

**AGENDA**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, November 5, 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 October 15th, 2018. **ACTION ITEM**
- CA 2** Adoption of the Findings of Fact, Conclusions of Law and Decision of a Design Review Application submitted by Steven Thomas, represented by Floyd Town Architect P.A., for a new 3,797 square foot airport hangar, to be located adjacent to an existing hangar at 1310 Airport Circle, in the Airport (A) Zoning District. **ACTION ITEM**
- CA 3** Decision upholding an administrative decision of the Planning and Zoning Administrator regarding an appeal by Chauncy Gardner of Planning and Zoning Administrator's Interpretation of Code Memorandum dated August 13, 2018 regarding Sober Living located at 220 S 2<sup>nd</sup> Ave ( Lots 23 and 24, Block 26, Hailey Townsite). **ACTION ITEM**

**Public Hearings**

- PH 1** Consideration of a Conditional Use Permit Application by Four Paws Grooming, for overnight VIP Pet Boarding, to be located at 519 South Main Street (Lots 8, 9, 10, Block 8, 20' of Chestnut Street adjacent to Lot 10, Block 8), which is located in the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**
- PH 2** Consideration of Design Review Application by Gina Storey, represented by Errin Bliss, for a new 3292 square foot Car Wash Tunnel, to be located at 805 and 809 S 3<sup>rd</sup> Ave, Hailey (Lots 1-8, Block 135, Hailey Townsite) within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**
- PH 3** Consideration of approval by the Hailey Planning and Zoning Commission of an Annexation Application from 2-IT Ranch, LLC, to annex 11785 State Highway 75 (SWNW TL 7137, Sec. 4, T2N, R18E), comprising a total of 12.91 acres, into Hailey City Limits. Recommended zoning of the property is Limited Residential 2 (LR-2) and Recreational Green Belt (RGB). Included in the annexation request is a Planned Unit Development request and Preliminary Plat. **This item will not be heard but is to be continued to the December 3<sup>rd</sup> meeting per applicant request. 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: **Thursday, November 8, 2018.**  
(no documents)

**Five Minute Break**

**Hailey’s Town Square Workshop  
Monday, November 5, 2018  
Hailey City Hall**

The City of Hailey has begun to actively plan for a Town Square and will be hosting two workshops in November to assess and identify the best site. Residents and business owners are invited to attend one of the two workshops scheduled to help assess which site is best relative to the surrounding points of interest, traffic circulation and parking patterns, key crossings or intersections, and sun/shade or other environmental elements. In future months, we will be working on designing the programs and the specific amenities for the favored site. Lastly, costs will be estimated and funding secured for the project.

**Workshop Station Criteria**

<b>Station</b>	<b>Elements shown on map</b>	<b>Notes</b>
Points of Interest and Adjacent Land uses	Points of interest such as public buildings, museums, restaurants, etc. Identify key land uses adjacent or nearby: residential, commercial, institutional, etc.	Each participant uses sticky notes to make comments on the map, and/or write comments on a flip chart at the station
Circulation and Parking, Public and Private	Describe key circulation issues problems spots- such as access to private parking lots Conceptually describe parking off alley for sites that close the street	
Bike/pedestrian access/crossing main Street	Identify key crossings (Croy path) Identify other bike/pedestrian barriers (if any)	
Environmental conditions: sun/shade, noise, other	Identify key existing shade/shadows Highway noise- same for all sites?	
Transit	Help Mtn. Rides team	
<b>Summary Station</b>	Synthesis of stations! Chance to vote on “favorite”, and/or list sites not identified	Each participant has 3 labeled dots (1,2,3) and they place #1 on their first-choice site, and so on

Next Workshop is scheduled for Tuesday, November 13, 2018 at 4:30 pm at the Hailey Public Library. Drop in any time between 4:30 and 6:30 p.m.