

**AGENDA**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, August 20, 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 July 10, 2018. **ACTION ITEM**

**CA 2** Adoption of the Meeting Minutes of August 6, 2018. **ACTION ITEM**

**CA 3** Adoption of the Findings of Fact, Conclusions of Law and Decision for Consideration of Design Review Application by Juan Espinosa, represented by Juan Espinosa for a 2,905.57 square foot two-story commercial building. This proposal includes a commercial building composed of two separated spaces, one space for the owner and the other space to be utilized as a rental space. The project is located at 4309 Glenbrook Dr. (Lot 11, Block 42, Woodside Sub#10), in the Light Industrial (LI) Zoning District. **ACTION ITEM**

**CA 3** Adoption of the Findings of Fact, Conclusions of Law and Decision for a City-Initiated Text Amendment to Title 17.07: Supplementary Location and Bulk Requirements, 17.07.010: Supplementary Yard Setback Requirements, 17.07.010F: Side Yard Setbacks of Normal Corner Lot and 17.07.010G: Reverse Corner Lots, reference these code sections as footnotes in Title 17.05, Office Zoning Map and District Use Matrix, 17.05.040: District Use Matrix. **ACTION ITEM**

**Public Hearings**

**PH 1** 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**

**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 4, 2018.**  
*(no documents)*