

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, November 16, 2020
Virtual Meeting
5:30 p.m.

From your computer, tablet or smartphone: <https://www.gotomeet.me/CityofHaileyPZ>

Via One-touch dial in by phone: <tel:+15713173122,,506287589#>

Dial in by phone: United States: +1 (571) 317-3122 Access Code: 506-287-589

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of the Meeting Minutes from the November 2, 2020 PZ Hearing. **ACTION ITEM.**

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Conditional Use Permit submitted by Freedom Bible Church to hold assemblies on Sundays, and to use the location for small gatherings, support groups and/or meetings throughout the week. Freedom Bible Church is seeking approval to occupy the space at 513 North Main Street (Lots 1-5, ½ of 6, Block 65, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO) and Hailey Townsite Overly Zoning Districts. Pursuant Section 17.05.040: District Use Matrix, churches located within the Business (B) District are required to have an active Conditional Use Permit. **ACTION ITEM**

CA 3 Adoption of Findings of Fact, Conclusions of Law and Decision of a Conditional Use Permit submitted by Albertsons, Inc., to place two (2) temporary storage containers onsite. The storage containers will be located on the west side of the property, and will be used to store additional dry goods to support the increased volume the store has seen as a result of the pandemic. This project is to be located at 911 North Main Street (Sub Lot 3, Block 1, North Hailey Plaza) within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. **ACTION ITEM.**

CA 4 Adoption of Findings of Fact, Conclusions of Law and Decision of a amendments to Title 17 of the Hailey Municipal Code, by amending Chapter 17.04, Establishment, Purposes and Uses within Zoning Districts, Articles B, C, D, E, F, G, L and M to reference new supplemental regulations for Accessory Dwelling Units; amending section 17.05.040, District Use Matrix, to permit Accessory Dwelling Units (ADU's) as a permitted use in the Limited Residential-1 (LR-1) and Limited Residential-2 (LR2) zoning districts subject to criteria, including design review and bulk requirements to establish maximum heights for ADU's and lot coverage for the LR-1 and LR-2 zoning districts; amending section 17.06.010.A to establish an administrative design review or full design review design process for ADU's depending on location; amending chapter 17.08, Supplementary Regulations, to establish a new Article D containing supplemental regulations for ADU's

(purpose and intent; applicability; general provisions; registration; short-term rental occupancy restrictions; subordinate scale and size; maximum floor area; livability; outdoor access); amending Chapter 17.09, Parking and Loading, Sections 17.09.020.05.B, 17.09.040.01, and 17.09.020.09.D to address parking requirements for ADU's. **ACTION ITEM.**

Public Hearing

PH 1 Consideration of a Design Review Application by Travis and Amanda Catanzaro, represented by Chip Maguire of M.O.D.E., LLC, for a residential remodel to an existing home, a new 728 square foot garage addition and a new 728 square foot accessory dwelling unit, to be located above the garage. This project is located at 516 North 2nd Ave (Lots 16-17, N 15' of 18, Block 62, Hailey Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

PH 2 Consideration of a Conditional Use Permit submitted by UPS for a temporary expansion of the existing building, 610 square feet, which would allow five (5) additional trucks and one temporary restroom facility, 60 square feet, be located at 111 North River Street (Lots 1-7, Block 31, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO) and Hailey Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

Staff Reports and Discussion

SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.

SR 2 Discussion of the next Planning and Zoning meeting: **December 7, 2020**

- PP: Amatopia