

Agenda
Hailey Planning and Zoning Commission
Monday, April 21, 2025
5:30 p.m.

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Present

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

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

Absent: Janet Fugate

5:30:00 PM Call to Order

- [5:31:14 PM](#) Public Comment for items not on the Agenda.

[5:31:32 PM](#) Jay Cone, Hailey Resident, thanked commission for pulling item and that no longer has comments on this project.

[5:32:37 PM](#) No further comments.

5:32:46 PM Consent Agenda - ACTION ITEM

- **CA 1** Motion to approve Findings of Fact, Conclusions of Law, and Decision 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**
- **CA 2** Motion to approve Findings of Fact, Conclusions of Law, and Decision 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 3rd Avenue, 623 S 4th Avenue, and 715 S 4th 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**

- [CA 3](#) Motion to approve meeting minutes dated April 7, 2025. **ACTION ITEM**

[5:32:51 PM](#) M. Smith motion to approve CA 1 – CA 3. Fitzgerald seconded. All in Favor.

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

- [5:33:11 PM PH 1](#) Consideration of a Design Review Pre-Application by Dale and Lia Johnson, represented by Chrysalis Architecture and Planning, for the construction of three (3) new mixed-use buildings, each building approximately 9,532 square feet in size. Each building is proposed to comprise of four (4) mixed-use units, each unit containing 900 square feet of residential area and 1,393 square feet of commercial area. Twelve (12) mixed-use units are proposed overall for the site. This project is proposed to be located at 1611 Avia on Drive (Lot 3B, Blocks 4, Airport West Subdivision) within the SCI-Industrial (SCI-I) Zoning District.

[5:34:04 PM](#) Rodrigue noted correction application submitted by Dale Mountain LLC represented by Chrysalis. Rodrigue summarized proposed project with twelve, mixed use units. Rodrigue noted project is represented as live work, explaining though the applicant is curious if there could be flexibility of uses, using example of if owner of one unit to use it solely as commercial vs. live work.

[5:37:03 PM](#) Richard Wilmot, Chrysalis Architecture, thanked staff for introduction. Wilmot noted project development to the north and intent to remove cross access. Wilmot explained applicants reasoning for removing the cross access, that primarily runs along south boundary of property. Wilmot went on to describe proposed three buildings and each of the unit floor plans. Wilmot described the proposed site plan, noting access to property, access to units and parking. Wilmot described proposed materials to be used.

[5:47:18 PM](#) M. Smith asked about reasoning for building 1 having articulate façade on parking side and not Aviation side. Wilmot explained reasoning for design but that believes there is an easy way to update. M. Smith questioned garage door size. Wilmot confirmed resolved on set of garage door size. Wilmot suggested looking at garage door design to help break up the design. M. Smith expressed concern of lack of outdoor space and windows on two interior residential units. Wilmot summarized potential options, stating would assume residential portion would take advantage of second floor deck. M. Smith expressed concern of Building 2 designs, noting potential safety issues and that would like to see better pedestrian access. Wilmot noted potential of man door on back of these units that faces parking lot. M. Smith noted limited usable outdoor space on grade. Wilmot explained reasoning for vehicular access design, noting how site is connected to public pathways.

[5:58:01 PM](#) Sauerbrey expressed concern of lack of usable outdoor space being this is a potential residential area. Sauerbrey would like to see open space in another proposal. Sauerbrey asked about utility and mechanical systems being put into the units. Wilmot stated a Douglas mini split, tankless water meter, gas meters and electrical meters per unit. Sauerbrey asked if will be working with buyer or if buyer will be purchasing empty unit. Wilmot stated buyer would be purchasing shell. Discussion continued of state of building prior to selling of units. Sauerbrey asked about estimated sell price. Jeff

Leach, property owner, estimates \$700,000 to \$800,000 per unit. Sauerbrey recommends, pending on amount of units with ADUs, that they finish out the ADUs. Discussion continued of mechanical systems and build out. Sauerbrey does agree that would stick with 14' tall garage doors. Sauerbrey asked staff about density.

[6:10:15 PM](#) Fitzgerald asked staff if these would actually be ADUs. Davis explained how each unit if condo minimize, each principal building is allowed one adu. Fitzgerald about a pop on elevation. Wilmot noted error on applicant part. Fitzgerald asked about sidewalk on west property. Wil mot explained connection point to sidewalk. Fitzgerald noted her concerns of on build out process. Wilmot summarized build out process and their reasoning for not fully building out. Fitzgerald noted concerns of circulation, not clear on where Lear Road is in relation to project design, pedestrian circulation.

[6:20:42 PM](#) D. Smith asked about handicapped parking. Wilmot confirmed handicapped parking provided. D. Smith asked about EV charging. Wilmot stated currently do not have proposed, but if going to be a requirement would suggest providing within the buildings. D. Smith agrees with M. Smith comments regarding the façade. D. Smith suggested potential changes to exterior design. D. Smith expressed concern on site circulation. D. Smith suggested potential options that could amend the floor plan with. D. Smith suggested additional floor drains. D. Smith noted error on unit 3, only showing one window.

[6:28:54 PM](#) **D. Smith opened public comment.**

[6:29:16 PM](#) Steven Daniels, 830 Broadford, not opposed to this project. Suggested doing same thing on both sides of the elevations – Aviation and Broadford. The pathway mentioned is just grass.

[6:30:49 PM](#) Jeff Leach, thanked everyone for all the comments and time today. That hope this development fits well with this zone, that really excited about this project. They will get together with Richard on the design points.

[6:32:00 PM](#) Riley Void, another developer, thanked everyone for their time.

[6:32:24 PM](#) **D. Smith closed public comment.**

[6:32:29 PM](#) Commission summarized their feedback to applicant team of what they would like to see at the full design review.

No motion.

Administrative Review – NO ACTION ITEM

- [5:30:31 PM AR 1](#) Consideration of a Design Review Modification by Overland West Inc., represented by Jay Cone Architecture, for the approval of a modification of the approved design of a new 6,654 gross square foot mixed-use building consisting of 5,657 square feet of commercial space and a 997 square foot Accessory Dwelling Unit, to be located within the proposed structure. This project is located at 1551 Aviation Drive (Lot 3A, Block 34, Airport West Subdivision #2) within the SCI - Industrial (SC-I) Zoning District.

This item was pulled from the agenda and will be discussed at future point. No motion.

Staff Reports and Discussion

- **SR 1** Discussion:
 - 2024 Annual Report
 - Housing Report
 - Sustainability Action Plan
- **SR 2** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning Meeting:
 - Monday, May 5, 2025:
 - Title 18 Bullion Pathway
 - Friedman Pilot Lounge
 - Monday, May 5, 2025:
 - DIF

Staff summarized reports and upcoming meetings.

[6:49:43 PM](#) **Sauerbrey motion to adjourn. M. Smith seconded. All in favor.**