

Meeting Minutes
Hailey Planning and Zoning Commission
Monday, October 21, 2024
5:30 p.m.

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Present

Commission: Owen Scanlon, Jordan Fitzgerald, Janet Fugate

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

Absent: Dan Smith, Sage Sauerbrey

5:30:05 PM Call to Order

- [5:30:15 PM](#) Public Comment for items not on the Agenda. No comments.

5:30:53 PM Consent Agenda - ACTION ITEM

- **CA 1** Motion to approve the meeting minutes dated September 16, 2024. **ACTION ITEM**
- **CA 2** Motion to approve Motion to approve Findings of Fact, Conclusions of Law, and Decision of a City-Initiated Text Amendment amending Hailey's Municipal Code, Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.02.020: Meaning of Terms and Words to include the definition of registered design profession, and Chapter 17.06 Design Review, Section 17.06.050: Application; Item B.3., to require plans to be stamped by an Idaho registered design professional rather than an Idaho licensed architect. **ACTION ITEM**
- **CA 3** Motion to approve Motion to approve Findings of Fact, Conclusions of Law, and Decision of a City-Initiated Text Amendment amending Hailey's Municipal Code, Title 17: Zoning Regulations, Chapter 17.05: Official Zoning Map and District Use Matrix, to refine current language and include Public Administration and Government Offices, and Public

Service, Public Use, and Public Use Facilities as permitted, conditional, or nonpermitted uses within the Light Industrial (LI) and Technological Industry (TI) Zoning Districts, and conditional uses within the Limited Residential (LR-1 and LR-2), General Residential (GR), Limited Business (LB), Transitional (TN), Business (B), Sales and Office Industrial (SCI-SO), and SCI-Industry (SCI-I) Zoning Districts, as well as modify the lot coverage parameters for these uses located within the Townsite Overlay (TO) Zoning District by amending Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article M: Townsite Overlay (TO) District. **ACTION ITEM**

- **CA 4** Motion to approve Motion to approve Findings of Fact, Conclusions of Law, and Decision of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.06: Design Review, to require multifamily developments across all zoning districts provide recycling resources and receptacles within their site planning and building services, in addition to standard trash receptacles and removal service. **ACTION ITEM**

[5:31:04 PM](#) Scanlon motion to approve CA 1-CA4. Fitzgerald seconded. All in Favor.

Public Hearing(s) - ACTION ITEM

- [5:31:21 PM PH 1](#) Consideration of a Preliminary Plat Application by Lido Equities Group – Idaho, LLC represented by Galena-Benchmark Engineering, for a plat modification to Copper Ranch 5. This plat modification would vacate the previously platted land intended for Building 17, as well as amend/relocate snow storage locations elsewhere onsite. **ACTION ITEM**

[5:31:44 PM](#) Rodrigue summarized proposed application then turned floor to applicant team.

[5:32:32 PM](#) David Patrie, Galena-Benchmark Engineering, stated happy to take a question.

[5:32:58 PM](#) Scanlon asked how many units were in the previous building 17. Davis stated there were seven units in that building. Patrie explained this building was not built, this application will just vacate the plat. Scanlon stated his appreciation for considering additional parking.

[5:34:03 PM](#) Fitzgerald asked if the PUD Agreement needs to be amended. Davis summarized project history and how this was already agreed upon by the City Council. Fitzgerald asked if would see this project again. Davis stated Planning and Zoning will not see it again.

[5:35:00 PM](#) Chair Fugate does not have questions and seconded Scanlon’s appreciation to additional parking.

[5:35:40 PM](#) Patrie stated the engineering plans will be reviewed by staff before construction.

[5:36:01 PM](#) Chair Fugate opened public comment.

[5:36:35 PM](#) Chair Fugate closed public comment.

[5:36:43 PM](#) No further comments from commission.

[5:36:58 PM](#) Fitzgerald motion to approve the Preliminary Plat Application by Lido Equities Group – Idaho, LLC represented by Galena-Benchmark Engineering, for a plat modification to Copper Ranch Phase 6, to vacate the previously platted land intended for Building 17 and amend snow storage locations, finding that the application meets all City Standards, and that Conditions (1) through (9) are met, as amended. Scanlon seconded. All in Favor.

- [5:38:01 PM PH 2](#) Consideration of a City-Initiated Text Amendment amending Hailey’s Municipal Code, Title 17: Zoning Regulations, Title 17: Zoning Regulations, Chapter 17.04 Establishment, Purposes and Uses within Zoning Districts, Article H, Article I and Article L to include specific provisions related to the construction of Accessory Dwelling Units, as well as to modify Chapter 17.05: Official Zoning Map and District Use Matrix, to allow for Mixed-Use Developments and Accessory Dwelling Units within Hailey’s industrial zoning districts. **ACTION ITEM**

[5:38:43 PM](#) Chair Fugate complimented staff on incorporating commission comments.

[5:39:04 PM](#) Dyer introduced application, summarized meeting in June and the intent of the amendment. Dyer explained the application objective is to allow for select housing within the listed districts.

[5:40:04 PM](#) Scanlon stated his opinion is that the buildings in LI are always large and not sure if need to limit to one ADU that could have other restrictions in place to control number of ADUs including parking and open space.

[5:41:23 PM](#) Chair Fugate asked if did that, if it would be better to start with this and add to the parameters at a future time. Davis agrees and clarifies on mixed use approach, that in that case would not regulate as ADUs. Davis stated if decide to proceed with mixed use buildings what provisions do, they want to set in place. Davis believes can do it all in the same ordinance.

[5:43:11 PM](#) Fitzgerald agrees, does not believe it needs to be restricted to one ADU. Fitzgerald asked for clarification on language not more than one ADU per unit within the principal building. Davis clarified the intent behind language. Fitzgerald confirmed it could be more than one ADU per lot as long as appropriately separated. Fitzgerald suggested a second ADU could be conditional use or ADUs in general could be conditional use. Fitzgerald believes close to two is appropriate, does not think should allow as many as can fit. Chair Fugate agrees on limit.

[5:47:33 PM](#) Chair Fugate referenced letter from WRLT and does not believe allowing ADUs will push industrial use into the county. Davis provided examples where Hailey allows ADUs in similar districts.

[5:49:30 PM](#) Fitzgerald noted typo on A10, that should be minimum not maximum. Fitzgerald stated the need to include residential parking in addition to parking requirements for use of buildings. Davis confirmed that parking is addressed, and confirmed residential parking can be designated. Fitzgerald noted typos in matrix in ordinance. Davis confirmed it should be mixed use, not multi-family developments. Fitzgerald asked about definition of ADU, that believes has seen more restrictive definitions. Davis confirmed can review the definitions in the building code.

[5:55:33 PM](#) Chair Fugate opened public comment.

[5:55:54 PM](#) Chair Fugate closed public comment.

[5:56:05 PM](#) Discussion ensued regarding definition of kitchen/ADU.

[5:59:36 PM](#) Fitzgerald suggested discussing requirement of ADU to be occupied by owner or employee. Chair Fugate confirmed that is what they want. Fitzgerald asked how cannot prevent separating these. Davis explained the subdivision process. Fitzgerald asked if the remaining topic is the number of residential units.

[6:01:48 PM](#) Discussion ensued regarding increase of allowed residential units. All agreed to come back with a proposal that shows an increase of residential with provisions.

[6:03:29 PM](#) Davis asked about input for requirements for open space, storage, connections, etc. Commission agreed should have minimums. Davis suggested that personal storage per unit and open space could be shared. Davis confirmed staff will consider options more and bring back suggestions to the commission. Discussion continued regarding the number of units to allow and provisions to include. All in agreement that if going to have families living there, should accommodate them.

[6:12:58 PM](#) Scanlon has no further comments. Fitzgerald believes ADUs should have to come in front of Planning and Zoning. Davis confirmed all commercial buildings have to come in front of Planning and Zoning.

[6:15:44 PM](#) Scanlon motioned to continue this topic to November 18, 2024. Fitzgerald seconded. All in Favor.

Staff Reports and Discussion

- **SR 1** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning Meeting:
 - **Monday, November 18, 2024:**

Janet will not be in attendance on November 18, 2024.

Davis stated November 4th meeting canceled.

[6:17:14 PM](#) Scanlon motion to adjourn. Fitzgerald seconded. All in Favor.