

**AGENDA**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, January 7, 2019**  
**Hailey City Hall**  
**5:30 p.m.**

**AMENDED AGENDA ITEM ADDED: ACTION ITEM NB NOMINATION OF CHAIR AND VICE CHAIR**

**Call to Order**

**Public Comment** for items not on the agenda

**Consent Agenda**

- CA 1** Adoption of the Meeting Minutes December 17, 2018. **ACTION ITEM**
- CA 2** Adoption of the Findings of Fact, Conclusions of Law and Decision of a text amendment to Title 17, Section 17.04J.20, Flood Hazard Overlay District (FH) and to Title 17, Section 17.05.040, District Use Matrix, to amend the building height to be measured from the Base Flood Elevation (BFE). **ACTION ITEM**
- CA 3** Adoption of the Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Flowing Wells, LLC, represented by Jolyon Sawrey, for an exterior commercial remodel to the existing 2,418 square foot building, known as The Liquor Store. An 1,855 square foot, two-story mixed-use addition is also proposed. **ACTION ITEM**
- CA 4** Adoption of the Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Lightworks, represented by Chase Gouley of BYLA, for a new 2,324 square foot mixed-use development, to be located at 41 Mercure Lane (Lot 2E, Block 3, Airport West Subdivision #2) in the SCI Industrial (SCI-I) Zoning District. **ACTION ITEM**

**New Business**

- NB 1** Nomination of Chair and Vice Chair. **ACTION ITEM**

**Public Hearings**

- PH 1** Consideration of a Zone Change Application by Travis Jones, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020, and Downtown Residential Overlay (DRO), Section 17.04R. Proposed changes would include Lot 5C, Block 1, Elmwood Subdivision #2 (131 West Pine Street) in to the Downtown Residential Overlay (DRO). The lots to the east are within the requested overlay district. The underlying zoning district(s) will not change. **ACTION ITEM**

**PH 2** Consideration of a Zone Change Application 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 S River Street and 104 W Walnut) and Lots 1 and 3, Block 1, Elmwood Subdivision # 2 from Limited Business (LB) and General Residential (GR) to Business (B). 301, 303 and 307 S 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. **ACTION ITEM**

**PH 3** Consideration of a Design Review Pre-Application by West Crescent Advisors Idaho, LLC, represented by Jay Cone Architecture, for a 42-unit residential project proposed three (3) story building, to be located at SW 45' of Lots 1,2, 3 and Lots 4-7, Block 19, Hailey Townsite (303 and 307 S River Street and 104 W Walnut) and Lots 1 and 3, Block 1, Elmwood Subdivision # 2 (no address). The subject property is requesting a zone change and to be included in the Downtown Residential Overlay (DRO). The proposal includes tuck-under parking, fourteen (14) studios, fourteen (14) one (1) bedroom units, fourteen (14) two (2) bedroom units, and 2,971 sq. ft. of open space. **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: **Monday, January 22, 2019.**  
*(no documents)*