

Agenda
HAILEY PLANNING & ZONING COMMISSION
Monday, March 2, 2020
Hailey City Hall
5:30 p.m.

Call to Order

Public Comment for items not on the agenda

Consent Agenda

Public Hearing

PH 1 Continuation from January 6, 2020 of an amendment to a Conditional Use Permit for Blaine County School District (BCSD) Bus Barn Facility, approved on July 10, 2003. The amendment is to review the Condition of Approval, Condition (o). The project is located at 1250 Fox Acres Rd (Lot 1A, Block 3, Wood River High School Campus PUD Subdivision), in the General Residential (GR) Zoning District. **THIS ITEM WILL NOT BE HEARD TONIGHT, SEE ATTACHED MEMO FROM BLAINE COUNTY SCHOOL DISTRICT. ACTION ITEM**

PH 2 Consideration of a Design Review Application by Kiki Tidwell and Gary Poole represented by Susan Scovill Architects 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. **ACTION ITEM**

PH 3 Continuation from February 18, 2020 of a Planned Unit Development (PUD) Application (Phase I) for Sunbeam Subdivision by Marathon Partners, LLC, represented by Ben Young Landscape Architects and 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 4 Consideration Continuation from February 18, 2020 of a Preliminary Plat Subdivision Application (Phase I) by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, where Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, is subdivided into 90 units on 71 lots. 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)*
Community Development End of Year PowerPoint Presentation by Lisa

SR 2 Discussion of the next Planning and Zoning meeting: March 16, 2020

- DR: Tanner Investments, LLC – Woodside, Block 86
- PP: Sweetwater Block 2