

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, May 20, 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 Conditional Use Permit Application by L.L. Green's Garden Center, for a temporary use of live plants greenhouse sales, to be located at Lots 11 and 12, Block 32 (vacant lots on corner of River Street and Bullion Street), which is located in the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision of a portion of a previously approved Design Review Application by Old Rialto Hotel, LLC, represented by TND Architects, PLLC and Rob King Landscape Architect, for review of sidewalk design along Croy Street, bike rack placements, street trees and landscaping, located at 201 South Main Street (Lot 1 and 2, Block 29, Hailey Townsite), in the Business (B) Zoning District. This project was first heard on August 20, 2018 and approved by the Planning and Zoning Commission on September 4, 2018. **ACTION ITEM**

Public Hearing

PH 1 Consideration of a 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**

PH 2 Consideration of 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**

PH 3 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). **TO BE CONTINUED ON THE RECORD UNTIL JUNE 3, 2019**

PH 4 Consideration 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**

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 3, 2019.** *(no documents)*