

**Agenda**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, August 3, 2020**  
**Virtual Meeting**  
**5:30 p.m. \***

*(\*To start after Development Impact Fee Advisory Committee hearing)*

From your computer, tablet or smartphone: <https://www.gotomeet.me/CityofHaileyPZ>

Via One-touch dial in by phone: <tel:+15713173122,506287589#>

Dial in by phone: United States: +1 (571) 317-3122 Access Code: 506-287-589

## 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 a Design Review Application by Pioneer, LLC, represented by Andrew Bick, for Pioneer Storage Phase II, for a storage facility consisting of five (5) single-level storage buildings totaling 16,760 square feet and related parking, to be located at 1291 and 1311 Citation Way (Lots 1A and 1B, Airport West Subdivision #2) in the SCI-SO Zone District. **ACTION ITEM.**

### Public Hearing

**PH 1** Consideration of an Application submitted by Hailey Investors, LLC, for a third variance from the riparian setback and building site area regulations of the Flood Hazard Overlay District, Section 17.04J. The original variance was granted on August 20, 2004 and approved for a ten (10) year extension on June 7, 2010. The original variance was granted for the purpose of constructing a residence encroaching approximately thirty-three (33) feet into the one hundred (100) foot riparian setback. The current request is for an encroachment of about twenty-six (26) feet. The property is located on Lot 1, Block 8, Della View Subdivision (921 War Eagle Dr). The Applicant is requesting an additional ten (10) years. **ACTION ITEM.**

**PH 2** Consideration of a Conditional Use Permit Application submitted by The Sage School, represented by Chip Maguire of M.O.D.E, LLC, for the addition of a 1,440 square foot modular classroom, to be located on Lot 2, Block 4, Airport West Subdivision #2 (1451 Aviation Drive), within the SCI – Industrial (SCI-I) Zoning District. The Commission approved two (2) modular buildings, of the same size, shape, color and use, in May 2013. Due to the Coronavirus pandemic, the purpose of a third modular building onsite is to allow for additional classroom space, which ensures students and teachers meet the social distancing requirements outlined by Governor Little. **ACTION ITEM.**

**PH 3** Consideration of a Hillside Site Alteration Permit Application by Brush and Amber Carpenter, represented by Chip Maguire of M.O.D.E., LLC, for the addition of an outdoor patio space and four (4) foot high retaining wall to a single-family residence. This project would encroach a depth of approximately six (6) feet into the Hillside Overlay Boundary, and is to be located on Lot 8, Block 8, Old Cutters Subdivision (1121 East Myrtle Street). **ACTION ITEM.**

### Staff Reports and Discussion

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

**SR 2** Discussion of the next Planning and Zoning meeting: August 17, 2020.

- Preapplication Design Review: River Street Apartments
- Short Plat: Little Indio Subdivision (German/Haag)

