

**Meeting Minutes**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, March 16, 2020**  
**Hailey City Hall**  
**5:30 p.m.**

**Present**

**Owen Scanlon, Richard Pogue, Dustin Stone, Dan Smith**  
**Chris Simms, Lisa Horowitz, Jessica Parker**

**5:30:16 PM Vice Chair Pogue called to Order.**

**5:30:30 PM Public Comment for items not on the agenda**

**Consent Agenda**

- CA 1** Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Kiki Tidwell and Gary Poole represented by Susan Scovell Architects for a sixteen (16) unit residential project, three stories in height, to be known as Silver River Residences. The proposed project will be located at 17 West Silver Street (Lots 18-20, Block 56, Hailey Townsite), within the Business (B),Townsite Overlay (TO) Zoning Districts and the Downtown Residential Overlay (DRO) and Small Residential Overlay (SRO); however, the Applicant has chosen to meet the DRO Standards, as outlined in the Hailey Municipal Code. **ACTION ITEM**
- CA 2** Adoption of Findings of Fact, Conclusions of Law and Decision of a Planned Unit Development (PUD) Application (Phase I) for Sunbeam Subdivision by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, for development of a Two-Phased PUD totaling 145 units, with 90 units in Phase 1, to be located on Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey. **ACTION ITEM**
- CA 3** Adoption of Findings of Fact, Conclusions of Law and Decision of Preliminary Plat Subdivision Application (Phase I) by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, where Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, is subdivided into 90 units on 71 lots. The project is to be known as Sunbeam Subdivision and will consist of two (2) phases of development. This application is concurrent with a Planned Unit Development (P.U.D.) Application. **ACTION ITEM**

Horowitz noted a change to page 25 of Sunbeam Preliminary Plat Findings of Fact.

**5:30:56 PM Smith motioned to approve CA 1 through CA 3, as amended. Stone seconded. All in favor, Scanlon abstained.**

**Public Hearing**

- PH 1** **5:32:27 PM** Consideration of a Design Review Application by Tanner Investments, LLC represented by Samantha Stahlnecker of Galena Engineering for a six (6), two-story four-plex units. Each four plex will include two (2) two-bedroom units, 1,040 square feet in

size, and three (3) three-bedroom units, 1,324 square feet in size. The proposed project will be located on Lots 1-6, Block 86, Woodside Subdivision No. 25 (east side of Woodside Blvd. between Antelope Drive and Baldy View Drive), within the General Residential (GR) Zoning District. The proposal also includes: 39 covered parking spaces and 33 uncovered parking spaces. **THIS ITEM WILL BE CONTINUED ON THE RECORD TO APRIL 6, 2020.**

**ACTION ITEM**

**5:32:52 PM Scanlon motioned to continue PH 1 to April 6, 2020. Smith seconded. All in favor.**

**PH 2** Consideration of a Preliminary Plat Subdivision Application (Phase I) by Sweetwater Communities, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase I of Block 2 is subdivided into 14 sublots consisting of seven (7) live-work units, one (1), ten-unit condominium and two (2), three-plex townhomes for a total of 23 residential units. This project is located on the corner of Shenandoah Drive and Countryside Boulevard within the Limited Business (LB) Zoning District. **ACTION ITEM**

**PH 3** Consideration of a Planned Unit Development (PUD) Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Mark Sanders, The Architects Office, for a PUD to construct two multi-family housing buildings, one Senior Community Housing Building, and one Family Community Housing Building. Each building will contain 30 units for a total of 60 units. The majority of the units will be rent-restricted. The project includes parking, outdoor gathering space, and a play area. 0.27 acres is proposed to be dedicated to Hailey for a partial road connecting to a future road along the southern property boundary of Wertheimer Park Block 1 Lot 1. The applicant is requesting a waiver the Business Zone Maximum Multi-Family Units per Acre. Per Chapter 17.05 of the City of Hailey Code, the maximum multi-family residential density (units per acre) is 20. The development is requesting 25.5 units per acre under Chapter 17.10.040.01B. **ACTION ITEM**

**PH 4** Consideration of a Design Review Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Mark Sanders of The Architects Office, for a three-story, 35,822 square foot Senior Apartment Building and a three-story, 36,633 square foot Family Apartment Building. The Senior Apartment Building will consist of thirty (30) apartment units and the Family Apartment Building will consist of thirty (30) apartment units, for a total of sixty (60) apartment units. This project will be located at 706 South Main Street (Lot 3A, Block 1, Wertheimer Park) within the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

**5:33:43 PM Smith motioned to continue PH2, PH 3, and PH 4 to March 30, 2020. Scanlon seconded. All in favor.**

### **Staff Reports and Discussion**

**SR 1** Discussion of current building activity, upcoming projects, and zoning code changes.

- Community Development End of Year PowerPoint Presentation by Lisa

**SR 2** Discussion of the next Planning and Zoning meeting: April 6, 2020

- DR: Tanner Investments, Block 86 Woodside
- DR: Lena Cottages
- PP: Lena Cottages
- DIF Advisory
- PP Quigley Homes

**5:36:06 PM Smith motioned to adjourn. Scanlon seconded. All in Favor.**