

Agenda
HAILEY PLANNING & ZONING COMMISSION
Monday, December 2, 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 Conditional Use Permit Application by Michelle Harris, for an Esthetician Studio (Levenia Divine, LLC) under Personal Services, to be located at Hailey Business Park South Condo, Unit 13 (1120 Broadford Road, Unit 13), which is located in the SCI Sales and Offices (SCI-SO) Zoning District. **ACTION ITEM**
- CA 2** Adoption of the Findings of Fact, Conclusions of Law and Decision of a City-initiated Text Amendment to the Hailey Municipal Code to Title 17: Zoning Regulations, Chapter 17.09, Parking and Loading Spaces, Section 17.09.020.11, Minimum distance Setbacks to modify setbacks in nonresidential zone districts which do not abut residential zone districts. **ACTION ITEM**
- CA 3** Adoption of the Meeting Minutes of October 28, 2019. **ACTION ITEM**
- CA 4** Adoption of the Meeting Minutes of November 4, 2019. **ACTION ITEM**
- CA 5** Adoption of the Meeting Minutes of November 18, 2019. **ACTION ITEM**

Public Hearing

- PH 1** Consideration 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**
- PH 2** Consideration 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**

PH 3 Consideration 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**

PH 4 Consideration of a request for a Development Agreement Rezone by West Crescent Advisors Idaho, LLC, represented by Jay Cone Architecture, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020, and Downtown Residential Overlay (DRO), Section 17.04R. The proposed changes would rezone Lots 1-7, Block 19, Hailey Townsite (301, 303 and 307 South River Street and 104 West Walnut) and Lots 1 and 3, Block 1, Elmwood Subdivision # 2, from Limited Business (LB) and General Residential (GR) to Business (B). Parcels 301, 303 and 307 South River Street are currently within the Downtown Residential Overlay (DRO). Lots 1 and 3, Block 1, Elmwood Subdivision # 2 (no address) are requesting to be added to the Downtown Residential Overlay (DRO). Lots to the north and the east are zoned the requested zoning district and are within the requested overlay district. **THIS ITEM WILL NOT BE HEARD TONIGHT AND WILL BE RE-NOTICED FOR FUTURE DATE. 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: December 16, 2019

- ACI Ordinance
- ACI Text and Map Amendment
- CUP: Rogers Auto Repair