

Agenda
HAILEY PLANNING & ZONING COMMISSION
Thursday, February 27, 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 18, 2020. **ACTION ITEM**

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision 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 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 was reheard due to the expiration of the previously approved Design Review. No changes were proposed. **ACTION ITEM**

Public Hearing

PH 1 Consideration of a Planned Unit Development (PUD) Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Mark Sanders, The Architects Office, for a PUD to construct two multi-family housing buildings. Each building will contain 30 units each. The northern building will be dedicated to Senior Community Housing, and the southern building will provide Family Community Housing with. The property also includes parking, outdoor gathering space, and a play area. 0.27 acres is proposed to be dedicated to Hailey for a partial road connecting to a future road along the southern property boundary of Wertheimer Park Block 1 Lot 1. The applicant is requesting a waiver the Business Zone Maximum Multi-Family Units per Acre. Per Chapter 17.05 of the City of Hailey Code, the maximum multi-family residential density (units per acre) is 20. The development is requesting 25.5 units per acre under Chapter 17.10.040.01B. **ACTION ITEM**

PH 2 Consideration of a Design Review Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Mark Sanders, The Architects Office, for a three-story 34,431 square feet Senior Apartment Building and a three-story 37,566 square feet Family Apartment Building, with a total of sixty-four parking spaces and a children's play area. Additional guest parking to serve the project will be located in Maple Street. This project will be located at 706 S Main Street (Lot 3A, Block 1, Wertheimer Park) within the Business (B) and Townsite Overlay (TO) Zoning Districts. **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