

Agenda
HAILEY PLANNING & ZONING COMMISSION
Monday, February 18, 2020
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 February 3, 2020. **ACTION ITEM**

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision of a Design Review Application – by David and Shannon Presson, represented by Jay Cone Architecture, for a 951 square-foot addition to an existing 671 square foot existing residence, and a 585 square-foot garage, for a total of 2,265 square feet (a portion of the existing residence will be demolished, and is not included in the square footage). The project will be located at 311 South 4th Avenue (Lots 6 and 7, Block 24, Hailey Townsite) within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

CA 3 Adoption of the Findings of Fact, Conclusions of Law and Decision of an Amendment to Title 18, Chapter 18.06, Section 18.06.026: Street Tree Guidelines and Standards, to replace the existing section with more complete street tree guidelines that encourage tree diversity and promote strong, healthy trees that are not limited by environmental conditions from achieving a long life and mature size. These amendments are the recommendation of the Hailey Tree Committee. **ACTION ITEM**

CA 4 Adoption of the Findings of Fact, Conclusions of Law and Decision of an amendment to the Comprehensive Plan. The amendment includes the additions and deletions to Section 5, Land Use and amending the Comprehensive Plan Land Use Map to include Airport Critical Zones and additional lands in the Area of City Impact. **ACTION ITEM**

Public Hearing

PH 1 Consideration of a previously approved Design Review Application by L.L. Green Hardware, for a new 17,549 square foot mixed-use building, to be located at 21 East McKercher (Lot 1, Block 2, Northridge Subdivision X). The new commercial space will include one (1) residential unit of approximately 600 square feet, office space, retail and warehouse space. The project is located within the Limited Business (LB) and Downtown Residential Overlay (DRO) Zoning Districts. This project was previously approved by the Planning and Zoning Commission on May 21, 2018 and is being reheard due to the expiration of the previously approved Design Review. No changes are proposed. **ACTION ITEM**

PH 2 Consideration of a Planned Unit Development (PUD) Application (Phase I) for Sunbeam Subdivision by Marathon Partners, LLC, represented by Samantha Stahlnecker, PE, of Galena Engineering, for development of a Two-Phased PUD totaling 145 units, with 90 units in Phase 1, to be located on Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey. The project will consist of:

- Park and Open Space for Residential and Public Use
- Bike and Pedestrian Connector Trails
- Recreation Field, Natural Play and Scenic Area
- Curtis Park Connection
- Single-Family Lots and Cottage Single-Family Lots **ACTION ITEM**

PH 3 Consideration of a Preliminary Plat Subdivision Application (Phase I) by Marathon Partners, LLC, represented by Samantha Stahlnecker, PE, of Galena Engineering, where Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, is subdivided into 90 units on 70 lots. This includes development of four (4) cottage single-family lots (23 units in total), A 4.72-acre Park will be dedicated in Phase 1. The project is to be known as Sunbeam Subdivision and will consist of two (2) phases of development. This application is concurrent with a Planned Unit Development (P.U.D.) Application. **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: March 2, 2020

- DR: Silver River Residences
- PUD: Sunbeam
- PP: Sunbeam