

Agenda
Hailey Planning and Zoning Commission
Monday, March 3, 2025
5:30 p.m.

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5:31:05 PM Call to Order

- Public Comment for items not on the Agenda.

5:32:15 PM Consent Agenda - ACTION ITEM

- **CA 1** Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Design Review Application submitted by Overland West, Inc., represented by Jay Cone, for a commercial building, consisting of two (2) cleaning bays, one (1) tunnel wash bay, storage and a multi-purpose room with a two-bedroom Accessory Dwelling Unit (ADU) located on the second floor. This project is located at 1551 Aviation Drive, (Lot 3A, Block 4, Airport West Sub #2) within the SCI-Industrial (SCI-I) Zoning District. **ACTION ITEM**
- **CA 2** Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Design Review Application, submitted by Spud Locker, LLC, represented by Chad Blincoe, for the construction of a new 22,443 square foot storage building that would replace the existing storage units onsite. This project is located at 1140 Airport Way (Lot 3, Block 2, Friedman Park Subdivision) within the Light Industrial (LI) Zoning District. **ACTION ITEM**
- **CA 3** Motion to approve meeting minutes dated February 18, 2025. **ACTION ITEM**

5:32:25 PM Sauerbrey motion to approve CA 1- CA 3. Mike Smith seconded. All in Favor.

Public Hearing(s) - ACTION ITEM

- **5:32:48 PM PH 1** Continuation of a Design Review Application by McIntosh Holdings, LLC, represented by Erinn Bliss with Bliss Architecture, for the construction of a new 6,320

square foot multifamily development project located at 637 S. River Street (AM Lot 2A Block 1, Maple Subdivision), and within the General Residential (GR), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts The development consists of two (2), three story, multifamily buildings, which includes six (6) residential dwelling units in total. **ACTION ITEM**

[5:33:26 PM](#) Dyer summarized previous hearings held on this application, confirming requested amendments are included in new submittal. Dyer turned floor to applicant team.

[5:34:03 PM](#) Errin Bliss, Bliss Architecture, summarized changes made based off last hearing. Bliss noted changes include relocation of mechanical system, storage units, combined courtyard, addition of ev outlets, addition of windows on 2nd and 3rd floors, covering over stair space, addition of steel on west and east sides to break up the façade, solar shading provided to certain windows, and landscape changes to courtyard.

[5:45:27 PM](#) D. Smith asked about shading of juniper trees. Moghan Lyon does not foresee any issues as trees. D. Smith asked if the crab apples are fruit bearing, Lyon confirmed they are not. Lyon explained from his experience how Crab Apples help shade the Junipers. D. Smith asked about roof drainage over the stairway. Bliss proposed drainage, that the structure has a flat roof. D. Smith asked if expect the proposed wood to turn gray or bleach. Bliss confirmed it will fade. D. Smith asked about regular maintenance to the wood surface. Bliss stated that it would be up to the building owner and that he is aware maintenance is required. Bliss explained his perspective and benefits of using natural materials.

[5:50:20 PM](#) Sauerbrey confirmed his questions have been addressed since the last meeting.

[5:50:40 PM](#) M. Smith has no questions.

[5:50:48 PM](#) Sauerbrey asked about the vertical sun shading and if has seen elsewhere. Bliss summarized when sun shading works and that has seen elsewhere but not locally.

[5:52:26 PM](#) Chair Fugate asked what they are made of. Bliss confirmed material to be used.

[5:53:18 PM](#) Chair Fugate opened public comment.

[5:53:44 PM](#) Erica, 21 W Cedar Street, asked if anyone has really paid attention to the neighborhood, that parking and snow storage are issues. Does not know how this got approval with proposed parking, fewer parking spaces then bedrooms. There is no parking with snow. That is really sad this shoe box has been approved. Knows Silver Apartment buildings have caused huge issues with parking. Hoping the commission will consider this will put a huge strain on their neighborhood.

[5:56:05 PM](#) Chair Fugate closed public comment.

[5:56:15 PM](#) Bliss responded to public comment, noting 9 total parking space provided and only required to provide 6.

[5:57:05 PM](#) D. Smith appreciates applicant's willingness to take commission comments into consideration.

[5:57:29 PM](#) Sauerbrey agrees with D. Smith comments. Sauerbrey noted this is the 4th or 5th time have heard this project. Sauerbrey stated he personally likes the character of this project.

[5:59:14 PM](#) M. Smith noted he is new to the project. M. Smith encourages applicant team to consider the noise during the summer in outdoor spaces. M. Smith struggles with the sage green color, does not believe it fits with the surrounding color.

[6:01:19 PM](#) chair Fugate stated understands parking is an issue, but as Bliss stated he has provided additional parking. Chair Fugate explained that when the project complies, they have a standard they have to follow.

[6:02:30 PM](#) Sauerbrey added his thoughts on parking. Sauerbrey recommended a strong transparency of parking requirements by the developer to tenants. Chair Fugate asked about adding that as a condition of approval. Bliss confirmed applicant team does not have an issue with the proposed condition.

[6:06:28 PM](#) Commission and applicant team reviewed conditions of approval.

[6:06:38 PM](#) Sauerbrey motioned to approve the Design Review Application submitted by McIntosh Holdings, LLC, represented by Errin Bliss with Bliss Architecture for the construction of a new 6,320 square foot multifamily development project located at 637 S. River Street (AM Lot 2A Block 1, Maple Subdivision) finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code, Title 17, and City Standards, provided conditions (a) through (o) are met, as amended. D. Smith seconded. All in favor.

- [6:07:50 PM PH 2](#) Consideration of a City-Initiated Amendment amending various sections in and/or adding new sections to Hailey's Comprehensive Plan. The following sections are proposed to be modified: Section 5: Land Use; Section 6: Economic Development; Section 8: Housing; and Section 10: Transportation. A new section is proposed to be added and includes Section 15: Sustainability. The proposed amendments are pursuant to Title 67, Chapter 65, Local Land Use Planning Act. **ACTION ITEM**

[6:08:32 PM](#) Davis summarized process took to get the final draft as presented tonight. Davis stated for tonight's discussion will be reviewing the amended sections. Davis turned floor to Daren Fluke.

[6:09:42 PM](#) Daren Fluke, provided a presentation for the overview of amendments. Using the presentation, Fluke summarized presentation for tonight. Fluke summarized the process that began in April of 2024. Fluke explained the public engagement that has been completed, what is scheduled for upcoming months in 2025 and key takeaways. Fluke asked if there were any questions. No questions at this time.

[6:20:08 PM](#) Fluke moved on to discuss results of surveys and engagement done. Fluke read slide for the Vision Statement aloud, stating that this is what they are striving for.

[6:23:11 PM](#) Fluke summarized the updates to each section. Fluke asked if there were any questions. No questions at this time.

[6:28:44 PM](#) Fluke moved on to the Land Use section, providing an overview of the various maps added or amended including **Developable Areas Maps**: noting main area of growth is the south and north, that Area of Impact comprises 90% of developable land left; **Future Land Use Designations**: noting residential does not include a distinction between residential and multi-family, explaining this map provides a basis for considering proposed rezones.

[6:40:10 PM](#) D. Smith asked what would be an Airport compatible light industrial designation. Fluke explained would require changes to ordinance, but airport compatible light industrial would be similar to what see in industrial area now. Davis confirmed it would be similar to what we have now.

[6:42:19 PM](#) Chair Fugate confirmed that FAA would be a consideration. Staff confirmed. Fluke noted it would go through a process to be brought into the ACI then it would go through an annexation process. Chair Fugate confirmed hashed area allows the city more time to respond even if it is not in the ACI. Fluke confirmed.

[6:43:33 PM](#) Fluke continued providing an overview of additions in Land Use: **Compatibility Matrix**. Fluke summarized the goals within the Land Use section.

[6:46:38 PM](#) Fluke asked if there are any questions. Chair Fugate confirmed Land Use encompasses the other sections. Davis confirmed.

[6:47:19 PM](#) D. Smith asked the total growth reserve, noting typos. Fluke confirmed its approximately 400 developable acres.

[6:48:23 PM](#) Sauerbrey asked about page 23 of comp plan, Goal 3.5.2 B referring to select zonings. Davis explained 3.5.2. Sauerbrey explained his thought process. Davis explained that growth reserves would go through an annexation process and zoning is determined the annexation. Chair Fugate clarified that he thinks that there should be another goal for outside of Downtown. Discussion ensued.

[6:55:00 PM](#) Davis confirmed commission can contact staff with notes on content. Sauerbrey asked if certain goals have been bumped up long term. Rodrigue confirmed there were some changes and reasoning's why. Sauerbrey asked if there were any mention of looking at density requirements relative to transportation corridors. Staff does not believe it was specifically addressed in that manner. Sauerbrey thinks that could be something included down the line. Chair Fugate noted he was also discussing amenities in that area without detracting from Downtown core. D. Smith found it interesting that there was mention of minimum density and that would want to include transportation options in those areas.

[7:00:15 PM](#) M. Smith complimented staff and consultants. M. Smith asked if section 3.5.2 should make statements to include incentivizing parking in downtown area accessible to public. Chair Fugate explained that her takeaway from the parking workshop was the issue was more residential parking (multi-family) not access to downtown. Sauerbrey confirmed that was also his understanding. Discussion ensued regarding parking and possible options to incentivize parking.

[7:10:16 PM](#) Sauerbrey complimented document.

[7:10:48 PM](#) M. Smith wonders if there should be a statement considering a fund of some kind to help relocate Airport. Chair Fugate referenced old meetings regarding Airport relocation and asked if understood correctly if its true that land is dedicated to airport even if Friedman relocates. Davis unsure.

[7:13:11 PM](#) Chair Fugate opened public comment.

[7:13:32 PM](#) Steve Daniels, summarized how he has participated with this amendment and suggested language changes to proposed plan within the Transportation section. Daniels listed sections where he thought applicable. Daniels noted certain streets impacted by traffic speeds, including 3rd Ave, 4th Ave and Woodside.

[7:18:28 PM](#) Daryl Fauth, BCHA representative, complimented plan and stated BCHA is available for collaboration when needed.

[7:19:31 PM](#) Scott Runkel, noted his appreciation of everyone's effort and congratulate efforts of the plan by the staff and consultant. Scott summarized appreciates everyone's effort and supports the plan 100%.

[7:21:34 PM](#) Chair Fugate closed public comment.

[7:22:07 PM](#) Chair Fugate asked what staff is hoping to see from Commission tonight. Davis stated it is up to the commission and their comfort level. Chair Fugate provided her compliments of the proposed plan, noting she does not have any real problems but would like to look at the transportation and housing more but would be ok if the other commissioners wanted to move it forward.

[7:23:50 PM](#) D. Smith would like to have another chance to look at it again. D. Smith believes may want to drill down in a couple areas, maybe some enhancements to the language.

[7:24:47 PM](#) Sauerbrey stated his question is if could move forward certain sections and hold other back. Discussion continued on whether to continue or move forward.

[7:27:54 PM](#) M. Smith asked if have to approve all amendments or if could request just one to come back. Davis confirmed they can, that staff is happy to bring back to the commission. Discussion continued on whether to continue or move forward or hold certain sections back. Commission listed items would like to see: shared language on parking, review transportation, staff comments on the airport after discussing with other departments regarding potential of airport relocation and FAA rules impact, tailoring PUD design with growth reserves in mind, explore density and parking in a way that relates to transportation specifically.

Commission complimented staff on work done.

[7:37:47 PM](#) M. Smith motion to continue the public hearing to March 17, 2025. D. Smith seconded. All in Favor.

Administrative Reviews(s)

- [AR 1](#) Findings of Fact, Conclusions of Law, and Decision of a Design Review Modification Application by Eric Cueva to amend the approved Design Review plans to construct a new 579 square foot Accessory Dwelling Unit (ADU), to be located at 504 S Main Street (Lots S20' of 12 All of 13 & 14, Block 9, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts.

- [AR 2](#) Findings of Fact, Conclusions of Law, and Decision of a Design Review Modification Application by Holly McCloud to amend the approved Design Review plans for the construction of a new 2,389 square foot single-family residence located at 216 S. 4th Avenue (Lots 19 & 20, Block 104, Hailey Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts).

Staff Reports and Discussion

- **SR 1** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning Meeting:
 - **Monday, March 17, 2025:**
 - Annual Report
 - TA Historic Preservation
 - SAP Update

[7:38:52 PM](#) Davis summarized upcoming meeting.

[7:40:08 PM](#) D. Smtih motion to adjourn. Sauerbrey seconded. All in Favor.