

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, June 3, 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 Design Review Application by Hailey Auto Clinic, represented by Jay Cone of Jay Cone Architecture, for a new 2,693 square foot commercial building, to house the automotive repair and maintenance shop, to be located at Lots 15, 16, 17, Block 4, Hailey Townsite (610 South Main Street). The proposal includes three (3) service bays, office space, and onsite parking. **ACTION ITEM**
- CA 2** Adoption of the Findings of Fact, Conclusions of Law and Decision of a Lot Line Adjustment by James D. Mizer and Ben Young, represented by Bruce Smith of Alpine Enterprises Inc., wherein Lots 13-24 are reconfigured to create four Lots 13A, 14A, 17A and 20A. Lot sizes range from 9,168 square feet to 19,097 square feet. Modifications of original Hailey Townsite lot lines that result in more than one platted lot are required to have a public hearing. The project is located at 605 E Bullion Street, Section 9, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Residential 1 (LR-1) Zoning District. **ACTION ITEM**
- CA 3** Adoption of the Findings of Fact, Conclusions of Law and Decision Design Review Application by McDonald's Corporation, Kyle Inc./#13380 DBA Valley Food Service, Inc., represented by Steve Trout of Trout Architects, for interior and exterior renovations to McDonalds, located at 720 North Main Street (Lot 2A, North Hailey Business Center AM). The interior remodel consists of a redesign of the restrooms and dining area; the exterior remodel consists of improvements to sidewalk, outside seating area, parking, signage, and new color scheme with new exterior siding on the building. **ACTION ITEM**
- CA 4** Adoption of the Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Hailey Leased Housing Associates III, LLLP, represented by Ryan Williams of Dominion, Inc., for a 494 square foot addition to the clubhouse, a new pavilion, improved play area and various exterior improvements to the Balmoral Apartments, to be located at 851 Shenandoah Drive (Lots 1A, 3B and 4B, Balmoral Subdivision). **ACTION ITEM**
- CA 5** Adoption of the Meeting Minutes of April 15, 2019. **ACTION ITEM**
- CA 6** Adoption of the Meeting Minutes of May 6, 2019. **ACTION ITEM**

CA 7 Adoption of the Meeting Minutes of May 20, 2019. **ACTION ITEM**

Public Hearing

PH 1 Consideration of a Design Review Application by Gerald P. Flaherty for a 488 square foot addition to an existing 587 square foot residence. The project is located at 316 South 3rd Avenue (Lots 21 and 22, Block 24, Hailey Townsite), in the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning District. **ACTION ITEM**

PH 2 Consideration of a Preliminary Plat Subdivision Application by Sweetwater Communities, LLC, represented by Matt Watson, for a new subdivision to be located at Parcel B2, Block 4, Woodside Subdivision #25(vacant lot on the corner of Shenandoah Drive and Maple Leaf Drive), to consist of 26 sublots, each unit comprising of approximately 2,796 square feet. The total development comprises of 2.408 acres. This property is subject to a PUD Development Agreement dated January 10, 2005 and Amendments to the Development Agreement dated December 12, 2009, December 20, 2010 and November 6, 2012. Design Review was approved for this project on February 19 2019. **ACTION ITEM**

PH 3 Consideration of a portion of a previously approved Preliminary Plat for Carbonate View Subdivision represented by Galena Engineering on behalf of W Squared, LLC for the design of a pathway/fire land located in Parcel B, Carbonate View Subdivision and connecting Parcel A, Sherwood Forest Subdivision and Robin Hood Drive. The project is located in the General Residential (GR) Zoning and Floodplain Overlay Districts. Two public workshops have been conducted pursuant to the Conditions of Approval. **ACTION ITEM**

PH 4 Consideration of a Flood Hazard Development Permit Application pursuant to Title 17, Section 17.04J, for a portion of a previously approved Preliminary Plat for Carbonate View Subdivision represented by Galena Engineering on behalf of W Squared, LLC for the design of a pathway/fire land located in Parcel B, Carbonate View Subdivision and connecting Parcel A, Sherwood Forest Subdivision and Robin Hood Drive. Portions of this property are located in the Flood Hazard Overlay District. **ACTION ITEM**

PH 5 Consideration of a Preliminary Plat Subdivision Application by Tanner Investments, represented by John Tanner, for a new subdivision of Lots 1-7, Block 86, Woodside Subdivision #25, to consist of 21 sublots, ranging in size of 2,280 square feet to 5,743 square feet, a private road within a 36' right-of-way and a privately maintained park space comprising of 25,443 square feet, to be known as Skyview Townhomes Subdivision. The total development comprises of 2.408 acres. Current zoning is General Residential (GR). **THIS ITEM IS ON HOLD BY APPLICANT. ACTION ITEM**

PH 6 Consideration of modification to Chapter 17, Section 17.08A.020 of the Hailey Zoning Ordinance addressing Signs. The proposed modification would address the materials used, the compatibility of the sign and the maximum overall size. **ACTION ITEM. THIS ITEM WILL NOT BE HEARD TONIGHT, TO BE CONTINUED TO JUNE 17, 2019.**

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, June 17, 2019.**
(no documents)