

**Agenda**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, February 3, 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 January 21, 2020. **ACTION ITEM**

**Public Hearing**

**PH 1** Consideration 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**

**PH 2** Consideration of a Design Review PreApplication by Kiki Tidwell and Gary Poole for a sixteen (16) unit residential project, three stories in height, to be known as Silver River Residences. The proposed project will be located at 17 West Silver Street (Lots 18-20, Block 56, Hailey Townsite), within the Business (B), Townsite Overlay (TO) Zoning Districts and the Downtown Residential Overlay (DRO) and Small Residential Overlay (SRO); however, the Applicant has chosen to meet the DRO Standards, as outlined in the Hailey Municipal Code. The proposal also includes: sixteen (16) parking spaces, of which seven (7) are tuck-under spaces; two (2) studio-units, five (5) one-bedroom units and eight (8) two-bedroom units, and one (1) accessible unit. The project is also proposing approximately 1,256 square feet of common useable open space. **ACTION ITEM**

**PH 3** Consideration 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**

**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: February 18, 2020

- DR: L.L. Greens
- PP: Sunbeam
- PUD: Sunbeam