

MEETING MINUTES

HAILEY PLANNING & ZONING COMMISSION

Monday, June 17, 2019

Hailey City Hall

5:30 p.m.

Present

Board: Richard Pogue, Sam Linnet, Dan Smith

Staff: Lisa Horowitz, Robyn Davis, Jessica Parker

Absent: Owen Scanlon, Janet Fugate

5:31:17 PM Vice Chair Pogue called to order.

5:31:41 PM Public Comment for items not on the agenda. No Comment

Consent Agenda

CA 1 *Adoption of the Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Gerald P. Flaherty for a 468 square foot addition to an existing 786 square foot house, which includes a master bedroom and office. The project is located at 316 3rd Ave South (Lots 21 and 22, Block 24, Hailey Townsite), in the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning District. **ACTION ITEM***

CA 2 *Adoption of the Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Subdivision Application by Sweetwater Communities, LLC, represented by Matt Watson, for a new subdivision to be located at Parcel B2, Block 4, Woodside Subdivision #25 (vacant lot on the corner of Shenandoah Drive and Maple Leaf Drive), to consist of 26 sublots, each unit comprising of approximately 2,796 square feet. The total development comprises of 2.408 acres. This property is subject to a PUD Development Agreement dated January 10, 2005 and Amendments to the Development Agreement dated December 12, 2009, December 20, 2010 and November 6, 2012. Design Review was approved for this project on February 19 2019. **ACTION ITEM***

5:32:08 PM Smith motioned to approve CA 1 and CA 2. Linnet seconded. All in Favor.

Public Hearing

PH 1 **5:32:30 PM** *Consideration of a Design Review Application by Terry and Kim Hayes for new 2,856 square foot single family residence and garage. The project is located at 315 South*

*2nd Ave (Lot 9A, Block 22, Hailey Townsite), in the General Residential (GR) and Townsite Overlay (TO) Zoning District. **ACTION ITEM***

[5:33:01 PM](#) Linnet recused himself from this project. Horowitz confirmed this does not result in loss of a quorum. Horowitz turned floor over to applicant. [5:33:41 PM](#) Chip Maquire discussed vacant lot of proposed house and surrounding homes in area. Maquire discussed layout of proposed house with parking coming in from alley. [5:36:20 PM](#) Maquire described layout of interior with garage, two bedrooms and office on main level and master bedroom, kitchen, dining and living on the seconding floor. [5:37:52 PM](#) Maquire pointed out the locations for windows for sunlight. Maquire described the elevations and color rendering. Maquire described materials planning to use and locations for each. [5:42:21 PM](#) Maquire discussed the light fixtures, confirming dark sky compliant. Maquire pointed on tree proposed to be removed and plan to plant similar and smaller trees around the property. [5:43:57 PM](#) Smith asked about snow storage areas. Maquire pointed out the snow storage areas around the property. [5:44:33 PM](#) Pogue asked about sidewalks. Maquire confirmed no existing sidewalks at this time.

[5:45:17 PM](#) **Vice Chair Pogue opened to public comment.**

[5:45:34 PM](#) Horowitz stated did receive a call from a neighbor regarding snow storage in the alley being tight. Horowitz confirmed the city does not maintain residential alleys. Horowitz said applicant may need to move snow more. Horowitz confirmed not required to provide arborist report for tree wanting to remove. [5:47:08 PM](#) Smith confirmed the trees they are proposing.

[5:47:32 PM](#) **Vice Chair Pogue closed public comment.**

[5:47:50 PM](#) Horowitz discussed condition D regarding sidewalk, confirming it is open for sidewalk. [5:48:34 PM](#) Commission discussed and agreed enough replacement of trees for the one being removed that they are good.

[5:49:26 PM](#) **Smith motioned to approve the application submitted by Terry and Kim Hayes for new 2,856 square foot single family residence and garage. The project is located at 315 South 2nd Ave (Lot 9A, Block 22, Hailey Townsite), in the General Residential (GR) 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 (j) are met. Pogue seconded. All in Favor.**

PH 2 [5:50:35 PM](#) *Consideration of a Conditional Use Permit Application by Broyles, LLC, represented by Errin Bliss of Bliss Architecture, for an addition of two (2) gas pumps and a gas station canopy consisting of 840 square foot roof covering for the additional gas pumps. The gas station canopy is not enclosed. This is an addition to the Conditional Use Permit approved on February 20, 2018, to be located at 805 and 809 South 3rd Ave (Lots 1-8, Block 135, Hailey Townsite), in the Limited Business (LB) and Townsite Overlay (TO) Zoning District. **ACTION ITEM***

[5:51:20 PM](#) Davis introduced project, confirming similar use was approved in December of 2017 and the findings were signed in February of 2018. Davis discussed changes. [5:51:59 PM](#) Errin Bliss confirmed came before P&Z last year and the car wash was approved. Bliss discussed location of approved car wash and where the two gas pumps would be located. Bliss confirmed it is not an enclosed space. [5:53:13 PM](#) Bliss discussed the elevation and floor plan of new gas pumps and canopy. Bliss confirmed canopy will match what was proposed for the car wash. Bliss turned floor to applicant, Matthew Smey. [5:55:10 PM](#) Smey explained the reason for this change, the biggest function is the two new fuel tanks and have the ability to continue business in 25-50 years down the road. [5:57:06 PM](#) Smey stated Mike Tierney will be spearheading this project. Smey discussed number of pumps at various gas stations in the valley. [5:58:17 PM](#) Horowitz advised the board this is about the use and can discuss the design in the design review hearing. No questions from the commission.

[5:58:55 PM](#) Vice Chair Pogue opened to public comment. No Comments.

[5:59:14 PM](#) Vice Chair Pogue closed to public comment.

[5:59:43 PM](#) Smith confirmed no issue with use. [6:00:01 PM](#) Linnet asked what will happen to current pumps. Smey confirmed they would stay but once others installed will be able to renovate them. Linnet asked what building was there on the project site. Smey confirmed lot is vacant. Pogue confirmed previous conditions continue.

[6:01:46 PM](#) Linnet motioned to approve the Conditional Use Permit Application request by Broyles, LLC (Hailey Car Wash), represented by Errin Bliss of Bliss Architecture, for an addition of two (2) gas pumps and a gas station canopy, consisting of an 840 square foot, unenclosed roof covering for the additional gas pumps, to be located at 809 South Third Avenue (Lots 1-8, Block 135, Hailey Townsite), finding that the application meets each of the Criteria for Review, (a) through (h) cited in Zoning Ordinance Article 11.4, Section 11.4.1, that the Conditional Use Permit complies with the Comprehensive Plan, and that Conditions (a) through (b) noted above, are met. Smith seconded. All in Favor.

PH 3 [6:03:00 PM](#) *Consideration of a Design Review Application by Broyles, LLC, represented by Errin Bliss of Bliss Architecture, for an addition of two (2) gas pumps and a gas station canopy consisting of 840 square foot roof covering for the additional gas pumps. The gas station canopy is not enclosed. This is an addition to the Design Review approved on November 19, 2018. The project is located at 805 and 809 South 3rd Ave (Lots 1-8, Block 135, Hailey Townsite), in the Limited Business (LB) and Townsite Overlay (TO) Zoning District. ACTION ITEM*

[6:03:40 PM](#) Davis clarified this had gone through Design Review in November of 2018. [6:04:10 PM](#) Bliss discussed layout of project, pointing out existing station, new car wash, new gas pumps and retail/café area. Bliss explained project would be set up in two phases. [6:06:01 PM](#) Bliss confirmed matching colors, matching materials. [6:06:40 PM](#) Smith clarified plan is to T in the new tanks to the existing tanks. Smey confirmed that is the plan. Smith asked where the fuel supply

trucks position themselves. Smey pointed where they currently come in and plan to keep it in similar area. Smey explained bring them in on Sundays, when have lowest traffic. Smith asked if plan to keep the existing fence. Smey stated it will be removed. [6:09:29 PM](#) Pogue asked if they have a guesstimate for the start date of phase two. Smey said if all goes well, 2-3 years. All their energy is focused on phase one now. Pogue asked Smey to describe vehicles that will be used in phase one. Smey discussed the various trucks that will be there, listing examples such as the UPS trucks and Sprinter Vans. [6:11:57 PM](#) Pogue stated has concern about fans and dryers due to proximity to the Senior Center. Smey explained how they feel the noise mitigation will be addressed. [6:13:05 PM](#) Smey discussed possible employee housing in phase 3. [6:13:19 PM](#) Horowitz asked how many employees are onsite at any given time and where they are expected to park. Smey stated traditionally has two employees in the store and one for the car was tunnel. Horowitz asked about making landscape bed smaller and adding more parking spaces in area next to Senior Center. Bliss explained issue would be getting the correct turning radius. Bliss confirmed connecting sidewalk to existing parking areas.

[6:17:06 PM](#) **Vice Chair Pogue opened to public comment.**

[6:17:22 PM](#) Chip Maquire, what's going to happen phase two space during phase one.

Bliss explained it would be seeded, Maquire confirming like a lawn area.

[5:59:14 PM](#) **Vice Chair Pogue closed to public comment.**

[6:17:58 PM](#) Smith stated likes the idea can get rid of fence between the two properties to assist with the congestions. Linnet asked about electric car charging stations. Smey confirmed that was a condition of their approved findings. Smey discussed possibility of two stations. [6:19:30 PM](#) Pogue asked about location of vacuum stations. Bliss confirmed two were removed, but other three are remaining. Smey explained they are underutilized and felt it was the right trade off. [6:20:51 PM](#) Davis suggested to have the Design Review be extended instead of having to come back in one year. Pogue asked how long would suggest. Davis stated two years would be great but no more than three. Pogue asked Smey. Smey confirmed that would work for them. Smey discussed estimated time line for the project. Staff and Applicant confirmed only looking at phase one. [6:23:48 PM](#) Linnet asked if there is a procedure if need to extend. Horowitz confirmed can do a 6month extension. Commission agreed to extend for 18 months. Davis added as a new condition to extend design review for 18 months based off of today's hearings.

[6:25:50 PM](#) **Smith motioned to approve the Design Review Application by Broyles, LLC (Hailey Car Wash), represented by Errin Bliss of Bliss Architecture, for the addition of two (2) gas pumps and a gas station canopy, consisting of an 840 square foot, unenclosed roof covering for the additional gas pumps, to be located at 809 South Third Avenue (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 (n) are met. Linnet seconded. All in Favor.

PH 4 Consideration of a Design Review Application by Scott Miley and Jane Rosen, represented by Marc Corney of Red Canoe Architecture, P.A., for a 1,260 square foot garage/shop with an 896 square foot, two (2) bedroom accessory dwelling unit above. The project is located at 110 South 4th Ave (Lots 17-20, Block 97, Hailey Townsite), in the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning District. **ITEM WILL NOT BE HEARD. ACTION ITEM**

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, July 1, 2019.** (no documents)

[6:28:14 PM](#) Horowitz discussed items for upcoming hearing on July 1st.

Richard Pogue and Sam Linnet will not be at the 7/1/19 meeting.

[6:29:54 PM](#) Linnet motioned to adjourn. Smith seconded. All in Favor.