

Agenda
HAILEY PLANNING & ZONING COMMISSION
Monday, December 16, 2019
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 Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat for InnTrusted Subdivision, represented by Chris Street, MLE Inc., on behalf of Hailey FF, LLC, for a commercial building and residential units, to be located at 711 North Main Street (Lot 1A, Block 1, Sutton Subdivision). The parcel is to be resubdivided into one (1) commercial unit (Fairfield Inn and Suites Marriott) and five (5) condominium units. This project is located in the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. **ACTION ITEM**

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Kilgore Properties, LLC, for construction of Sweetwater Townhomes, Condominiums and Live/Work Units to be located at Block 2, Sweetwater PUD Subdivision. This project consists of twelve (12), three-story townhomes (39 units in total), each unit ranging in size from approximately 1,832 square feet to 2,084 square feet; seven (7), ten-plex, three-story condominiums (70 units in total), each unit comprising of approximately 1,380 square feet; one (1) three-plex and one (1) four-plex live/work units, each unit comprising of approximately 2,366 square feet. A total of 113 units (106 residential units and seven live-work units) are proposed. A total of 254 parking spaces are also proposed. This project will consist of four (4) phases of development. This property is also subject to a P.U.D. Development Agreement dated January 10, 2005 and Amendments to the Development Agreement dated December 12, 2009, December 20, 2010 and November 6, 2012. **ACTION ITEM**

CA 3 Adoption of the Findings of Fact, Conclusions of Law and Decision of a Design Review Application by David and Kathy McCormack, for construction of a two-car garage located at 317 North 3rd Avenue. The garage will be approximately 672 square feet in size. Access will be located off of the alley. Design Review approval for the existing single-family residence was approved on June 18, 2018. This project is located within the Limited Residential (LR-1) and Hailey Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

CA 4 Adoption of the Meeting Minutes of December 2, 2019. **ACTION ITEM**

Public Hearing

PH 1 Consideration of a Conditional Use Permit Application by Roger Mansecidor for a 600 square foot temporary structure to be located at 512 South Main Street (Lots S. 5' of 13 and all of Lots 14-16, Block 64, Hailey Townsite), within the Business (B) and Townsite

Overlay (TO) Zoning Districts. The proposed temporary structure will be used as an automotive repair and maintenance facility. **ACTION ITEM**

PH 2 Consideration of ordinances related to amending the Blaine County/Hailey Area of City Impact pursuant to Idaho Code Section 67-6526:

- 1) An Ordinance identifying a map that defines and establishes geographic boundaries modifying the existing Blaine County/Hailey Area of City Impact as adopted by Hailey Ordinance 649 (adopted November 14, 1994) and amended by Ordinance 731. (adopted June 23rd, 1999). The geographic boundaries take into account trade areas, geographic factors, and areas that can reasonably be expected to annex into the City in the future.
- 2) An Ordinance providing for plans and ordinances for the Area of City Impact. **ACTION ITEM**

PH 3 Consideration of City-initiated Text and Map Amendments to the Hailey Comprehensive Plan and the Comprehensive Plan Land Use map to include additional lands in the Hailey Area of City Impact. **SEE MATERIALS INCLUDED IN PUBLIC HEARING 2. ACTION ITEM**

New Business

NB 1 Nomination of two Planning and Zoning Commissioners. **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: January 6, 2020

- CUP: Bus Barn