

**Agenda**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, April 20, 2020**  
**Virtual Meeting**  
**5:30 p.m.**

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## Call to Order

## Public Comment for items not on the agenda

## Consent Agenda

**CA 1** Adoption of Findings of Fact, Conclusions of Law and Decision of 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. 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**

**CA 2** Adoption of Findings of Fact, Conclusions of Law and Decision of 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. 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**

## Public Hearing

- PH 1** Consideration of a Preliminary Plat Subdivision Application (Phase I) by S.V. Flying Squirrels, LLC, represented by Bruce Smith of Alpine Enterprises Inc., for Quigley Townhomes, located at Lot 1A and Lot 2A of Quigley View Subdivision (631 East Croy Street), where Lot 1A and Lot 2A are subdivided into eight (8) townhouse sublots, located within the Limited Residential (LR-1) Zoning District. This project converts a condominium subdivision to a townhouse subdivision. **ACTION ITEM**
- PH 2** Consideration of a Design Review Application by Lena Cottages, LLC, represented by Chad Blincoe of Blincoe Architecture, for a 2,064 square foot, seven (7) bay garage building to serve seven (7) single-family cottage style units, located at Lot 9, Block 3, Old Cutters Subdivision within the General Residential (GR) Zoning District. **ACTION ITEM**
- PH 3** Consideration of a Preliminary Plat Subdivision Application by Lena Cottages, LLC, represented by Chad Blincoe of Blincoe Architecture, where Lot 9, Block 3, Old Cutters Subdivision is subdivided into seven (7) sublots. This project is located within the General Residential (GR) Zoning District. **ACTION ITEM**
- PH 4** Consideration of a Preliminary Plat Subdivision Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Galena Engineering for Blaine Manor Subdivision, located at Lot 3A, Block 1, Wertheimer Park (706 S Main St) where Lot 3A is subdivided into two lots, with an 11,755 square feet proposed public Alley Right of Way located on the northwest rear corner of the proposed Lot 1. This projected is located within the General Residential and Hailey Townsite Zoning Districts. **ACTION ITEM**
- PH 5** Consideration of a Design Review Application by Blaine County, 1,720 square foot new two-story mixed-use building to consist of a 288 square foot office and 572 square foot storage on the first floor and an 860 square foot one-bedroom residential unit on the second floor. This project is located at 302 S 1<sup>st</sup> Avenue (Lot 13A, Block 22, Hailey Townsite), within the Transitional (T) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM. THIS ITEM WILL BE CONTINUED TO MAY 4, 2020.**
- PH 6** Consideration of a Design Review Application by Kevin and Stefanie McMinn represented by Owen Scanlon Architects, for a new two story with basement mixed use building to consist of a 2,312 square foot dental office located on the first floor and two two-bedroom residential units on the second floor for a total of 1,633 square feet with a 1,512 square foot basement, with a total of eight parking stalls. This projected is located at 801 N 1<sup>st</sup> Avenue (Lot 2, Block 1, Taylor Subdivision) within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. **ACTION ITEM. THIS ITEM WILL BE CONTINUED TO MAY 4, 2020**

#### **Staff Reports and Discussion**

- SR 1** Discussion of current building activity, upcoming projects, and zoning code changes.
- Hailey Construction Guidelines
- SR 2** Discussion of the next Planning and Zoning meeting: May 4, 2020.
- DR: Tanner Investments, Woodside Block 86
  - DR: Blaine County ADU
  - DR: McMinn