

Meeting Minutes
Hailey Planning and Zoning Commission
Tuesday, January 16, 2024
5:30 p.m.

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Present

Commission: Janet Fugate, Dan Smith, Owen Scanlon, Jordan Fitzgerald, Sage Sauerbrey

Staff: Robyn Davis, Emily Rodrigue, Ashley Dyer, Jessie Parker

5:30:33 PM Call to Order

- [5:30:41 PM](#) Public Comment for items not on the Agenda. No comments.

5:31:11 PM Consent Agenda

- **CA 1** Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Design Review Application by Williams Family Trust, represented by Opal Engineering and Pivot North, for construction of a three-story, multifamily apartment project, which consists of eighteen (18) units in total. Twelve (12) of the units are proposed as one-bedroom units, and six (6) of the units are proposed as two-bedroom units. This project is proposed to be located at 111 Empty Saddle Trail (Sublot 1, Block 1, Saddle River Subdivision), and to be known as RVR North. **ACTION ITEM**
- **CA 2** Motion to approve the Findings of Fact, Conclusions of Law of a Conditional Use Permit Application by Rivian Automotive, LLC, for an improved parking area consisting of electric vehicle charging stations. The Applicant is proposing a total of five (5) standard charging stalls and one (1) pull-in trailer stall onsite, to be located at 207 North Main Street (Lots 6-8, Block 44, Hailey Townsite) within the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts. This project will be heard concurrently with a Design Review Application. **ACTION ITEM**

- [CA 3](#) Motion to approve Meeting Minutes dated August 7, 2023. **ACTION ITEM**
- [CA 4](#) Motion to approve Meeting Minutes dated December 18, 2023. **ACTION ITEM**

[5:32:04 PM](#) Sauerbrey motioned to approve CA 1, and C4, motion amended. Smith seconded. Fitzgerald and Scanlon abstained. Remaining in Favor. 3-0.

[5:33:04 PM](#) Smith motioned to approve CA 2 and CA3. Sauerbrey seconded. Fitzgerald abstained. Remaining in Favor. 4-0.

Public Hearing

- [PH 1](#) [5:33:26 PM](#) Consideration of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.06, Design Review, to amend as stricken and underlined: All plant species shall be hardy to at least the Zone 6a environment. **ACTION ITEM**

[5:33:40 PM](#) Rodrigue introduced application, summarizing request to amend code from a Zone 4 hardiness zone to a Zone 6a due to update from USDA. Rodrigue explained maps are updated every 10 years. Chair Fugate asked if applicable plants for zone 6a would be ok during current weather. Staff explained maps are based off the average of the lowest temperatures. Davis explained new zone allows for more plants, that does not lose zone 4 plants.

[5:36:57 PM](#) Smith asked about Zone 4 previously being chosen. Davis explained was not able to locate reason for choosing Zone 4. Commission and staff discussed potential of discussing with landscape architects for their feedback.

Smith asked if staff has received push back for requirement of Zone 4. Staff stated no, not at this time. Commission continued to discuss change of zones and how it could affect plants, recommendation to staff of getting landscape architect input.

[5:41:45 PM](#) Chair Fugate opened public comment.

[5:42:07 PM](#) Chair Fugate closed public comment.

[5:42:20 PM](#) Chair Fugate summarized concerns of getting input from landscapers.

[5:42:49 PM](#) Scanlon explained why believes should align with USDA map.

[5:43:13 PM](#) Fitzgerald explained why believes should get professional opinions before making change.

[5:43:37 PM](#) Smith still curious why chose Zone 4 before and believes may be worthwhile getting additional professional input.

[5:45:14 PM](#) Sauerbrey asked if opening to Zone 6, if it expands the drought tolerant species. Chair Fugate is concerned it may decrease it. Sauerbrey agrees with all comments, and also recommends reaching to experts.

[5:46:21 PM](#) Staff asked if would like to continue or make a recommendation to Council, explaining would incorporate all recommendations. Davis confirmed would not bring forward to council until they completed the requests received tonight.

[5:47:39 PM](#) Sauerbrey motioned to recommend approval to the Hailey City Council an Ordinance amending Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.06: Design Review, to provide an update to the landscaping requirement for plant species hardiness, addressing those buildings which are nonresidential, multi-family, and mixed-use in nature, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare. Scanlon seconded. All in Favor.

New Business

- [NB 1](#) Nomination of Chair and Vice Chair. *(No Documents)* **ACTION ITEM.**

[5:49:08 PM](#) Smith motioned to nominate Janet Fugate as Chair. Scanlon seconded. All in Favor.

[5:50:18 PM](#) Sauerbrey motioned to nominate Owen Scanlon as Vice Chair. Smith seconded. All in Favor.

Staff Reports and Discussion

- **SR 1** Discussion of building activity, upcoming projects, and zoning code changes.
- **SR 2** Discussion: Next Planning and Zoning Meeting:
 - February 5, 2024: DR Solstice Condos, DR PreApp McCloud, CUP Young
 - February 20, 2024: CUP Two Rivers, DR Rivian

Davis summarized upcoming project for February meetings.

Chair Fugate welcomed Jordan to planning and zoning.

[5:51:57 PM](#) Sauerbrey motion to adjourn. Smith seconded. All in Favor.