

**AGENDA**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, September 21, 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 February 27, 2020 PZ hearing. **ACTION ITEM.**

**CA 2** Adoption of the Meeting Minutes from the March 2, 2020 PZ hearing. **ACTION ITEM.**

**CA 3** Adoption of the Meeting Minutes from the April 6, 2020 PZ hearing. **ACTION ITEM.**

**CA 4** Adoption of the Meeting Minutes from the April 20, 2020 PZ hearing. **ACTION ITEM.**

**CA 5** Adoption of the Meeting Minutes from the September 8, 2020 PZ hearing. **ACTION ITEM.**

**CA 6** Adoption of Findings of Fact, Conclusions of Law and Decision of a Conditional Use Permit submitted by Dan and Stephany Smith for a 240 square foot temporary storage shed to be located at 321 Sawmill Dr (Lot 5A, Sawmill AM) within the General Residential (GR) Zoning District. **ACTION ITEM.**

**CA 7** Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application submitted by Jesse German and Taryn Haag, represented by Galena Engineering, where Lot 38, Little Indio Subdivision (415 W Bullion) is subdivided into two lots, Lot 1, 12,704 square feet and Lot 2, 11,335 square feet, within General Residential (GR) and FP Overlay Zoning Districts, the Preliminary Plat of Little Indio south Subdivision. **ACTION ITEM.**

### Public Hearing

**PH 1** Consideration of a Design Review Application by Leonard McIntosh and Edward Ayub-Trustee for a twelve (12) unit residential project, two stories in height, to be known as River Street Apartments. The proposed project will be located at 410 North River Street (Lots 14-17, Block 56, Hailey Townsite), within the Business (B),Townsite Overlay (TO) Zoning Districts and the Downtown Residential Overlay (DRO) and Small Residential Overlay (SRO); however, the Applicant has chosen to meet the DRO Standards, as outlined in the Hailey Municipal Code. The proposal also includes: twelve (12) parking

spaces, four (4), three-bedroom accessible units and eight (8), two-bedroom accessible units. **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: **October 5, 2020**

- DR: Farmhouse by Szabo and Wrede
- DR: Bungalow by Szabo and Wrede