

**Meeting Minutes**  
**Hailey Planning and Zoning Commission**  
**Monday, March 2, 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 on items not published on the Agenda.

## **Consent Agenda - ACTION ITEM**

- **CA 1:** Motion to approve meeting minutes dated February 17, 2026. **ACTION ITEM**  
[5:31:11 PM](#) Commissioner Fitzgerald made a motion to approve, Commissioner M. Smith seconded, and all in favor

## **Public Hearing - ACTION ITEM**

- **PH 1:** A workshop with the Planning and Zoning Commission to discuss land use assumptions of parcels located within the City of Hailey's Area of Impact. No motions are proposed with this discussion.

[5:31:43 PM](#) Davis introduced the land use assumptions and explained that the previous study with Agnew & Beck focused on the lands within the city limits, the city has now contracted with the same firm to include lands within the AOI, ACI. Davis explained the proposed scenarios for the land use assumptions and the details for those scenarios.

[5:36:16 PM](#) Chair Fugate asked if the areas that we are not talking about are in the county? When you are saying incumbered, is that BLM, is that what you mean, natural geographic restrictions?

[5:36:46 PM](#) Davis explained that yes, those lands are in the county and that incumbered means natural geographic, wetlands, hillside, BLM etc.

[5:39:13 PM](#) Commissioner Fitzgerald Incumbered doesn't mean undevelopable It just means there are restrictions correct? I have some theoretical questions, if land in the ACI would develop would they be served by city services?

[5:40:52 PM](#) Davis explained that if the parcels were annexed into city limits, then yes.

[5:41:39 PM](#) Commissioner Fitzgerald asked about the pros and cons of the AOI being developed, with or without annexations.

[5:42:14 PM](#) Davis stated that the county has different standards for developing parcels, there are disadvantages and advantages of both.

[5:44:06 PM](#) Commissioner Smith asked if annexed into the county, some provisions would still apply in order to be compatible with design standards, in case they were eventually annexed in?

[5:44:43 PM](#) Davis said yes, we would like to see certain standards met in case there is a future annexation.

[5:45:11 PM](#) Commissioner Smith asked if staff had off the top, the future population for 10, 20-year mark.

[5:46:02 PM](#) Davis stated that it was in the original report, but I don't have that in front of me. What we didn't account for was that the base line density follows GR- the minimum lot size is 6,000 we didn't go parcel by parcel to determine the lot sizes. The build out will be a lot lower than what is presented here.

[5:47:15 PM](#) Commissioner Morawski stated that if the future growth numbers are from 2019-2020 and the population has tapered, not sure how that translates, these numbers might be a gross overestimate.

[5:48:00 PM](#) Commissioner Smith said in order to meet the mark, have you considered higher density for the analysis in specific areas?

[5:48:51 PM](#) Davis explained that those were not accounted for with these assumptions.

[5:49:03 PM](#) Commissioner Smith I like retaining the industrial service to the south, it's how we set ourselves apart from the rest of the community to provide that industrial use.

[5:49:47 PM](#) Commissioner S. Smith I was surprised by the properties that are surrounded, in town, by the middle school. What would happen if those parcels were developed in the county and then annexed into the city later? Another hypothetical, what if the entire Hiawatha Subdivision annexed into city, but there were a few parcels that were not involved? Would they be required to annex?

[5:50:33 PM](#) Davis said there is generally a timeline of stipulations to work with that property to hook up to city services, but not immediately.

[5:52:07 PM](#) Davis said yes there is something called forced annexation that allows the city/state to require certain properties to annex into the city, although that is not our preferred method.

[5:52:38 PM](#) Commissioner M Smith said I agree with Dan, about keeping the industrial and commercial development to the south/north borders.

[5:54:25 PM](#) Commissioner Morawski said points have been raised about the acreage/ density, it would be nice to have some variability to the density per acre, if the point is to maximize.

[5:55:06 PM](#) Davis said she expects some variability, but to keep things cohesive I kept it to the possible build outs.

[5:55:43 PM](#) Chair Fugate said I think this is a correct assumption, considering roads, parks etc.

[5:56:15 PM](#) Commissioner M Smith, back to the island affect, for areas like Board Ranch, would the city be able to annex even if it's not contiguous to all properties?

[5:57:29 PM](#) Davis said no, in order to annex the parcels have to be contiguous and not including a street or road.

[5:57:55 PM](#) Chair Fugate asked if the city has the ability to request the zoning to potential developers/ applicants who want to annex into the city.

[5:58:34 PM](#) Davis said often if the land is contiguous, the use/zone tends to be compatible with what exists along the contiguous parcels.

[5:59:44 PM](#) Chair Fugate asked if anything was happening with the property to the south.

[6:00:15 PM](#) Davis stated that not at this time.

[6:00:45 PM](#) Commissioner Fitzgerald stated that she feels like the city has a lot of flexibility and oversight with our code with compatible uses.

[6:01:26 PM](#) Davis said that yes certainly there is a process and conversations to discuss compatibility, land use etc.

[6:02:04 PM](#) Commissioner Smtih said although the comp plan is a little hazy, there is also some standards for the process.

[6:02:29 PM](#) Davis said she is looking for feedback on our baseline assumptions which will be sent to Agnew and Beck to get more granular than what we presented to you all.

[6:03:09 PM](#) Chair Fugate said she agrees that these are the most current possibilities.

[6:03:24 PM](#) Chair Fugate opened to public comment

[6:03:55 PM](#) Samantha Stahlnecker, Opal Engineering, I think the ACI is a unique opportunity to think about the city, our land is so limited and when we see ACI land developed in the county it feels underutilized and this opportunity gives the city the chance to utilize the properties for city services, I appreciate the work staff has put into this.

[6:05:01 PM](#) Commissioner M. Smith asked about the property to the south of the airport?

[6:05:33 PM](#) Davis we have excluded those areas as they aren't designated in Hailey's ACI, so they are not part of these assumptions.

[6:06:02 PM](#) Commissioner M. Smith asked why they were excluded from AOI. Safety etc.?

[6:06:21 PM](#) Davis said she isn't sure, but it's always been like that, I can look into it more.

[6:06:39 PM](#) Commissioner M. Smith, I think we should look into it, there are opportunities that aren't GR, but possible playing fields such as soccer field etc., seems like we're missing part of the picture there.

[6:07:12 PM](#) Commissioner Fitzgerald asked if the nature of an AOI changes often.

[6:07:28 PM](#) Davis stated that through a process with the county is the only way new land can become part of the AOI, so they can change but there is an entitlement process that every municipality must go through.

[6:08:36 PM](#) Commissioner Morawski asked if there is any appetite to maybe make a request for interest with undeveloped lands?

[6:08:55 PM](#) Davis said we could poll property owners to gauge owners if there is interest in annexation, generally if there is interest, the owners contact the city to go through the process. There have been incidents where the city requests annexation, but it tends to be property owner initiated

[6:09:57 PM](#) Commissioner Fitzgerald said that after reviewing this, I was thinking about trends from building today, it makes sense using current density, but we're not building like that anymore. The homes are not small single-family development, they are packed into lots, basically the cost of building is high & the people that can afford are building bigger. Non-conforming subdivisions, where lot sizes can't meet bulk requirements, just a trend of higher density. Forcing existing zoning that isn't compliant just causes future problems. Density should be location specific and certain parcels are fit for higher density. I would support higher and lower densities in certain areas. In general, I think encouraging annexations is important, I can't think of any reason that it would be negative to develop these lands in the city instead of the county.

[6:14:06 PM](#) Chair Fugate agreed, do we have a preference of where we want to see certain zones, such as general residential and I agree that in general it is more beneficial to the city to have those annexed into the city. Quigley for example, for all the people that disputed the annexation, you are still going to have the impact but not the revenue.

[6:15:33 PM](#) Commissioner Smith do we have numbers on the water/sewer, how broadly we should be casting the net, before we consider expansion.

[6:16:02 PM](#) Davis stated that those reasons are the cause for these assumptions which will be thoroughly reviewed by the firm so we can appropriately apply fees for the parcels, for services etc.

[6:16:56 PM](#) Chair Fugate asked about schools.

[6:17:06 PM](#) Davis stated that all would be included in the growth assumption report from Agnew Beck. I know enrollment is going down but if the population increases one of them will be kids.

[6:18:36 PM](#) Commissioner Smith goes back to the SWATH opportunity, if we have the opportunity to retain and expand the light industrial service area to the south, I think it would be a strength for us. Also, the lack of sporting fields, that might be something we could talk to the airport about which would be an ideal use for the location near the airport.

[6:20:22 PM](#) Chair Fugate said there has always been a demand for more sports fields, those are an asset and benefit to the city.

[6:21:28 PM](#) Commissioner Smith asked if there was an opportunity to expand the Downton overlay core?

[6:21:50 PM](#) Davis said she expects overlays to be produced with more density and with more land.

[6:23:16 PM](#) Commissioner Smith made a motion to adjourn, Commissioner Fitzgerald seconded, and all in favor.