

**Meeting Minutes**  
**Hailey Planning and Zoning Commission**  
**Monday, March 16, 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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Attendance: Janet Fugate, Dan Smith, Jordan Fitzgerald, Michael Smith, Bozena Morawski  
Staff: Robyn Davis, Emily Brooks, Ashley Dyer

**Call to Order - Hailey Planning and Zoning Commission**

- Public Comment for items not on the Agenda.

[5:32:08 PM](#) Chair Fugate requested public comment for items not on the agenda. No comments were made.

**Consent Agenda - ACTION ITEM**

- **CA 1:** Motion to approve meeting minutes dated March 2, 2026. **ACTION ITEM**

[5:31:13 PM](#) Fitzgerald motioned to approve the meeting minutes. Morawski seconded. All were in favor.

**Public Hearing - ACTION ITEM**

- **PH 1:** Consideration of Design Review Application submitted by East Oakland International, LLC, and represented by Richard Childress, architect, for the construction of a 3,436 square foot residential addition to an existing commercial building located at 400 N. Main Street (Lot 18-20, Block 57, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

[5:32:16 PM](#) Dyer provided background information on the project. Richard Childress elaborated on the mixed-use project, intent of new additions, as well as building design. Childress presented information as to the site plan, landscaping and tree removal, drainage, and snow storage.

[5:35:42 PM](#) Fitzgerald questioned building design and overall logistics of residential addition. Fitzgerald further questioned why interior open/patio space was not enclosed. Childress went on to explain upper-level deck areas and enclosed living spaces. Fitzgerald questioned roof drainage. Childress noted that all rain and snowmelt will travel to a rooftop gutter/downspout system eventually making way to ground drywell. Childress was still unsure on technicalities of drainage; emphasized that drainage is still a work in progress. Fitzgerald noted her appreciation for deck space.

Fitzgerald questioned planters onsite. Childress explained where existing planters are and where they will be upon buildout. Fitzgerald asked questions about building design and exterior building materials. Discussion ensued.

[5:49:27 PM](#) Dan Smith questioned EV charging within the parking area. Electrical plan is still in progress. Smith further questioned tree removal along the western façade of the building. Davis confirmed that Staff recommends removal of the two spruce trees along the western façade, replacing them with more appropriate street trees.

[5:51:53 PM](#) Michael Smith questioned onsite parking arrangement, including tandem parking spaces. Childress noted that the stacked parking is available for a trailer/camper, as needed. Smith further shared concerns for lack of accessible route from onsite parking area to the entrance of the Wylde Beet. Discussion ensued. Smith further inquired about snow storage in the parking areas, as well as deck spaces above. Childress could not confirm how snow would be handled onsite; still working through the technical details. Childress assumed that exterior decks would hold snow every winter and not be available for outdoor seating. Smith further questioned continuous exterior insulation, Childress will find out about insulation details. Childress confirmed that building is all-electric. Discussion ensued.

[5:59:25 PM](#) Childress reiterated that that the goal for the evening is to garner feedback from the Commission to prepare a complete package appropriate to the City and to the property owners. Childress will work with the Applicant Team to bring it all together in one approvable package.

[6:03:15 PM](#) Morawski noted her appreciation for outdoor deck space and encouraged the Applicant Team to consider the addition of accessibility facilities to the structure, specifically the commercial component. Moraski further encouraged that the Applicant Team to consider individual water meters for each unit, rather than one meter for the entire project.

[6:04:57 PM](#) Chair Fugate recommended the formulation and submittal of a landscaping plan, to include irrigation details. Chair Fugate highlighted the engineering comments noted within the Staff Report and recommended that snow storage areas and drainage be addressed via a Civil plan. Discussion ensued.

[6:07:36 PM](#) Chair Fugate opened the meeting for public comment. Marina Broschofsky, owner of Red Door Design, shared the following concerns or curiosities: lack of parking for the uses, drainage, onsite storage for bicycles and more, internal property line and the shared fencing/landscaping, construction timeline, structural integrity of existing building, HVAC noise and systems, general tidiness of site, height of building, and conflict of interest with Sage Sauerbrey a City Council member.

[6:11:53 PM](#) Elliott Jacobs, a nearby resident, shared similar concerns. Parking was a concern as well as rooftop decks being highly visible to nearby single-family residences.

[6:14:23 PM](#) Chair Fugate closed the meeting for public comment.

[6:14:41 PM](#) Childress went on to answer some of the public comments. He verified that the HVAC system will be mini-splits with limited noise. Childress also reiterated that there is no intention to expand commercial use. Commercial space will remain as existing. Davis explained details around onsite parking, drainage requirements, construction timeline, general requirements to keep parcels tidy, and shared landscaping. In addition, Davis explained that there is no conflict of interest regarding Mr. Sauerbrey representing this project, as State Code allows for such. Discussion ensued.

[6:25:37 PM](#) The Commission discussed various issues of the project as proposed. The Commission suggested that onsite landscaping and existing fencing be thoughtfully addressed and/or curated, included planters to soften the exterior deck space; onsite parking and accessibility be thoughtfully and functionally designed; and drainage by addressed via a Civil Plan. D. Smith suggested continuation of the project, as items are missing - snowmelt and water-runoff, landscaping, insulation, exterior lighting, etc. The Commission concurred.

[6:48:30 PM](#) M. Smith motioned to continue the public hearing item to April 20, 2026. D. Smith seconded the motion. All were in favor.

- **PH 2:** Consideration of a Design Review Application submitted by SLWRF, LLC, for the construction of nine (9) unit, detached townhouse development – each residential unit ranging in size from 638 square feet to 1,274 square feet – to be located at 1600 Appaloosa Road (Lot 8, Block 2, Quigley Farm Subdivision) within the General Residential (GR) Zoning District. **ACTION ITEM**
- **PH 3:** Consideration of a Preliminary Plat Application submitted by SLWRF, LLC, wherein Lot 8, Block 2, Quigley Farm Subdivision is proposed to be subdivided into nine (9) sublots ranging in size from 2,882 square feet to 6,103 square feet. This project is located at 1600 Appaloosa Road (Lot 8, Block 2, Quigley Farms Subdivision) and is within the General Residential (GR) Zoning District. **ACTION ITEM**

[6:54:20 PM](#) Chair Fugate reopened the meeting. Chair Fugate noted that both items above would be heard concurrently. Fitzgerald recused herself from both public hearing items. Brooks provided background on project, noting clarifications and/or corrections for the record. Specific corrections included the reallocation of two (2) community housing units from the subject parcel to another block within the subdivision. Brooks also noted an updated landscaping plan, snow storage modifications, and Hailey Tree Committee approval. Discussion ensued.

[6:59:52 PM](#) Trevor Brand, representative for the project, introduced the project representatives and background for the project. Brand and Fitzgerald discussed overall plan, building design and landscaping, floor layout, and workforce housing component. Exterior materials and colors were also discussed. The Preliminary Plat was also discussed; corrections were made to Plat Note #6. Discussion ensued.

Commission went on to provide feedback as to roof styles and building design, specifically garage placement and cohesion with primary living area. D. Smith recommended that the garages be better integrated into the primary living area, rather than appear to be an “add-on”. Discussion ensued.

[7:41:05 PM](#) Chair Fugate opened the meeting for public comment. No public comments were made. Chair Fugate closed the meeting for public comment.

[7:41:35 PM](#) The Commission deliberated on the project. D. Smith suggested increasing the onsite parking to accommodate more than one vehicle and/or visitor parking. M. Smith had no strong concerns; however, questioned the removal or further integration of shed roofs within the plan. The Commission suggested integrating similar roof styles, as well as sloping shed roof to the exterior side of home. Chair Fugate agreed and noted the Commission's appreciation for project and workforce housing.

[7:48:05 PM](#) D. Smith motioned to approve the Design Review Application submitted by SLWRF, LLC, for the construction of nine (9) unit, detached townhouse development – each residential unit ranging in size from 638 square feet to 1,274 square feet – to be located at 1600 Appaloosa Road (Lot 8, Block 2, Quigley Farm Subdivision) within the General Residential (GR) Zoning District, 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 Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (j) are met. M. Smith seconded and all were in favor.

[7:49:09 PM](#) M. Smith motioned to recommend approval by the Hailey City Council the Preliminary Plat Application submitted by SLWRF, LLC, wherein Lot 8, Block 2, Quigley Farm Subdivision is proposed to be subdivided into nine (9) sublots ranging in size from 2,882 square feet to 6,103 square feet, located at 1600 Appaloosa Road and within the General Residential (GR) Zoning District, finding that the application meets all City Standards, and that Conditions (1) through (10) are met. Morawski seconded and all were in favor.

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

- [AR 1](#): Accessory Dwelling Unit (ADU) Application, by Scott Goitiandia, for the approval to convert 528 square feet of living area in an existing single-family residence to an ADU – located at 2171 Laurelwood Drive.

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

- Monday, April 6, 2026:
  - o DR: 516 South River Street
  - o TA: Draft Ordinance for Mobile Vending

[7:51:01 PM](#) Davis provided brief update of next meeting.

#### **Adjourn by 8:00 PM - ACTION ITEM**

[7:52:08 PM](#) Morawski motioned to adjourn. D. Smith seconded and all were in favor.