

Agenda
HAILEY PLANNING & ZONING COMMISSION
Monday, November 4, 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 Andrea Pierceall represented by Chad Blincoe, of Blincoe Architecture, for a 308 square foot garage and a 320 square foot guest room, which will be attached to the garage, to be located at 417 North 2nd Avenue (Lots 4 and 5, Block 58, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision of a Design Review Application by FAPO Holdings Idaho, LLC c/o Engel and Associates, LLC represented by Samantha Stahlnecker, PE, of Galena Engineering, to demolish the 1936 Warehouse Building in the Sawtooth Forest Service Supervisors Complex in order to create additional parking for the mixed-use building located at 314 South River Street. The Forest Service Block served as Sawtooth Headquarters from 1933-1953, which included five (5) buildings, including the Warehouse. The 26-stall parking lot will be located at 306-308 South River Street (Lots 13 and 14A, Block 20, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

Public Hearing

PH 1 Consideration of a Design Review Application by Kilgore Properties, LLC, for construction of Sweetwater Townhomes, Condominiums and Live/Work Units to be located at Block 2, Sweetwater PUD Subdivision. This project consists of twelve (12), three-story townhomes (39 units in total), each unit ranging in size from approximately 1,832 square feet to 2,084 square feet; seven (7), ten-plex, three-story condominiums (70 units in total), each unit comprising of approximately 1,380 square feet; one (1) three-plex and one (1) four-plex live/work units, each unit comprising of approximately 2,366 square feet. A total of 116 units (109 residential units and seven live-work units) are proposed. A total of 254 parking spaces are also proposed. This project will consist of four (4) phases of development. This property is also subject to a P.U.D. Development Agreement dated January 10, 2005 and Amendments to the Development Agreement dated December 12, 2009, December 20, 2010 and November 6, 2012. **ACTION ITEM**

PH 2 Consideration of ordinances related to amending the Blaine County/Hailey Area of City Impact pursuant to Idaho Code Section 67-6526:

- 1) An Ordinance identifying a map that defines and establishes geographic boundaries modifying the existing Blaine County/Hailey Area of City Impact as adopted by Hailey Ordinance 649 (adopted November 14, 1994) and amended by Ordinance 731. (adopted June 23rd, 1999). The geographic boundaries take into account trade areas, geographic factors, and areas that can reasonably be expected to annex into the City in the future.
- 2) An Ordinance providing for plans and ordinances for the Area of City Impact. (No materials to be added at this time.) **ACTION ITEM**

PH 3 Consideration of City-initiated Text and Map Amendments to the Hailey Comprehensive Plan and the Comprehensive Plan Land Use map to include additional lands in the Hailey Area of City Impact. **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: November 18, 2019
- DR: McCormack
 - CUP: Harris
 - Text Amendment: Parking and Loading