

**AGENDA**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, December 17, 2018**  
**Hailey City Hall**  
**5:30 p.m.**

**Call to Order**

**Public Comment** for items not on the agenda

**Consent Agenda**

**CA 1** Adoption of the Meeting Minutes of December 3, 2018. **ACTION ITEM**

**CA 2** Adoption of the Findings of Fact, Conclusions of Law and Decision of an Annexation Application from 2-IT Ranch, LLC, to annex 11785 State Highway 75 (SWNW TL 7137, Sec. 4, T2N, R18E), 12.92 acres, and Lot 1, Block 2 of West Meadows (1.43 acres) into Hailey City Limits. Findings include the following zoning recommendations: 2-IT Ranch, zoning for Lots 1 and 2, and sublots 1-7, 2-IT Ranch Subdivision and for Lot 1, Block 2 of West Meadows shall be Limited Residential (LR-2), and zoning for Parcel B, 2-IT Ranch Subdivision shall be Recreational Greenbelt (RGB). **ACTION ITEM**

**CA 3** Adoption of the Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application from 2-IT Ranch, LLC, the 2-IT Ranch Subdivision, located at 11785 State Highway 75 (SWNW TL 7137, Sec. 4, T2N, R18E), comprising a total of 12.92 acres. **ACTION ITEM**

**CA 4** Adoption of the Findings of Fact, Conclusions of Law and Decision of a Planned Unit Development Application from 2-IT Ranch, LLC, located at 11785 State Highway 75 (SWNW TL 7137, Sec. 4, T2N, R18E), comprising a total of 12.92 acres, which includes residential development on .92 acres, and a Club House, parking and executive golf course, on the remaining 12 acres. **ACTION ITEM**

**Public Hearings**

**PH 1** Consideration of a text amendment to Title 17, Section 17.04J.20, Flood Hazard Overlay District (FH) and to Title 17, Section 17.05.040, District Use Matrix, to amend the building height to be measured from the Base Flood Elevation (BFE). **ACTION ITEM**

**PH 2** Consideration of Design Review Application by Flowing Wells, LLC, represented by Jolyon Sawrey, for an exterior commercial remodel to the existing 2,418 square foot building, known as The Liquor Store. An 1,855 square foot, two-story mixed-use addition is also proposed. The proposed mixed-use addition will include an 863 square foot commercial storage area, 64 square foot residential storage area and a 927 square foot residential unit, to be located on the second floor. The project is located at 205 South Main Street (Lots 3

and 4, Block 29, Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

**PH 3** Consideration of a Design Review Application by Lightworks, represented by Chase Gouley of BYLA, for a new 2,324 square foot mixed-use development, to be located at 41 Mercure Lane (Lot 2E, Block 3, Airport West Subdivision #2) in the SCI Industrial (SCI-I) Zoning District. The proposal includes a granary, shed, silo and four (4) storage/garage units. The granary includes commercial space on the main floor, a mezzanine as the second floor, and a residential unit on the third floor. **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, January 7, 2018.**  
*(no documents)*