

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, December 3, 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 November 8th, 2018. **ACTION ITEM**

CA 2 Adoption of the Meeting Minutes of November 19th, 2018. **ACTION ITEM**

CA 3 Adoption of the Findings of Fact, Conclusions of Law and Decision of a Hillside Site Alteration Permit Application by the Blaine County Recreation District, for a Trail Development Plan consisting of two phases. Phase One of the Trail Plan includes completion of the Quigley Perimeter Trail, located within Block 16 of Quigley Farm Large Block Plat, and bike/Nordic Trail construction, located within Block 10 of the Quigley Farm Large Block Plat. Phase Two includes a future Quigley-to-Keefer Park BLM Connector Trail and three downhill Flow Trails located within Block 10 of the Quigley Farm Large Block Plat. **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). **Item to be continued to the December 17th meeting. ACTION ITEM**

PH 2 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:

Planned Unit Development (PUD) Application: the PUD application consists of ten (10) residential lots, a nine-hole par 3 golf course and an approximate 3,500 square foot clubhouse. Project elements include:

- Eight (8) cottage townhouse sub-lots
- Two (2) single family lots

- 54 parking spaces
- A Club House
- One (1) Nine-hole Par 3 Golf Course

The applicant is requesting the following modifications and waivers as part of this application, under Chapter 17.10.040: Developers Benefits:

- 1) **LR-2 Minimum Lot Size:** The minimum lot size allowed in LR-2 zoning per Chapter 17.05.040 is 12,000 square feet. The applicant is requesting the allowance for single family lots of a minimum of 5,000 square feet and cottage townhouse sub-lots ranging from 1,000 square feet to approximately 2,400 square feet.
- 2) **Cottage Townhouse Units:** Cottage Townhouse units are not permitted under LR-2 zoning. The applicant is requesting the allowance for eight townhouse units.
- 3) **Building Setbacks:** Building setbacks in LR-2 zoning per Chapter 17.05.040 include a 25' front-yard setback and 10' side and rear-yard setbacks. The following setbacks are requested for the proposed residential units:

	Front Setback	Side Setback	Rear
Single Family	25' (No modification)	5'	5'
Cottage Townhouse	5'	5'	0'
Cottage Townhouse (Above Garage Unit)	0'	0'	0'

- 4) **Private Street Number of Units Served:** Chapter 16.04.020 allows private streets to serve a maximum of five (5) residential dwelling units or private streets may be allowed within planned unit developments. A private street serving ten (10) residential units is requested with this PUD.

Subdivision Preliminary Plat Application: The project includes eight (8) cottage townhouse sub-lots and two (2) single family lots ranging in size from 1046 square feet to 5292 square feet to be zoned Limited Residential 2(LR-2) and 1 Recreational Green Belt (RGB) lot containing a club house, parking and a nine-hole par 3 golf totaling to 12.91 acres. **ACTION ITEM**

Please see below for direct links to each report:

- [Annexation Staff Report](#)
- [PUD Staff Report](#)
- [Preliminary Plat Staff Report](#)
 - [Technical Memorandum RE: City of Hailey Water Model – 2-IT Ranch prepared by SPF Water dated November 28, 2018](#)
 - [Memorandum from Hailey Parks and Lands Board dated November 14, 2018](#)
 - [2-It Ranch transportation Impacts prepared by Galena Engineering dated November 21, 2018](#)

- [Zoning Exhibit prepared by Galena Engineering dated August 31, 2018](#)
- [Preliminary Plat and other drawings prepared by Galena Engineering dated August 14, 2018](#)
- [Annexation Preliminary Impact Evaluation for 2-It Ranch and Lot 1, Block 2, West Meadows Subdivision prepared by Galena Engineering Dated August 6, 2018](#)
- [2-It Ranch Annexation, PUD, Subdivision Application of Completeness Response prepared by Galena Engineering dated August 31, 2018](#)
- [2-It Ranch proposed Annexation & PUD Analysis of Compliance with the Hailey Comprehensive Plan](#)
- [Water Rights Information per Idaho Department of Water Resources](#)
- [2-It Ranch Proposed annexation & PUD Explanation and Analysis of Waivers or Modifications Requested under Section 10.4](#)
- [Idaho Department of Fish and Game letter prepared Craig White by dated June 21, 2018](#)
- [Public Comment](#)

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, December 17, 2018.**
(no documents)