

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, October 15, 2018
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 October 2nd, 2018. **ACTION ITEM**

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision a flood hazard development permit for a preliminary plat of the Carbonate View Subdivision. The proposed project consists of a fourteen (14) lot subdivision, with an associated neighborhood park and park access, containing some regulatory floodplain. The southwestern portion of the proposed subdivision is partially located in the Special Flood Hazard Area (SFHA) of FIRM Panel 0664E, dated November 26, 2010. The existing FIRM shows AE zones, with defined base flood elevations, in the vicinity of the subdivision. **ACTION ITEM**

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision Preliminary Plat Application for Carbonate View Subdivision, represented by Galena Engineering, on behalf of W. Squared, LLC, where Tax Lot 8364 S. 9 & 16, T2N, R18E, Hailey, is resubdivided into fourteen (14) single-family lots, ranging in size from 7,053 square feet to 9,270 square feet. All of the lots will have frontage on W. Chestnut Street. A 28,646 square foot, open space parcel is proposed to be dedicated to the City of Hailey to meet the open space requirements. The project is located in the General Residential (GR) Zoning and Floodplain (FP) Overlay Districts. **ACTION ITEM**

Public Hearings

PH 1 Consideration of a Conditional Use Permit Application by Four Paws Grooming, for overnight VIP Pet Boarding, to be located at 519 South Main Street (Lots 8, 9, 10, Block 8, 20' of Chestnut Street adjacent to Lot 10, Block 8), which is located in the Business (B) and Townsite Overlay (TO) Zoning Districts. **To be continued on record to next meeting.** **ACTION ITEM**

PH 2 Consideration of a Design Review Application submitted by Steven Thomas, represented by Floyd Town Architect P.A., for a new 3,797 square foot airport hangar, to be located

adjacent to an existing hangar at 1310 Airport Circle, in the Airport (A) Zoning District.

ACTION ITEM

Appeal

- 1** An appeal by Chauncy Gardner of Planning and Zonings Administrator's Interpretation of Code Memorandum dated August 13, 2018 by Lisa Horowitz regarding Sober Living located at 220 S 2nd Ave (Lots 23 and 24, Block 26, Hailey Townsite). **ACTION ITEM**

Staff Reports and Discussion

- SR 1** Discussion of current building activity, upcoming projects, and zoning code changes.
(no documents)

- **Design Review Exemptions:**

- **Hailey Cemetery:** Design Review Exemptions for approval of a new 196 square foot garage/shed structure, to be located next to an existing shed. The garage/shed structure will match the exterior materials of the existing shed. The garage/she structure will be built to hold a minimum of 140psf of snow load.
- **Balmoral Park:** Design Review Exemption for approval of Balmoral Park Improvements. Improvements include the addition of a new picnic pavilion, play structure, park benches, asphalt pathway and landscaping. Repairs will be completed on the existing basketball court.
- **Men's Second Chance Living:** Design Review Exemption for approval of exterior and interior renovations to the existing single-family residence, located at 220 South Second Avenue. Exterior renovations include replacing an exterior window to comply with the International Building Code and International Residential Code. Interior renovations include the addition of a bathroom, laundry room and the removal of two interior doors.
- **Dustin and Emily Stone:** Design Review Exemption for approval of exterior and interior renovations to the existing single-family residence. Exterior renovations include an extension of the roofline and new front porch roof and extension of the new porch roofline to the east elevation. Two new windows are also proposed at the east elevation. All exterior materials are to match existing. Interior renovations include the reconfiguration of the master bedroom and bathroom and renovating storage space on the second floor into a new bathroom and bedroom.
- **Sterling Medical Urgent Care:** Design Review Exemption for approval of exterior and interior renovations to the existing building, located at 507 South Main Street. Exterior renovations include new Cultured Stone Wainscot, new exterior trim painted white, new gutter and downspouts painted white, new plywood siding painted white, and new asphalt shingles in Charcoal. New handrails, painted black, will be installed, as well as the installation of a new concrete landing, ramp and steps at

entry. Interior renovations include the reconfiguration of interior walls, new flooring and new finishes.

- **Atlantic Aviation:** Design Review Exemption for approval of exterior and interior renovations to the existing building, located at 2230 Atlantic Aviation Drive. Exterior renovations include the addition of two new windows. Interior renovations include the reconfiguration of interior walls, new flooring and new finishes.

SR 2 Discussion of the next Planning and Zoning meeting: **Monday, November 5, 2018.**
(no documents)