

**Agenda**  
**Hailey Planning and Zoning Commission**  
**Monday, March 17, 2025**  
**5:30 p.m.**

Hailey Planning and Zoning Meetings are open to the public, in person, and by electronic means when available. The city strives to make the meeting available virtually but cannot guarantee access due to platform failure, internet interruptions or other potential technological malfunctions. Participants may join our meeting virtually by the following means:

**Join on your computer, mobile app, or room device.**

[Click here to join the meeting](#)

Meeting ID: 249 576 139 181

Passcode: Ge6Z7Q

[Download Teams](#) | [Join on the web](#)

**Or call in (audio only)**

[+1 469-206-8535,,602369677#](#) United States, Dallas

Phone Conference ID: 602 369 677#

---

**Commission:** Dan Smith, Janet Fugate, Sage Sauerbrey, Michael Smith

**Staff:** Robyn Davis, Emily Rodrigue, Ashley Dyer, Jessie Parker, Chris Simms, Mike Baledge, Amanda Chase

**Absent:** Jordan Fitzgerald

**5:30:42 PM Call to Order**

- Public Comment for items not on the Agenda. No comment.

**5:31:30 PM Consent Agenda - ACTION ITEM**

- **CA 1** Motion to approve Findings of Fact, Conclusions of Law, and Decision 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**
- **CA 2** Motion to approve meeting minutes dated March 3, 2025. **ACTION ITEM**

**5:31:39 PM Sauerbrey motion to approve CA 1 and CA 2. M. Smith seconded. All in Favor.**

**Public Hearing(s) - ACTION ITEM**

- **5:31:54 PM PH 1** Continuation 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**

**5:32:22 PM** Davis confirmed that the last workshop held on March 13<sup>th</sup> and noted minor edits to be done from that workshop. Davis, using power point, summarized discussion from March 3<sup>rd</sup> hearing and requests/changes made from that hearing. Power point used available in Community Development.

[5:36:48 PM](#) D. Smith suggested from and within neighbors, to help promote interior connections on page 70, Goal 3.10.03.

[5:38:22 PM](#) Davis continued summarizing changes using the power point.

[5:41:55 PM](#) Chair Fugate suggested broadening language on Land Use to not prevent civic uses such as rodeo ground. M. Smith noted future land use map does include areas like rodeo grounds.

[5:44:35 PM](#) Davis continued summarizing changes using the power point.

[5:46:57 PM](#) Chair Fugate complimented staff on work done.

[5:47:22 PM](#) D. Smith starting with 3.1.i.2 suggesting calling it a multimodal transportation network, explaining it would allow for alternative options for areas that are lacking in access. D. Smith suggested looking at developing additional LI areas, which was not given as much attention as though it may need in the future.

[5:50:53 PM](#) No comments from Sauerbrey and M. Smith.

[5:51:14 PM](#) Chair Fugate opened public comment.

[5:51:35 PM](#) Steve Daniels, 830 Broadford, requested to see page with goal 3.10.2 and suggested stronger language to be used here based off what has heard at other public hearings.

[5:53:17 PM](#) Chair Fugate closed public comment.

[5:54:01 PM](#) Sauerbrey complimented city staff on putting this together.

**[5:54:40 PM](#) M. Smith motion to recommend approval to the Hailey City Council the proposed Comprehensive Plan Update, which includes amendments to Section 5: Land Use, together with a map indicating suitable projected land uses for the jurisdiction, Section 6: Economic Development, Section 8: Housing, and Section 10: Transportation, as well as the addition of Section 15: Sustainability, and attached hereto, of the Hailey Comprehensive Plan, finding that all city and state standards have been met. D. Smith seconded. All in Favor.**

- [5:55:41 PM PH 2](#) Continuation of a of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite Overlay Bulk Requirements, by adding paragraph "J", items J.1., J.2., J.3, and J.4.; which establishes provisions and/or flexibility of maximum building height, maximum lot coverage, and the consideration of other exceptions to the bulk requirements for all development projects preserving a historic commercial or residential structure. **ACTION ITEM**

[5:56:19 PM](#) Rodrigue noted initial description has typo in procedural area in staff report. Rodrigue explained looking for feedback on standards that were requested at the last public hearing.

[5:57:42 PM](#) Chair Fugate stated believe main concern of how many waivers, flexibilities that can be used.

[5:57:59 PM](#) M. Smith expressed concern on wording "per application," providing suggestions for alternative language.

[5:59:36 PM](#) Sauerbrey does not believe there is any reason to open this up for a property more than once, but does like the suggestion of rolling time line suggested by M. Smith. Sauerbrey suggested a once per property, but maybe with an allowance for review every 20-30 years.

[6:03:28 PM](#) D. Smith confirmed will have a maximum of 40% lot coverage. D. Smith stated as long as it abides and adheres to the design criteria, explaining that this is a cap. D. Smith summarized that he does not have a problem with not limiting the changes as long as have lot coverage cap. D. Smith asked about 1c, that didn't think had flexibility in height and only allowing for lot coverage flexibility. Chair Fugate explained intent is that if going to raise the building it still needs to be subordinate to main structure. Staff explained max height in Townsite overlay is restricted, using GR as an example.

[6:08:31 PM](#) Chair Fugate agrees with D. Smith's comment regarding cap. Discussion ensued among commissioners.

[6:10:04 PM](#) Simms reminded the Commission that this commission would fully hold all cards noting that there are still maximums built within the proposed code. Discussion continued with staff and commission, with staff explaining this would be reviewed on a case-by-case basis.

[6:13:37 PM](#) M. Smith suggested removing word rustic from 2d.

[6:14:39 PM](#) Chair Fugate opened a public comment.

[6:14:54 PM](#) Chair Fugate closed public comment.

[6:15:23 PM](#) Sauerbrey move to recommend approval to the Hailey City Council an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite Overlay Bulk Requirements, by adding paragraph "J", items J.1., J.2., And J.3.; providing for flexibility of maximum building height, maximum lot coverage, and the consideration of other exceptions to the bulk requirements for all development projects preserving a historic commercial or residential structure, 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. M. Smith seconded. All in Favor.

#### **Staff Reports and Discussion**

- **SR 1** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning Meeting:
  - **Monday, April 7, 2025:**
    - Copper Ranch – The Woods
    - Downtown Master Plan
    - ARCH Phase 2 Ellsworth Inn- Duplex and landscape plan

[6:17:25 PM](#) Davis summarized upcoming projects.

Chair Fugate will not be attending the April 21<sup>st</sup> meeting.

[6:19:09 PM](#) M. Smith motion to adjourn (no later then 8:00 PM). D. Smith seconded. All in Favor.