

**AGENDA**  
**HAILEY PLANNING & ZONING COMMISSION**  
**May 16, 2022**  
**Virtual and In-Person Meeting**  
**5:00 p.m.**

From your computer, tablet or smartphone: <https://meet.goto.com/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 Findings of Fact, Conclusions of Law and Decision of a Design Review by Flowing Wells, LLC, for construction of a commercial building consisting of a 7,994 square foot warehouse with an attached 2,108 square foot showroom to be located at Lot 7H, Block 4, Airport West Subdivision (1930 Embraer Way) within the SCI Industrial (SCI-I) Zoning District. This project will be known as Sun Valley Auto Club. **ACTION ITEM.**

**CA 2** Adoption of Findings of Fact, Conclusions of Law and Decision of a City-Initiated Text Amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.02.020: Meaning of Terms or Words, to add the various definitions of solar energy systems to provide clarity and opportunity concerning the development of solar resources. **ACTION ITEM.**

**CA 3** Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application by Bullion Square, LLC, to subdivide the existing Bullion Square Condominium Unit 1 into three (3) units: Units 1A, 2A, and 3A. This project is located at 111 North Main Street (Bullion Square Condominiums) within the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

### Public Hearing

**PH 1** Consideration of a Design Review Application by Bill and Kris Josey for a new 784 square foot two-bedroom residential unit to be located above an existing commercial building located at 1731 Lear Lane (Lot 4M, Block 4, Airport West Subdivision #2) within the SCI-Industrial (SCI-I) Zoning District. **ACTION ITEM.**

**PH 2** Consideration of City-Initiated Amendment to Title 18, Mobility Design, to modify the curb line and sidewalk configuration on the south side of McKercher Boulevard between River Street and Highway 75/Main Street to include a ten-foot-wide (10') multi-use pathway, and to reduce the existing eight-foot-wide (8') sidewalk to five feet (5') in width. Three (3) existing trees will be relocated and one (1) existing tree between River

Street and Albertson's will be removed during the modification of the curb line and sidewalk configuration, and addition of the multi-use pathway. **ACTION ITEM.**

**PH 3** Consideration of City-Initiated Text Amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.07: Supplementary Location and Bulk Requirements, Section 17.07.030.02: Construction Trailers, RVs and ATVs, to allow for licensed, operational RVs to be used on private property when such property is operating under a valid building permit. **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: **June 6, 2022 at 5:30pm.**

- DR Preapplication: Maple Street Apartments
- DR: Ian Sundby
- PP: Quigley Block 5 & 6