

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, September 24, 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 Findings of Fact, Conclusions of Law and Decision for a City-Initiated Text Amendment to Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04N.060: Public Hearing: to edit item A. Notice, and add a subcategory 1. Posting on Premises. **ACTION ITEM**

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision for Design Review Application by The Counterbalance, represented by Mark Gasenica, for a 3,084 square foot two-story commercial building. This proposal includes a commercial retail and storage area on the main floor (2,188 square feet) and an office and storage area on the second floor (896 square feet). The proposed use of the commercial area is for a coffee shop. The project is located at 811 North 1st Avenue, (Lot 1, Taylor Subdivision), in the Business (B) Zoning District. **ACTION ITEM**

Public Hearings

PH 1 Consideration of Design Review Application by 410 North Main Street, LLC, represented by Mark Gasenica, for a new 384 square foot detached Accessory Dwelling Unit, which consists of a 256 square foot main floor and 128 square foot second floor. This project is located at 410 North Main Street, Hailey (Lots 13 and N. 20' of 14, Block 57, Hailey Townsite) within the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

PH 2 Consideration by the Hailey Planning and Zoning Commission of an Annexation Application from 2-IT Ranch, LLC, to annex 11785 State Highway 75 (SWNW TL 7137, Sec. 4, T2N, R18E), comprising a total of 12.91 acres, into Hailey City Limits. Recommended zoning of the property is Limited Residential 2 (LR-2) and Recreational Green Belt (RGB). Included in the annexation request is a Planned Unit Development request and Preliminary Plat:

Planned Unit Development (PUD) Application: the PUD application consists of ten (10) residential lots, a nine-hole par 3 golf course and approximately a 5,000 square foot Club House. Project elements include:

- Eight (8) cottage townhouse sub-lots
- Two (2) single family lots
- 54 parking spaces
- A Club House
- One (1) Nine-hole Par 3 Golf Course

The applicant is requesting the following modifications and waivers as part of this application, under Chapter 17.10.040: Developers Benefits:

- 1) **LR-2 Minimum Lot Size:** The minimum lot size allowed in LR-2 zoning per Chapter 17.05.040 is 12,000 square feet. The applicant is requesting the allowance for single family lots of a minimum of 5,000 square feet and cottage townhouse sub-lots ranging from 1,000 square feet to approximately 2,400 square feet.
- 2) **Cottage Townhouse Units:** Cottage Townhouse units are not permitted under LR-2 zoning. The applicant is requesting the allowance for eight townhouse units.
- 3) **Building Setbacks:** Building setbacks in LR-2 zoning per Chapter 17.05.040 include a 25' front-yard setback and 10' side and rear-yard setbacks. The following setbacks are requested for the proposed residential units:

	Front Setback	Side Setback	Rear Setback
Single Family	25' (No modification)	5'	5'
Cottage Townhouse	5'	5'	0'
Cottage Townhouse (Above Garage Unit)	0'	0'	0'

- 4) **Private Street Number of Units Served:** Chapter 16.04.020 allows private streets to serve a maximum of five (5) residential dwelling units or private streets may be allowed within planned unit developments. A private street serving ten (10) residential units is requested with this PUD.

Subdivision Preliminary Plat Application: The project includes eight (8) cottage townhouse sub-lots and two (2) single family lots ranging in size from 1046 square feet to 5292 square feet to be zoned Limited Residential 2(LR-2) and 1 Recreational Green Belt (RGB) lot containing a club house, parking and a nine-hole par 3 golf totaling to 12.91 acres. **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: **Tuesday, October 2, 2018.**
(no documents)