardt, motions passed.

Open Session for Public Comments:

No comments

CONSENT AGENDA:

[5:32:48 PM](#) Pogue moved to approve all consent agenda items, seconded by Fugate, motion passed, with Engelhardt abstaining from the minutes as he was not a commissioner at the last meeting.

PUBLIC HEARINGS:

Consideration of a Design Review application submitted by the Sawtooth Brewery for a silo, deck exterior lighting and door associated with a brewery (Hybrid Production Facility) to be located at 110 N River Street (Lots 16-18, Block 41, Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Districts.

[5:34:01 PM](#) Horowitz opened this discussion, displayed a plan view of this item to the room. Parking has been shifted North to enable 4 feet between the southernmost parking spot and the Ward building. Horowitz then displayed pictures of silos.

[5:36:34 PM](#) Paul Holle with Sawtooth Brewery spoke to the Commission. Holle explains the parking changes. Moved the steps in because originally they were placed on the City right of way. Holle spoke regarding the front deck, will be just before the edge of the building and will

be a planter with seasonal flowers to provide a visual break between the patio and the building to the south.

[5:39:14 PM](#) Engelhardt asked will there be a ladder to the Silo? Holle answered yes but it will not be readily accessible from the ground, so the general public will not be able to climb on it.

[5:39:37 PM](#) Fugate asked about the parking spaces. Holle answered. Also asked about snow storage, the snow will be stored off site.

Pogue asked about garbage. Holle answered, zero waste facility.

No public comments.

[5:42:18 PM](#) **Pogue moves to approve, the Design Review application submitted by Sawtooth Brewery for a grain silo, new door, deck, landscaping and lighting (110 North River Street, Lots 16-18, Block 41 Hailey Townsite), 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 (i) are met, seconded by Engelhardt, motion passed unanimously.**

Consideration of a Design Review application submitted by Atlantic Aviation operation as Sun Valley Aviation, Inc. for a new 32,500 square foot airport hangar to be located adjacent to the existing hangar at 2230 Aviation Drive in Hailey on the “FBO Parcel”, Section 15, T2N, R18E in the Airport (A) Zoning District.

[5:43:53 PM](#) Horowitz gave an overview of this item. Kevin Larson Architect with Tectonic Management Group in Denver, CO introduced the application [5:45:01 PM](#) The proposed hangar is located just North of the existing hangar which was approved in 2005. The majority of the building is the hangar, the remaining is offices. General Aviation sized planes will be utilizing this new hangar. The new hangar will be just North of the existing building for Atlantic Aviation.

[5:50:01 PM](#) Mike Rasch with Atlantic Aviation spoke to the Commissioners. Explained the use of this new hangar. Section 2 is the proposed hangar, they expect that it will be used during heavy traffic times of the year, summer and Christmas holidays. Planes will be tugged to this area if owners want to be stored inside the new hangar.

[5:52:33 PM](#) Fugate asked a question about FAA. Horowitz answered. Wayfinding discussion ensued. Fugate asks a question about dumpsters. Rasch answers, there be an enclosure for the dumpster with this new building. Horowitz stated needs to add this as a condition of approval. Rasch explained the FAA’s approval process.

Public comments:

[5:55:22 PM](#) Tony Evans Idaho Mountain Express asked a question, how many planes can fit inside the hangar? And are there any plans to build more hangars in the future?

[5:56:39 PM](#) Peter Lobb asked what Atlantic Aviation expects the GA (General Aviation) traffic to be in 20 years?

Applicants response to questions: Rasch, comments that how many planes depends on the size of planes. Probably 2 larger aircraft referring to gulf streams. This completes the lease hold, they don't have any other land available for a future hangar.

[5:59:20 PM](#) Horowitz commented on when the original hangar went through Design Review, a common theme was concern over the views of the hangar from the Highway. Hence the reason for showing the different views in the packet.

[6:00:11 PM](#) Fugate comments on reasons why additional landscaping is not required – so as not to attract any additional birds as birds are problematic to aircraft and this adds safety concerns with adding additional landscaping.

[6:02:28 PM](#) **Engelhardt makes a motion to approve the Design Review application submitted by Tectonic Management Group, representing Atlantic Aviation operating as Sun Valley Aviation, Inc. for a new 32,500 square foot airport hangar to be located adjacent to the existing hanger located at 2230 Aviation Drive in Hailey on the “FBO Parcel”, Section 15, T2N, R18E in the Airport 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 (J) are met, - adding (J) for a dumpster enclosure to be approved by staff and chair of the commission. Motion seconded by Pogue, motion passed.**

Justin Harper, with Atlantic Aviation responds to Janet Fugate's question about when the project will be started, this project needs to be prioritized within their company. No start date yet.

Consideration of a City-imitated text amendment to Title 16, Subdivision, Section 4, Development Standards, to require a ten-foot (10') snow storage easement adjacent to the public right-of-way for all platted properties.

[6:05:18 PM](#) Horowitz asked to continue this to the next meeting as more discussions need to be held to finalize this proposal.

Public comments:

[6:07:50 PM](#) Tony Evans asked about the 10 foot easement. Evans asked, don't we have this already? Horowitz answered, not for snow storage. Evans will call Horowitz tomorrow with additional questions.

[6:11:05 PM](#) Pogue asked a question for clarification. Horowitz answered that with the amount of snow we've had this year, we are having trouble finding places to store the snow on streets that are 60' wide right of ways.

[6:15:15 PM](#) Pogue makes a motion to continue this City-imitated text amendment to Title 16, Subdivision, Section 4, Development Standards, to require a ten-foot (10') snow storage easement adjacent to the public right-of-way for all platted properties, to the Feb. 22, 2016 meeting, seconded by Engelhardt motion passed unanimously.

STAFF REPORTS:

[6:16:00 PM](#) Fugate reports that the next Commission meeting is on Feb. 22nd.

[6:17:42 PM](#) Horowitz has the Lighter Quicker Cheaper presentation that she gave to the City Council in their last meeting and she will show the Commissioners in a future meeting.

[6:18:18 PM](#) Pogue moves to adjourn meeting, seconded by Engelhardt, motion passed unanimously.