

**AGENDA**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Tuesday, September 4, 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 August 20, 2018. **ACTION ITEM**

**CA 2** Adoption of the Findings of Fact, Conclusions of Law and Decision for Consideration of Design Review Application by Old Rialto Hotel, LLC, represented by TND Architects, PLLC, for an interior renovation to an existing 7,798 square foot, two-story mixed-use building. This proposal includes the remodel of the first-floor commercial space, and the addition of employee housing on the second floor. Three (3) residential units and one (1) short-term unit are proposed. These units' range in size of 470 square feet to 869 square feet. The short-term unit is approximately 339 square feet. This building was formerly known as The Hailey Hotel. The project is located at 201 S Main St. (Lot 1 and 2, Block 29, Hailey Townsite), in the Business (B) Zoning District. **ACTION ITEM**

**Public Hearings**

**PH 1** Consideration of Design Review Application by The Counterbalance, represented by Mark Gasenica, for a 3084 square foot two-story commercial building. This proposal includes a commercial retail and storage area on the main floor (2188 square feet) and an office and storage area on the second floor (896 square feet). The proposed use of the commercial area is for a coffee shop. The project is located at 811 N 1<sup>st</sup> Ave, (Taylor Sub Lot 1), in the Business (B) Zoning District. **ACTION ITEM**

**PH 2** Consideration of a City-Initiated Text Amendment to Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04N.060: Public Hearing: to edit item A. Notice, and add a subcategory 1. Posting on Premises that reads:

1. Posting on Premises: A notice sign, as provided by the planning department, shall be posted by the applicant on the premises not less than one week prior to the hearing. The visibility of the on-site posting shall be as follows:
  - a. Location of Posting: Posting location shall be on the property line closest to a public thoroughfare or, if no such thoroughfare exists, on the property line of the nearest adjoining property not owned by the

applicant, a property of which the applicant has a proprietary interest, or the government.

- b. Size of Notice Sign: Approximately four (4) square feet. **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, September 24, 2018.**  
*(no documents)*