

**Agenda**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, September 16, 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 a Design Review Application by Clay and Heidi Campeau, represented by Jolyon Sawrey of Vital Ink Environmental Architecture, for a 2,400 square foot addition to an existing 2,812 square foot building, known as Advanced Towing. The project is located at 4320 Glenbrook Drive (Lot 2-5, Block 45, Woodside Subdivision #10), in the Light Industrial (LI) Zoning District. **ACTION ITEM**

**CA 2** Adoption of the Findings of Fact, Conclusions of Law and Decision of a Text Amendment by Michelle Harris to Hailey Municipal Code Title 17, Section 17.01, Article L. Service Commercial Industrial District, to add “personal services” to the permitted Conditional Uses in SCI Sales and Office (SCI-SO) Zoning District. **ACTION ITEM**

**CA 3** Adoption of the Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Katherine Kerr, represented by Chip Maguire of M.O.D.E., LLC, for a 165 square foot addition to an existing 280 square foot studio, converting the existing studio to an accessory dwelling unit for total of 445 square feet. The project is located at 402 South 4th Avenue (Lots 13, 14 and 15, Block 112, Hailey Townsite), in the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

**CA 4** Adoption of the Meeting Minutes of July 1, 2019. **ACTION ITEM**

**CA 5** Adoption of the Meeting Minutes of July 15, 2019. **ACTION ITEM**

**CA 6** Adoption of the Meeting Minutes of August 5, 2019. **ACTION ITEM**

**CA 7** Adoption of the Meeting Minutes of August 19, 2019. **ACTION ITEM**

**Public Hearing**

**PH 1** Consideration of an amendment to a Conditional Use Permit for Blaine County School District (BCSD) Bus Barn Facility, approved on July 10, 2003. The amendment is to review the Condition of Approval, Condition (o):

Condition (o): The School District shall implement its pre-trip inspection list for the bus drivers to reduce noise as follows:

ONLY IN BUS PARKING AREA: Use Interrupt Switch (Push and Hold) while backing up from parking area.

The project is located at 1250 Fox Acres Rd (Lot 1A, Block 3, Wood River High School Campus PUD Subdivision), in the General Residential (GR) Zoning District. **ACTION ITEM**

**PH 2** Consideration of a Design Review Application by FAPO Holdings Idaho, LLC c/o Engel and Associates, LLC represented by Samantha Stahlnecker, PE of Galena Engineering, for 2 new parking lots. Parking Lot A, located on the North East corner of Pine Street and S River Street will contain 8 parking stalls with access points from S River Street and the alley. This project is located at 308 and 314 S River Street (Lots 14-20, Block 20, Hailey Townsite) within the Business and Hailey Townsite Overlay Zoning Districts. Parking Lot B, located on the south west corner of Pine Street and S River street will contain 31 parking stalls with an entrance and exit access point off of Pine Street. The project is located at 401 and 407 S River Street (Lots 1-3, Block 18, Hailey Townsite) within the General Residential and Hailey Townsite Overlay Zoning districts. **AT THE REQUEST OF THE APPLICANT, THIS ITEM WILL NOT BE HEARD TONIGHT.**

**PH 3** Consideration of a Lot Line Adjustment by West Croy LLC, represented by Mark Phillips of Galena Engineering, for the reconfiguration of Lots 17 and 18, Block 3, Croy Addition. The reconfiguration would form two lots, Lot 17A, 4,494 square feet and Lot 18A, 4,494 square feet. The project is located at 217 W Croy St within the General Residential and Hailey Townsite Overlay Zoning Districts. **AT THE REQUEST OF THE APPLICANT, THIS ITEM WILL NOT BE HEARD TONIGHT.**

### **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: September 30, 2019

- Final Plat Text Amendment
- West Crescent Rezone
- 1020 Investments Text Amendment