

Meeting Minutes
Hailey Planning and Zoning Commission
Tuesday, February 17, 2026
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:

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Call to Order - Hailey Planning and Zoning Commission

- Public Comment for items not on the Agenda.

Consent Agenda - ACTION ITEM

- **CA 1:** Motion to approve Findings of Fact, Conclusions of Law, and Decision for the Design Review Application, submitted by 1611 Aviation, LLC, represented by Richard Wilmot of Chrysalis Architecture and Planning, for the construction of a new, mixed-use condominium project. Eleven (11) commercial condominiums and one (1) mixed-use condominium with an accessory dwelling unit (ADU) are proposed, with each unit offering 2,552 square feet of conditioned interior space and a 90 square foot, private exterior balcony. This project is located at 1611 Aviation Drive (Lot 3B, Block 4, Airport West Subdivision #2) within the Service Commercial Industrial - Industrial (SCI-I) Zoning District. **ACTION ITEM**
- **CA 2:** Motion to approve Findings of Fact, Conclusions of Law, and Decision for the Preliminary Plat Application by 1611 Aviation, LLC, represented by Richard Wilmot of Chrysalis Architecture and Planning, with a proposal to subdivide Lot 3B, Block 4 of Airport West Subdivision #2 into twelve (12) commercial condominium sublots, including one (1) mixed-use condominium subplot with an accessory dwelling unit (ADU). This project, to be known as Della Mountain Suites, is located within the Service Commercial Industrial-Industrial (SCI-I) Zoning District. **ACTION ITEM**
- **CA 3:** Motion to approve meeting minutes dated February 2, 2026. **ACTION ITEM**
[5:31:24 PM](#) Commissioner M. Smith made a motion to approve CA2 And CA3, Commissioner Smith seconded, all in favor

[5:32:32 PM](#) Commissioner Smith made a motion to approve C1 as modified, Commissioner M. Smith seconded, all in favor

Public Hearing - ACTION ITEM

- **PH 1:** Consideration of a Planned Unit Development (PUD) Application submitted by St. Charles Borromeo Catholic Church, represented by The Land Group, Inc., to consider various waivers and benefits of the zoning and subdivision codes to be able to construct a new Parish Hall, Classrooms, Administrative Offices, Worship Sanctuary, as well as repurpose the existing church building, all located at 311 South 1st Avenue (Lots 3-10, Block 21, Townsite Overlay) within the Transitional (TN) and Townsite Overlay (TO) Zoning Districts. As part of this Application, the Applicant requests the following waivers:
 1. Waiver to maximum Building Height
 2. Waiver to maximum Lot Coverage
 3. Waiver to required onsite Parking requirements **ACTION ITEM**

[5:33:53 PM](#) Davis introduced the PUD Application.

[5:34:34 PM](#) The Applicant team represented by Mathew Adams with the Land Group, Inc., 462 North Shore Drive Meridian ID. Introduced the intent of the church to serve and the partnership within the community. The project is directly aligned to the goals of the Comprehensive Plan. The church has expanded over time as Hailey has grown, each investment was made through community support, as is tonight. Mr. Adams presented the proposed waivers for the project which include:

- Waiver to required onsite parking -A shared parking agreement with BC to include 36 spaces, 28 parking spaces along the property's S. 1st Avenue and E. Pine Street frontages., 3 off street adjacent to the alley. With ROW improvements, there could be three additional spaces provided. (Community Benefit is Improvement to 1st Ave)
- Waiver to the maximum Building Height- requesting a waiver for a maximum of sixty-five feet (65'). We are requesting this larger waiver to provide for design flexibility if/when this proceeds through the formal Design Review Application process (Community Benefit- Retention of trees on site)
- Waiver to maximum Lot coverage- 30% allowed in this district, we are proposing a new lot coverage of approximately 40%. – (Community Benefit- Donation of the home to ARCH)

[5:52:03 PM](#) Commissioner Fitzgerald asked the Applicant team questions regarding the details of the design and layout, including landscaping and trees, decorative elements (arch), street lighting, and proposed snow removal on the BC lot.

[5:58:02 PM](#) Commissioner Smith asked the Applicant team about the layout of the building and steeple height, and the church's weekly schedule.

[5:59:08 PM](#) Commissioner M. Smith asked the Applicant team about the intended parking spaces along the alleyway, parking layout, and possible conversations about obtaining the property to the north for expansion,

[6:01:44 PM](#) Father Ron 311 S. 1st Ave, explained the typical week schedule of the church.

[6:13:15 PM](#) Commissioner Morawski asked about the number of guests that show up for each service provided.

[6:15:17 PM](#) Father Ron explained that Saturday and Sunday have the highest number of attendees.

[6:16:09 PM](#) Chair Fugate asked about the requirement for tree removal, that the proposal doesn't meet the waiver requested. Parking has been the main issue, the agreement with BC is for 5 years, what is the plan for after the plan expires.

[6:17:10 PM](#) The Applicant team said that the Commission may wish to condition the application upon the agreement with the County.

[6:17:52 PM](#) Chair Fugate asked about the success with neighboring properties and the education for the parking program.

[6:18:08 PM](#) Father Ron stated that he thinks it's been very successful within the community.

[6:19:04 PM](#) Davis reminded the Commission that the parking in back is the proposal for ROW improvement as well as the section under this application. All other parking is proposed to be utilized as it is today.

[6:19:58 PM](#) Chair Fugate asked how many ROW spaces are being improved.

[6:20:11 PM](#) Davis replied that 28 spaces ROW spaces are proposed for improvement.

[6:20:16 PM](#) Commissioner Fitzgerald asked if the applicant would be liable to provide the in-lieu fees or additional ROW improved based on the provision on the code greater to 95 linear feet.

[6:20:57 PM](#) Davis stated that yes, the applicant team will be required to either pay in lieu fees or improve the ROW.

[6:21:42 PM](#) Commissioner M. Smith wanted to clarify that the proposed building height is 65'.

[6:22:21 PM](#) Applicant team said design height is 45', but they asked for a larger waiver to provide design flexibility if/when the project proceeds through final Design Review so they don't have to come back & ask for more at the time of Design Review.

[6:23:11 PM](#) Commissioner Smith asked why the need to add a new steeple, if there is already one.

[6:23:25 PM](#) Applicant team said that the community would like to see another steeple.

[6:23:59 PM](#) Chair Fugate asked about phasing & completion date- the staff report says full funding would be a 5-year project, what percentage of funds are available today?

[6:24:31 PM](#) Father Ron said limited funds are available, we will need to fundraise for the majority of the project. We've been trying to marry the catholic parishes together to support one community.

[6:26:33 PM](#) Chair Fugate opened the meeting to public comment

[6:26:42 PM](#) Chris Kastner, owner of Ck's restaurant, they have been a good neighbors to us, parking can be an issue on Saturday evening, but it's never been a deal breaker. On Sundays every parking space is full, parking could be a problem, but you would not want a stadium parking lot for the church. Adhering to dark sky lighting, and parking can be implemented with proper Improvements to the ROW to include sidewalk & gutters. The church is important to our community, but there is more work to be done.

[6:28:32 PM](#) Louise Acanda- Ketchum resident: Asking for a yes to all waivers. Speaking of belonging to the residents of Hailey, especially youth- we're seeing a mental health crisis, and safe places where they are known, guiding and welcoming them are important. Spaces like the church become places for gathering, for learning, for mentorship & connection. When those spaces don't exist the youth still find places looking for connection. A true community center changes lives by giving families hope. Tonight, you have the rare opportunity to provide this for the youth of our community. For the well-being of the community past present & future we ask you say yes to all the waivers.

[6:30:48 PM](#) Matt Engle, 1720 Northridge drive: I've lived here for 44 years, and I want to say the current facilities require moderation to provide for the growing community which has grown substantially. Their project would allow St. Charles to continue to provide for the community. The current space limits the accessibility for the soup kitchens, the AA meetings, and the fundraisers. The new design that the parish has been working on to improve it and make it work would provide a great space to continue to service the community. The lack of space will be addressed by the new plans. I Encourage the commission to help us get this over the finish line. Churches are important to the community they provide vibrancy and beauty to the community. Traveling & seeing old churches that still serve the community are a vital part of a healthy community.

[6:33:56 PM](#) Joan Davies 210 N 3rd Ave: I'm here to provide the history of the parish going back 140 years. I was raised in Burley Idaho about 80 years ago, we stopped and visited the church on 1st Ave, the contractor was also from Burley ID, which was discussed amongst friends and family. The church was quaint & serviced the valley. The 1913 structure and the steeple that houses the faithful was expanded in 1986-87 to expand with the growing community. And now there is a need to expand further to meet the adequate needs of the parish and the community. The church is woven into the fabric of the community; their parishioners are dedicated to their community & value the space for worship from our cradle to our graves. Your decision will allow us to meet the needs of our residents as we have for the last 140 years. Your thoughtfulness is appreciated.

[6:36:51 PM](#) Juan Delimiatic, Hailey resident: I've had the privilege of living here for over 30 years I have witnessed our schools and our families grow to strengthen the culture and the increase in the Latino population which represents families and individuals that contribute to our community. I come before you to respectfully ask for your support within our community. As a religious director there are too many children enrolled but not enough space to provide them with the spiritual education that they deserve. The expansion would strengthen the values of the community, in times of need the church organizes assistance to help prevent social problems. After 30 years of living here, I can confidently say this community deserves the opportunity. We respectfully ask for your support to build a strong & unified community for all.

[6:40:19 PM](#) Francisco I've lived in the county for 35 years, if all the teenagers and kids came to the church it would provide a safe space for them. The Catholic church provides a room for AA meetings for the Hispanic group, and thanks to the church for the last 37 year, they have changed their lives, away from alcohol and drugs. I want to be clear if it wasn't for the Catholic church we would not have a space to meet.

[6:42:51 PM](#) Commissioner Fitzgerald apologized for the online comment and reminded everyone that they are welcome and that everyone is valued here in Hailey.

[6:43:12 PM](#) Heather Johnston, Bellevue resident and 50 years parishioner. About 10 years ago the previous father at St Charles gave a speech that I still think about today. The father stated that wouldn't it be great if every catholic parked in the back of the building and then spent every extra minute it took to thank God that we have the time, and to thank God to give those close spots to the people that truly need it. We are capable of parking further away and riding together to make a change.

[6:44:55 PM](#) Robert Elgee, Hailey resident: I've lived here and worked at the Courthouse, what is more important than a church- not a bar or a restaurant. They are central to community at their core. This one has been located in the town's core for over 100 years. Central to the community, we're welcoming, were not loud. In 2023-2024, for a period of a few months, The Peruvian families were housed at the hall & showered at the fire station. St. Charles might be the only church in the area that provided emergency shelter for those who needed it. We are very proud of our church for doing that, and all in the center of town. My father always said to get to church early and get a seat in the back. Right now, it's full & hard to find a seat at all. We have a baby bottle drive that helps the hunger coalition, coat drive, food drive, community baskets, AA meeting groups and mental health seminars, which are central lifeblood to our community.

[6:48:05 PM](#) Daisy, Hailey resident: I'm a member and youth teacher at St. Charles and also a teacher at BCSD, having a youth group & place for youth to meet is crucial and something the community was missing. Thanks to Father Ron over the last few years, we have 25 groups that are growing. St Charles is centrally located making it an essential gathering place for community members and youth ministry. I see how important it is to have a space for the youth to meet. We raised money to take the high school students to a youth conference with a fundraising dinner using the hall's kitchen, but due to constraint of space we had to host the event at Our Lady of the Snows church in Ketchum. It would be great to have a local place and not have to move around, but to have a permanent area to use for our teens.

[6:50:39 PM](#) Maureen McGonigal Patterson, Hailey resident: I'm a 4th generation, born on this floor of city hall, just shy of 66 years ago, and a few weeks later I was baptized in the current St. Charles church. I've seen many changes in this time, and I have seen the growth of the city and of the faith community's growth as well. Strong faith congregations help a community to be more cohesive and better outreach to all. From catechism class, adult formation, to becoming Catholic or returning to Catholicism, I have taught in the hall, the church, the rectory and the garage behind there. All spaces are used. s an Usher on Sunday morns, we are always helping seat people at the Mass...space is for sure tight. You can't build a church for Christmas and Easter, but we need space for every weekend Mass for both the Anglo and the Spanish communities. Being a part of Hailey in the current location is a great benefit to the community and I foresee the enlarged meeting spaces, the class rooms, & the hall facility will only benefit Hailey and beyond with ESL classes, blood drives and immunizations, Hispanic AA (they used a classroom in the hall for over 35 years), room to add bins for the hunger coalition food drive, the coat drive, the baby bottle drive, and a large commercial kitchen that can serve the community at large for those in need including the Super Supper that the hall was used for over 10 years. The current entry space into St. Charles Church is like a galley kitchen; has just enough but only a few can gather...that is what we currently have. We don't have a Narthex to enter, communicate, socialize, etc. I see the new facility as a beautiful addition to the city of Hailey keeping the historic church intact. 140 years of history brings a lot of memories to many generations, and I hope you see the value of us staying put and helping make Hailey even better for many generations to come. Thank you and I appreciate your time and consideration to support this expansion.

[6:53:12 PM](#) Peter Becker, Hailey resident: We moved to Hailey in 1949, and we've been here ever since. The church fits perfectly, we don't want to move. Our group got together 3 years ago to start planning for this; we don't want to move, and we don't want to touch the old church. We got to this point, and we think this church is an intricate part of this community & looking for your support.

[6:54:19 PM](#) Bruce Collier, Hailey resident: We're the owner of the property to the north of the church, at that corner there is a large ancient spruce tree. That tree is as old as the church and from conversations it seems that tree will be removed with this application and the applicant will replace that tree with additional parking. That is not a benefit to anyone by removing that ancient tree. We support this application but not at the cost of removing the ancient tree for parking.

[6:55:55 PM](#) Tom Mateson 1010 Cutters: I'm a newbie here in the valley- I've been here 3 years & we love it. The church is part of it. Most of my questions have been answered this evening, but I want to speak about zoning, and a perfect example between highway and residential and the church as the buffer of the commercial. Let's not screw this up over a few parking spaces or a tree being removed. This is perfect zoning.

[6:57:28 PM](#) Jack McCabe, Hailey resident: I live directly across street from the hall, and I have enjoyed having the catholic community there. I support everything they're doing, and I hope I live long enough to see the project through.

[6:58:23 PM](#) Robert Rummigford, Bellevue resident: Father made a comment about parking, most Sundays I am the only car that parks further away from the church, there is plenty of parking.

[6:58:53 PM](#) Ken Boulis, Hailey resident: I live near the church, and I don't have many issues; I'm not a member of the church. The only thing I have against this project is the height. I was born and raised here, and I've seen everything in Ketchum move higher. Once one person goes high everyone else seems to go higher and higher. Once that view of the mountain is gone, it's done. It's just like all the berms going up. I've had good respect from members around my house & parking hasn't been a problem.

[7:00:16 PM](#) Anne Tokareff, 109 E Pine: I'm not thrilled about the waivers, the church is building for our future & they have opportunity to help with the problem. There is already a parking problem in the city and there is high congestion along 1st Avenue. It's dangerous for me to back out of my driveway. Cars are constantly parked in the intersection, someone parked on my lawn, during church services, lights are left on, car alarms are going off, dogs are being left in vehicles and barking. I brought a box of trash that I have picked up that was left by church goers which is here on the floor for you to see. I previously submitted a spreadsheet which shows that there are cars with one person and not five. I have concerns about snow storage & overlapping parking with Ck's. I do have a question regarding classrooms; they appear to be in the existing church but I'm not sure as that is unclear to me. I'm concerned that people won't walk from the Blaine County lot, or the school. The parking education that Father and the church have conducted doesn't seem effective, they are still parking everywhere. In summary there is already a parking problem in Hailey, and this situation only creates more of a problem by allowing a waiver to reduce required parking.

[7:04:14 PM](#) Peter loft, Carbonate Street: We're all talking about the wonderful things the church does. But we're here to discuss the waivers, and it's very subjective about the things the church does for the community. The parking spaces that are in the ROW that can't be dedicated to the church, those spaces are public and anyone can park around the church. I doubt it would be filled

up, but it could be. The county lot only has a 5-year contract and after 5 years that could be gone, in fact someday that property will be gone, so that is not a long-term solution. The height is determined by history; they could bring it down. Last thing is there has been an old dispute about minimizing lot sizes and density trying to keep them small, so people don't fill them up. If this was a business, they wouldn't get flexibility. I don't think the church deserves leniency. They need to stay within the rules of the community. Build within your footprint- you can probably still have everything you want besides the huge church.

[7:07:56 PM](#) Eric Christiansen, Hailey resident: I live close to the church, and it takes me like 5 minutes to get to church so I find it hard to believe that these minor issues are coming into play. If it's an issue with parking spaces, you can park in my back yard. I just find it hard to believe it takes more than that to get to City Hall.

[7:09:26 PM](#) Chair Fugate asked the room to raise their hands in favor and opposition of the project.

[7:09:48 PM](#) Chair Fugate invited virtual attendees to speak, there was none.

[7:10:02 PM](#) Chair Fugate closed public comment to bring it back to the Commission for deliberation.

[7:10:47 PM](#) Chair Fugate asked the Applicant if they wanted to respond to the comments.

[7:11:04 PM](#) The Applicant thanked the Commission and the attendees. Parking and building height were mentioned in the comments which we feel we have addressed. The tree near the Collier residence will remain in place. The building's height is only 3.5 feet above the existing. Parking is first come first serve, and we are making a diligent effort to utilize all the parking in the area. I want to highlight what the community's support means tonight. The proposals support historic preservation, community housing with the partnership of Arch, to establish the tree count and canopy and the agreement for the parking agreement and ROW parking.

[7:13:09 PM](#) Commissioner Fitzgerald asked the Applicant to clarify the classroom locations

[7:13:23 PM](#) The Applicant responded that the new classrooms will be in the basement of the new building.

[7:13:39 PM](#) Chair Fugate asked about snow removal and creating piles in the ROW.

[7:14:03 PM](#) Davis included that lighting and snow removal will be reviewed at full design review as well as improved ROW parking is open to the public regardless of who improves or maintains it.

[7:20:38 PM](#) Chair called the meeting back to order for the Commission to deliberate. There is no doubt the parish serves the community. It is not our job to decide how well the parish benefits the community, but our job is to decide how the waivers meet the requirements of the PUD. Jordan as you mentioned the trees do not meet the requirement, we may be able to discuss what can be returned to the city as a benefit.

[7:22:14 PM](#) Commissioner Fitzgerald, I want to talk about two comments from the community; the waivers are not minor issues I want to clarify that parking is not minor and we're not talking about 1 or 2 spaces we're talking about 70 spaces which is not a small issue. What I hear is that the church provides a continued sense of community and of place of connection, I'm in no way questioning the need. I think this will be a great improvement. It just comes down to the details about the design. I heard about an ask from the public to find way to bring this forward and I do

think that is possible, however I think it's up to the applicant's design team to find that path forward. I don't think it's our job, but I think we can help. The PUD focuses on the three waivers or the variances and the commensurate community benefits. First, building height, there is a technicality about how the proposed plans are read, and that the building height is provided from the street level and the courtyard & that technically doesn't represent how the building will affect the community. The max building height is 36 feet, and we have two heights here, one for the building height & one for the steeple height, we haven't seen that many steeples so it's unique that we can discuss this. However, the maximum height standard is something that we can discuss to meet the intent of the code and not the technicality of the code. I'm leaning towards this waiver with some refinements, functionally it's the main mass of the building that could be built here. I think how it's written it needs to be conditioned carefully; I don't want to approve of something that could be 65 feet in height. I'm not ok with a buffer of 5' for design flexibility. The second item is the waiver for tree removal, it needs to be clarified, and the Applicant needs to make this proposed amenity work by retaining more tree to get to the required 66%. The building height waiver as shown is feasible, and retaining the trees at 75% would work. The lot coverage is not as severe because of the open space on the lot. If we are able to retain the mature trees on site, it says something about the historic aspect of the property. I'm not bothered by lot coverage if the benefit is commensurate which is donating the building to ARCH, it's a start, but the formal document is lacking detail. I want to know more details about the exchange of the property, is it simply a donation to another non-profit. I'm not sure that qualifies- will Arch put this on the market & sell it as a Deed Restricted home? The Applicant should be getting the home to a livable standpoint, not the city or ARCH. Parking is the most concerning waiver to me, required to have 70 parking spaces on site- but if we call it 3 of 70 that is just so far off & the shared agreement with county is only for 5 years & that is problematic. The details of the shared parking agreement do not meet the requirement of being located no more than three hundred feet (300') from the use that it serves. The 28 improved ROW spaces are great however is there a way for the Applicant to provide 70 improved ROW parking spaces for to truly meet their requirement. Not sure that is the answer but it's better than what is being proposed. I'd like to see underground parking, but I know we can't require that. The parking needs way more work. The parking ROW improvements would already be required through their design review so I don't see how it can be considered a benefit as well. Elkorn hires a parking guide to help with parking for safety- the church may want to look into hiring an outside party to help direct traffic and parking, which I'm sure I said two years ago.

[7:36:25 PM](#) Commissioner Smith I support your efforts to take care of your community & there is no question that churches provide positive effects on the community. Please excuse me father but the devil are in the details and to be honest this comes down to the details. I'm wondering if additional ROW improvements around the area were discussed including more improvements for missing links and connectivity? There are areas along Walnut, gutters, sidewalks etc. that could be provided- why was that not considered? How large is the existing Hall? Sounds like the existing hall is about 5,000 square feet total. What is your current membership- how many people are in your congregation- I'm hearing there are about 300 families that are registered right now. This sanctuary will be undersized in 3-5 years and you're expecting growth & this project will not even be completed before 3 years with significant fundraising that still needs to happen. I hope there is enough leeway in your plans to accommodate the growth. I appreciate your work on trying to minimize the impact of the building by sinking it into the ground, I think that will help minimize the impact also including the windows will help, but in regards to the height I don't think I've even seen one with two bell towers which is going to possibly take you to

60 feet. I agree that 36' is within bounds but going up to 65" would be overpowering and more than necessary. As you stated, that is aesthetic not functional, so I have some trouble with the extent of that waiver. I think the value we have in having the historic trees in the community is valuable. And you're missing that requirement as well. Even with the modifications there is some more work that needs to be done. The idea of the parking police, I have to think there aren't enough people who are taking your example and parking away & walking. The overall design will be discussed at DR. However, the waivers are what we are discussing today. You will provide the community with benefits but the ability for us to put the value on the trade off, we need to get the benefits that support the city as well and to stay within the ordinances of the city which is our job up here. As a consequence, I think there are things to refine, I'm disappointed that you could have potentially increased your parking to meet the requirement. I think we need to have more benefits for the city. 70 parking spaces aren't enough to cover the basis for your community, you're going to need every bit of those 70 spaces to be in proximity to your sanctuary. There are solutions and alternatives here, however, at this point I don't see that the city is getting the fair share, which is disappointing. For the Lot coverage waiver, you're giving away a house which is a benefit for the community & adequate for the waiver requested. I don't see that as being that big of an issue. The Parking and building height are the biggest problems here.

[7:37:47 PM](#) Davis said yes, they spoke with the applicant about additional ROW improvement to fulfill their parking requirement. Internal conversations ensued with the Applicant team about improvements.

[7:48:40 PM](#) Commissioner M. Smith I'm also disappointed with the application, but I also feel that every application should be seen fairly in the city. I am struggling with some of the waivers, especially parking. The height is anywhere from 30-36 'and I like the idea of two bell towers as I was an altar boy who enjoyed ringing the church bell, so I am more inclined to accept the height waiver. However, I think there is more juice we can squeeze out of the apple to have the application come back with more benefits to the community. There is a list of waivers that could be utilized, maybe there is a way of coupling a few of these things for tree removal and replanting and maybe there are more that can be reviewed. Parking is the biggest one for me as there is more than double the distance for the required shared parking. I see several issues there for compliance. That being said, if the applicant team was willing to provide more ROW improvements than that would sway me. Offsite improvements could be constructed to meet the linear 95 percentage, then I could see a benefit. It's a waiver on top of a waiver, and they are not being met and that is concerning. A significant move needs to be made on the parking to be commensurate in my mind. Lot coverage is not as big of a deal, it's really close to the mark, I agree that there needs to be more details offered in the agreement with Arch to donate the home. The height is close, but the parking really has some work to do. If any other applicant came in and asked for this, I would say no. I agree that It's a great benefit for the catholic community however I would like to learn more about the additional public amenities that you provide. The amount of public good is not in question, it's very substantial. When you come back, I would like to see more information to document the sustainable good you do for the community to make me feel better about the waivers that are requested. I'd like to see those documented more clearly. More details about the services you provide the community. I would push for a continuation based on the feedback we're getting. I feel like we're really close to making this work.

[7:56:55 PM](#) Commissioner Morawski I echoed my college's comments that there is no doubt in the good that the parish provides. Unfortunately, I have similar concerns, the largest being the parking situation. I commend the effort made, but we've received strong evidence that it's not working, and the proposed waiver isn't working as a solution either. Lot coverage works, the exchange for the historic structure is acceptable. However, the building height is questionable. I'm wondering if it's preference and if you could consider a shorter structure. Working around the waivers mentioned by staff and my colleagues we would like to see this move forward as well.

[7:59:10 PM](#) Chair Fugate I agree that there is a path forward here. As a member of a church I understand it's important to be part of a community, which is clearly what you are doing. What we're looking for is an actual list of specific community benefits that would help with the requests for waivers. I've never seen a church with two steeples either, however I think the amenity provided is not meeting the 75% requirement, which could be supplemented with another benefit, possibly providing connectivity and more improvements. We need more than what is offered because it is less than what is actually required. We can be flexible with what that is and there are plenty of options to meet the requirements. I'm ok with the lot coverage, it's just the parking and the building height that need more thought and work, which I hope we will see. We need to know how specifically this will benefit our community. We talked about shared parking in the first meeting, I appreciate your agreement with the county but also, we are going to need more with parking, additional ROW improvements might be able to meet that need which would be preferred over a parking lot. The improvements are already required for Design Review which we and will be evaluated at that time. The 5-year contract with the County is a good start, however I don't think it's enough as more is needed still. If you can document the community benefits that the church provides, we can look at those as possible benefits as well. It's a lot harder to raise money for something you can't do yet. But fundraising is crucial and when you come back it would be easier to understand the proposed timeline, you said 3-5 years, but we know how that goes so it's important for us to know moving forward. Sounds like we're not ready to move this along tonight. Hoping we gave you helpful feedback- does the Applicant need us to clarify anything to bring this back?

[8:04:57 PM](#) The applicant would like us to know if there is a denial so we can bring it to council.

[8:05:26 PM](#) Attorney Simms said this is part of the option, if you're inviting the Commission to deny the Application, I don't think it's a denial the council would support. Tabling or a motion to continue would be the best decision for the applicant team moving forward.

[8:06:33 PM](#) Commissioner Fitzgerald mentioned that we could add more conditions to move this forward.

[8:07:06 PM](#) Chair Fugate said she thinks we put out enough to give the applicant information to come back to.

[8:07:29 PM](#) Commissioner Smith doesn't think we're close enough.

[8:08:02 PM](#) Commissioner M. Smith mentioned that there were suggestions from staff for improvements that would support the waiver requests so we're not waiving the waivers. Your support as a community is appreciated by helping to provide comments which will help us do our job better.

[8:09:52 PM](#) Commissioner Fitzgerald I'd like to see you amend your waivers to truly provide benefits to the community.

[8:10:43 PM](#) Commissioner M. Smith I'd like to see more documented benefits from the list of benefits for the community.

[8:11:48 PM](#) The Applicant team stated that to clarify the process and path forward, as we look to make improvements and adjust to submit a plan that meets requirements & offers sustainable benefits to the community. I'm confused about a parking requirement that is over the code, that is difficult challenge to come back to.

[8:13:27 PM](#) Chair Fugate said the parking needs to mitigate the effects on neighboring properties.

[8:13:54 PM](#) Commissioner M. Smith clarified that the shared parking is 25% of the maximum parking, and the 36 spaces for five years- that way would bring it down to 56 spaces.

[8:14:37 PM](#) The commission agreed that the applicant needs to meet the 70 required spaces in case the parking agreement doesn't last- these benefits should support the community for the future.

[8:15:17 PM](#) Chair Fugate asked the Applicant team if they would like us to table this meeting or to a date certain?

[8:15:40 PM](#) The applicant team said they would like to table the meeting so they can come back prepared.

No action is required for tabling.

[8:21:40 PM](#) Commissioner Smith made motion to adjourn, Commissioner M. Smith seconded, all in favor

Administrative Review – NO ACTION ITEM

- [AR 1](#): Design Review Exemption by Spring Bullard proposing minor modifications to the existing 641 square foot single family residence located at 210 N. 2nd Avenue (Lot 19A Block 47, Hailey Townsite)

Staff Reports and Discussion

- Monday, March 2, 2026:
 - o Workshop: Land Use Assumptions for AOI

Adjourn by 8:00 PM - ACTION ITEM