

**AGENDA**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, November 2, 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 October 19, 2020 PZ Hearing. **ACTION ITEM.**

**CA 2** Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by the City of Hailey Public Works Department to relocate the US Forest Service Warehouse Building from Lots 13, 14A and 20A, Block 20, Hailey Townsite (308 South River Street), to the City Street Shop, Lot 5, Block 4, Airport West Subdivision #1 (1811 Merlin Loop). The proposal is to repurpose the building as a commodity building, where it will store goods and materials. **ACTION ITEM.**

### Public Hearing

**PH 1** Consideration 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 Overlay 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**

**PH 2** Consideration 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.**

**PH 3** Continuation of 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, 17.09.020.09.D, and 17.09.020.09.D to address parking requirements for ADU's. **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: **November 16, 2020**

- CUP: UPS
- DR: Catanzaro