

**Agenda**  
**Hailey Planning and Zoning Commission**  
**Monday, April 7, 2025**  
**5:00 p.m.**

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Present

Commission: Dan Smith, Michael Smith, Janet Fugate, Sage Sauerbrey, Jordan Fitzgerald

Staff: Robyn Davis, Emily Rodrigue, Ashley Dyer, Lisa Horowitz, Mike Baledge, Brian Yeager?

Absent:

**[5:05:01 PM Call to Order](#)**

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

**Presentation - ACTION ITEM**

- **[5:07:04 PM](#)** Implementation of Phase 1 of the Downtown Master Plan Presentation by GGLO, LLC.

**[5:07:04 PM](#)** Mark Sindell, GGLO, provided a power point presentation giving brief history and steps for implementation of Phase 1.

**[5:23:28 PM](#)** Sindell summarized the latest work shop results.

**[5:26:51 PM](#)** Fitzgerald asked about licenses. Sindell confirmed he is a landscape architect. Fitzgerald complimented focus on arts. Fitzgerald asked if there is a Phase 3 for the other side of Main Street. Sindell explained current plan is to focus on pathway and rebuild other side as funding is available. Fitzgerald expressed concern of missing point on the other side. Fitzgerald asked how it is decided how much budget is appropriate. Sindell explained how they reviewed what is available from budget and the priorities heard from majority of community. Sindell believes the defining factor will be when it goes to bid.

**[5:30:13 PM](#)** Chair Fugate recommended focusing on input due to limited time.

**[5:30:28 PM](#)** Horowitz noted HURA has gone out for a bond and summarized intended use of those funds.

**[5:31:48 PM](#)** Sindell summarized options for phase 1.

[5:33:34 PM](#) Sauerbrey thinks the extra money spent now could level out to less money in the future, that thinks it makes sense to have match typical section.

[5:34:36 PM](#) Smith recommends option 3, suggesting can always phase it.

[5:36:22 PM](#) Chair Fugate suggested using purposeful but artistic items.

[5:38:33 PM](#) Yeager summarized improvements that will take place under the River Street project.

[5:39:42 PM](#) Chair Fugate likes the natural design, and that it's better to do it once.

[5:40:20 PM](#) M. Smith summarized would rather have option 1 than nothing at all.

[5:43:18 PM](#) Chair Fugate suggested pollinating gardens. Summarizing all in agreement that would like to see option 3 but if not able to do that would like to see something to help get there that don't cause to spend more money later.

No Motion.

#### [5:47:09 PM](#) **Consent Agenda - ACTION ITEM**

- [CA 1](#) Motion to approve Findings of Fact, Conclusions of Law, and Decision 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. **ACTION ITEM**
- [CA 2](#) 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 17.04: 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**
- [CA 3](#) Motion to approve meeting minutes dated March 17, 2025. **ACTION ITEM**

Fitzgerald recused from consent.

[5:47:18 PM](#) **Sauerbrey motion to approve CA 1 – CA 3. M. Smith seconded. Fitzgerald abstained. 4-0 in favor.**

[5:57:04 PM](#) **All in Favor of amending CA 2.**

#### **Public Hearing(s) 5:30PM - ACTION ITEM**

- [5:47:47 PM PH 1](#) Consideration of a Preliminary Plat Application by Hailey 31, LLC represented by Galena-Benchmark Engineering, to subdivide Copper Ranch #1 Parcel A5 into 31 condominium units. **ACTION ITEM**

[5:47:59 PM](#) Dyer introduced and summarized application.

[5:48:39 PM](#) Wes Van Duser, Galena Benchmark, confirmed summary by staff is accurate and asked if there are any questions.

[5:49:12 PM](#) Chair Fugate asked about water meter vault replacement. Davis confirmed it can add to conditions of approval. Applicants are agreeable to this. Chair Fugate noted type on page 11 of staff report, staff confirmed will correct. Chair Fugate noted appreciation of applicants' response addressing concern.

[5:51:55 PM](#) D. Smith asked if limited common areas will be fenced. Van Duser does not believe fencing is proposed; limit is going to be restricted to garage areas for each unit.

No further questions from commissioners.

[5:52:44 PM](#) Chair Fugate opened public comment.

[5:53:11 PM](#) Chair Fugate closed public comment.

[5:53:31 PM](#) No further comments.

[5:53:38 PM](#) M. Smith motioned to recommend approval by the Hailey City Council the Preliminary Plat Application by Lido Equities Group - North Idaho, LLC, represented by Galena-Benchmark Engineering, to replat Lot A5, Block 1, Phase 6 of the Copper Ranch Subdivision, into condominium units, finding that the application meets all City Standards, and that Conditions (a) through (l), as amended, will be met. D. Smith seconded. All in Favor.

[5:54:22 PM](#) Chair Fugate stated she does have question on Findings for the historic text amendments, on page 61, explaining should be shall not be obscured. Chair Fugate asked what archaeological is listed on page 60. All agreed does no harm in leaving archaeological.

- [5:57:26 PM PH 2](#) Consideration of a Design Review Application by ARCH Community Housing Trust. Inc., for the construction of a duplex, consisting of two (2) attached dwelling units, with 1,670 square feet of living space each. This project is located at the addresses of 702 S 3<sup>rd</sup> Avenue, 623 S 4<sup>th</sup> Avenue, and 715 S 4<sup>th</sup> Avenue (Lots 2, 3, 4, 5, and 6, Blocks 1 and 125, Hailey Replat) in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. The subject property has been, and continues to be, commonly known as the Ellsworth Inn property. **ACTION ITEM**

[5:58:01 PM](#) Rodrigue noting correction that this shall be known going forward as Herberger Subdivision instead of Ellsworth Inn property. Rodrigue summarized history of project, and what is proposed tonight. Rodrigue turned floor to applicant team.

[5:59:22 PM](#) Michelle Griffith, ARCH, confirmed has changed the colors since last hearing. Griffith explained how they determined the proposed colors presented tonight. Chair Fugate asked if had considered adding windows to the garage. Griffith confirmed can do that. Griffith stated phase 2 has been paid for, ready to occupy the Inn that will have two open public houses on April 16<sup>th</sup> and April 24<sup>th</sup>. Griffith stated long term repairs and maintenance will be done by ARCH for exterior and internal inspections occur a minimum of once a year. Griffith confirmed how the landscaping will be maintained. Griffith summarized the proposed landscape plan. Griffith asked about a spec sheet on irrigation system before getting building permit, if could get the building permits prior to installing landscape. Chair Fugate asked if staff was comfortable with that. Davis confirmed. Chair Fugate confirmed will modify condition. Griffith stated plan is to start on north side with duplex units this year and south side next year.

[6:11:06 PM](#) M. Smith asked if it is their intent to only have lap siding on garage facing exterior. Griffith confirmed. Griffith stated can have it wrap if would prefer. M. Smith confirmed he would like to make that a condition. M. Smith asked about the wainscot. Griffith explained that the one they have selected is made to look finished, not to rust. M. Smith asked if it is a painted finish. Griffith confirmed can find out. D. Smith asked if had a sample, Griffith apologized, stating she does not. Chair Fugate asked if M. Smith would be comfortable approving with condition that she has to provide and allow M. Smith to come in to view. M. Smith asked if they would be willing to install up to a max of 3k colored temperature lighting. Griffith confirmed. M. Smith asked if will have any outdoor spaces for the units themselves. Griffith explained hope is that residents would use the more common area. M. Smith encourages landscape between units 6-12. Griffith explained struggle of growing anything between units.

[6:17:40 PM](#) Sauerbrey stated was unclear on sidewalk location noted in staff report. Davis confirmed sidewalk noted in staff report is what is shown on this plan. Sauerbrey noted appreciation of applicants mindful building practices, suggested using larger caliper trees cut down in artistic purpose. Sauerbrey suggested linking bathroom vents to minimize penetration. Sauerbrey asked if this project qualifies for the multifamily rebate. Davis summarized multifamily rebate criteria. Sauerbrey verified with applicant that has taken energy efficiency into account. Griffith confirmed uses energy efficiency appliances and that does not use carpet.

[6:22:45 PM](#) D. Smith asked how many units/ bedrooms in the original Inn building. Griffith stated was 11 hotel rooms and now 6 units. D. Smith asked about heating and cooling system. Ben Varner, ARCH, stated right now they are specked to be gas furnaces and confirmed will be using gas hot water. D. Smith suggested a combo unit for heat system and water. D. Smith asked if the shingles will be on all units. Griffith confirmed. D. Smith asked about alley on north side. Davis explained comment on alley. D. Smith noted his experience is that vinyl windows are less preferable to fiberglass products now available.

[6:25:56 PM](#) Fitzgerald asked about side yard setback as it was blank staff report. Staff confirmed complies. Fitzgerald thinks all trees should be a minimum of 2.5 calipers. Fitzgerald asked if there was a discussion connecting front door to sidewalks, that circulation seems more directed from the garage. Griffith confirmed kitchens located next to the garage. Fitzgerald asked about curb cuts. Griffith explained curb cuts have already been approved. Fitzgerald confirmed staff is good with right of way work including landscaping, curious why 4<sup>th</sup> street is more planted than 3<sup>rd</sup>. Fitzgerald asked about existing house driveway. Griffith explained driveway was already approved, and that the landscape design best shows what was agreed with staff. Griffith explained why was able to keep landscaping within property boundary and allows for parking. Griffith noted that there will be two new monuments once it is unveiled, a horizontal on 3<sup>rd</sup> and a vertical on 4<sup>th</sup>. Fitzgerald asked what the proposed walkway material is. Griffith confirmed it will be crushed gravel. Fitzgerald believes it is a lot of decorative rock than plantings. Griffith explained their reasoning's for the proposed decorative rock. Fitzgerald asked commissioners their input on proposed white coloring of building, as believes it can make things appear larger.

[6:33:27 PM](#) Chair Fugate explained that she is comfortable with the proposed design.

[6:34:33 PM](#) Chair Fugate opened public comment.

[6:34:59 PM](#) Chair Fugate closed public comment.

[6:35:06 PM](#) Chair Fugate appreciates ARCH providing maintenance to all their projects. Chair Fugate verified amendments to conditions of approval – irrigation specs to be provided prior to installing landscape, adding wainscot material approval, max lighting of 3k, and lap siding to be wrapped around. Davis noted change to condition f, to include landscaping.

[6:38:30 PM](#) Commission and staff discussed condition n, caliper size of trees.

[6:42:17 PM](#) Griffith explained reasoning for proposed trees, due to lack of variety. Commission and staff continued to discuss proposed trees. Chair Fugate confirmed with Griffith confirmed ARCH will replace if the tree dies. All commission in agreement with amending condition n.

[6:48:34 PM](#) M. Smith confirmed proposed colors. Commissioners and applicant discussed Fitzgerald concern of proposed white material. All agreed to the proposed white and follow proposed changes to roof.

[6:57:43 PM](#) Sauerbrey asked if the paving for the roundabout is already done. Griffith stated it is gravel and expectation is will replace with better gravel before job is completed. Sauerbrey noted missing a dedicated common area. Griffith discussed intent for common area, gathering resident input.

[7:01:48 PM](#) Sauerbrey motioned to approve the Design Review Application by the City of Sun Valley c/o ARCH Community Housing Trust ("ARCH"), in partnership with the City of Hailey and represented by Opal Engineering, for the construction of ten (10) detached residential units and associated site improvements, across the properties of 702 S 3rd Avenue and 623 and 715 4th Avenue (Blocks 1 and 125, Lots 2, 3, 4, 5, and 6, Hailey Replat), 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 18, and City Standards, provided conditions (a) through (u), as amended, are met. D. Smith seconded. All in Favor.

[7:03:43 PM](#) 7:03:43 PM Sauerbrey motioned to amend his motion to replace ten (10) detached residential units with duplex units. All in Favor.

#### **Administrative Review – NO ACTION ITEM**

- [AR 1](#) Consideration of a Design Review Exemption by C&R Electric (Little Wood River Properties, LLC) for a façade change to the existing 3,240 square foot commercial site.
- [AR 2](#) Consideration of a Design Review Exemption by Luke's Pharmacy and Wellness for a façade change to the existing 3,507 square foot commercial building on site.
- [AR 3](#) Consideration of a Design Review Exemption by City of Hailey for the construction of an unenclosed event stage on City-owned property at Hop Porter Park.
- [AR 4](#) Consideration of a Design Review Modification by Piling Family Trust for an additional modification to the previously approved plans within the Sunbeam Subdivision I, Panorama Point Project, B2 House. The proposed amendment incorporates gabled rooflines for the proposed units on Sublots 1,2,4,6,7,8,9, and 10, Block 3, Sunbeam Subdivision.

Chair Fugate requested to pull AR 2. Staff would like to pull AR 4.

[7:05:23 PM](#) Chair Fugate asked commissioners their input on proposed color change, if thought the commission should review it in a full design review. Commission and staff discussed proposed color, All agreed for staff to work with applicant to help preserve the character of Hailey.

[7:15:59 PM](#) Davis provided summary of the Panorama Point Project, and proposed modification to allow 8 units to have gabled roofs. Davis asked the commission for their feedback of these proposed designs. Commission discussed proposed changes.

[7:22:51 PM](#) Samantha Stahlnecker confirmed Sunbeam HOA has not met.

Commission continued to discuss proposed design, all agreed to table for now. Sauerbrey suggested alternating shed roofs.

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

- **SR 1** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning Meeting:
  - Monday, April 21, 2025:
    - DR Pre App: 1611 Aviation Drive
  - Monday, May 5, 2025:
    - DIF

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

[7:28:21 PM](#) Fitzgerald asked if commission thinks AR 3 should have come through as a full design review. Davis explained staff reasoning for going through exemption process. Davis explained it is open end on if will paint or landscape the cmu.

[7:30:15 PM](#) Chair Fugate asked if stage will be available for rent. Davis stated that is undecided. Chair Fugate suggested renting stage in similar process as the pavilion.

[7:31:05 PM](#) **D. Smith motion to adjourn. M. Smith seconded. All in Favor.**