

**MINUTES OF THE MEETING OF THE  
HAILEY PLANNING AND ZONING COMMISSION  
HELD DECEMBER 28, 2015  
IN THE HAILEY TOWN CENTER MEETING ROOM**

*Present: Dan Smith, Janet Fugate, Regina Korby, Owen Scanlon, Richard Pogue  
Staff: Lisa Horowitz*

[5:29:48 PM](#) Call to order by Janet Fugate

No Public Comments

**CONSENT AGENDA:**

[CA 1](#) *Motion to approve minutes of December 14<sup>th</sup>, 2015*

[CA 2](#) *Motion to approve Findings of Fact and Conclusions of Law for a Design Review application submitted by Katie Van Hees for a new 2,120 square foot single family residence located at 117 Carbonate Street East (Lot 8A, Block 46, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zone Districts.*

[5:30:18 PM](#) **Dan Smith moves to approve Consent Agenda items with amended minutes from last meeting December 14, 2015, noting R. Pogue absent last meeting and that the motion to continue the Sawtooth Brewery CUP was incomplete (there was no indication of a second and the voting outcome not recorded), seconded by Scanlon, motion passed.**

**NEW BUSINESS:**

*NB 1 Continuation of a Conditional Use Permit application submitted by the Sawtooth Brewery for 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.*

[5:31:31 PM](#) Horowitz gave an update on this item since the last meeting where the Commission continued it. Horowitz calls out items she has addressed from Commission's comments. The silo will go through its own Design Review process.

[5:34:12 PM](#) Fugate comments, the lighting and deck may be separated from the design review process, suggesting to look at the Conditional Use Permit only in tonight's discussion.

[5:35:31 PM](#) Korby comments for clarification.

[5:36:02 PM](#) Horowitz discusses the changes since the last meeting, another door for exiting, samples of decking brought to design review hearing, 2 compact parking spaces added, 4 full down casts lights, proposed new location of grain silo, on street loading parallel to building.

[5:37:50 PM](#) Fugate asks a question about the lighting, showing non-compliance, Fugate notes that on page 6 - does not comply is checked, Horowitz will correct items noted by Fugate, Smith, and Korby [5:38:38 PM](#) 9.4.8(c).

[5:41:54 PM](#) Kevin Jones Sawtooth Brewery, Handicapped parking spot on south side of parking spaces.

[5:42:28 PM](#) Scanlon asked about a screen wall between this tenant and adjoining property owner? Jones commented that in conversations with the adjacent property owner, it was decided that a wall was not necessary.

[5:45:04 PM](#) Scanlon asked about screening between west wall and handicapped space. Horowitz clarified council's comments for design review.

Public hearing comments:

[5:46:46 PM](#) Cindy Ward owner of building next door to applicant's property. Ward did speak with Jones and they agreed that it would be best to have shrubbery not a wall between properties. Ward asks if the parking spot closest to her building, could make sure doors opening would not hit her building.

[5:48:55 PM](#) Fugate mentions written Public comments received from Larry Schwartz (owner of DaVinci's Restaurant – close by applicant's property) entered into record dated 12-26-15.

[5:49:13 PM](#) Jeff Bacon Hailey resident, comments about this application, it is very good for Hailey.

Commission deliberation:

Fugate suggested that we note which items will need to come back in front of the Commission in the Design Review process and for us to focus on the Conditional Use Permit tonight.

[5:50:22 PM](#) Smith, 9x18 standard parking space, might consider 10' wide parking spaces.

[5:52:56 PM](#) Scanlon comments on Cindy Wards comments regarding doors hitting her building. Horowitz comments that applicant meets city standards but can consider changing parking if they wish to do so.

[5:55:18 PM](#) Smith comments on the lighting.

[5:55:47 PM](#) Fugate comments that design review issues will include parking, decking, and screening.

[5:57:02 PM](#) Pogue asks a question about the silo. Kevin Jones answers that the silo enables more efficient price margin. If they do not have the silo, they will need to take 1 delivery per week, with the silo, 1 delivery per month. What are hours of operation? Jones answers, 4 pm – 10 pm.

[5:58:42 PM](#) Horowitz comments regarding the conditions of approval.

[6:00:41 PM](#) Pogue how many employees during open hours? Jones answers, 2 people serving public.

[6:01:46 PM](#) **Korby makes a Motion to approve conditional use permit application by Sawtooth Brewery production facility, offices and tap room (110 North River Street, Lots 16-18, Block 41 Hailey Townsite) and finding that the application meets 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 the conditional use permit is subject to conditions (a) through (i) noted above, seconded by Scanlon, motion passed unanimously.**

Horowitz noted that the next meeting Planning and Zoning Commission meeting is Jan 25<sup>th</sup>, 2016 because the Hailey City Council is going to meeting Jan. 11<sup>th</sup>, 2016.

**6:06:08 PM motion to adjourn meeting made by Korby, seconded by Smith, motion passed unanimously.**