

Agenda
HAILEY PLANNING & ZONING COMMISSION
Monday, September 30, 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 an amendment to a Conditional Use Permit for Blaine County School District (BCSD) Bus Barn Facility, approved on July 10, 2003. 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**

Public Hearing

PH 1 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. **THIS ITEM WILL BE HEARD ON October 7, 2019.**

PH 2 Consideration of a request for a Development Agreement Rezone by West Crescent Advisors Idaho, LLC, represented by Jay Cone Architecture, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020, and Downtown Residential Overlay (DRO), Section 17.04R. The proposed changes would rezone Lots 1-7, Block 19, Hailey Townsite (301, 303 and 307 South River Street and 104 West Walnut) and Lots 1 and 3, Block 1, Elmwood Subdivision # 2, from Limited Business (LB) and General Residential (GR) to Business (B). Parcels 301, 303 and 307 South River Street are currently within the Downtown Residential Overlay (DRO). Lots 1 and 3, Block 1, Elmwood Subdivision # 2 (no address) are requesting to be added to the Downtown Residential Overlay (DRO). Lots to the north and the east are zoned the requested zoning district and are within the requested overlay district. The development Agreement Rezone stipulates in part:

1. Buildings on Elmwood Lot 3 shall be set back a minimum of ten feet (10') from the boundary of Lot 4, Block 1, Elmwood Subdivision

2. Buildings on Elmwood Lot 1 shall not exceed 20' in height.
3. A "Tent" diagram will be prepared which will establish bulk restrictions.

PER APPLICANT REQUEST, THIS ITEM WILL NOT BE HEARD TONIGHT.

PH 3 Consideration of a Text Amendment to the Hailey Municipal Code submitted by 1020 Investments, LLC, c/o Rick Ryerson, represented by Errin Bliss of Bliss Architecture, to Title 17: Zoning Regulations, Chapter 17.05: Official Zoning Map and District Use Matrix, Section 17.05.050: District Use Matrix, which would amend the District Use Matrix to add "Multifamily Dwellings" and "Dwelling Units within Mixed Use Buildings", as permitted uses within the Technological Industry (TI) Zoning District. **ACTION ITEM**

PH 4 Consideration of a City-Initiated Text Amendment to the Hailey Municipal Code, Title 16, Chapter 16.03.030: Final Plat Approval, to clarify that required improvements shall be substantially in place prior to Council hearing on the Final Plat, and amendments to Chapter 16.04.110: Development Standards, Parks, Pathways and other Green Spaces, Subsection H: In-Lieu Contributions, to allow Council consideration of in-kind contributions in-lieu of park land dedication. **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: October 7, 2019

- Text Amendment: Airport Facilities
- Text Amendment: Parking and Loading
- Design Review: FAPO Holdings Idaho LLC