

**AGENDA**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, May 6, 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 Meeting Minutes of April 4, 2019. **ACTION ITEM**

**CA 2** Adoption of the Findings of Fact, Conclusions of Law and Decision of a Text Amendment by 43 North, Inc. to Hailey Municipal Code Title 17, Section 17.03, Definitions, to add “individuals with intellectual and developmental disabilities” to the definition of Residential Care Facility. **ACTION ITEM**

**Public Hearing**

**PH 1** Consideration 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**

**PH 2** Consideration 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**

**PH 3** 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 4** Consideration 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**

**PH 5** 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 3, 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, May 20, 2019.** *(no documents)*