

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Tuesday, January 18, 2022
Virtual and In-Person Meeting
5:30 p.m.

From your computer, tablet or smartphone: <https://www.gotomeet.me/CityofHaileyPZ>

Via One-touch dial in by phone: <tel:+15713173122,,506287589#>

Dial in by phone: United States: +1 (571) 317-3122 Access Code: 506-287-589

Present

Commission: Janet Fugate, Dustin Stone, Richard Pogue Owen Scanlon

Staff: Lisa Horowitz, Robyn Davis, Paige Nied, Chris Simms, Mike Baledge, Jessica Parker

Absent: Dan Smith

[5:30:35 PM](#) Chair Fugate called to order.

[5:30:47 PM](#) Public Comment for items not on the agenda. No Comment.

[5:31:32 PM](#) Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application by Michael Kraynick, represented by Alpine Enterprises, where Lot 1A, Block 60, Townsite (318 Spruce St) is subdivided into two (2) lots, Lot 1AA, comprising of 11,964 square feet, and Lot 1AAA, comprising of 8,010 square feet. This project is located within the Limited Residential (LR 1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Lido Equity Group Idaho North, LLC, represented by Michael McHugh of Pivot North Design, for twelve (12) apartment buildings ranging in two to three stories in height for a total of 104 residential units on approximately 4.27 acres. The proposed project consists of twelve (12), 475 square feet micro one-bedroom units, forty (40), 680 square feet one-bedroom units, thirty-five (35), 850 square feet two-bedroom units, thirteen (13), 1,110 square feet three-bedroom units, and four (4), 1,504 square feet four-bedroom units. This project is known as Lido Apartment Homes. The proposed project is located at Lots 1-14, Block 85, Parcel EE, Woodside Subdivision #24 and Lot 1, Block 67, Woodside Subdivision #18 (940 Winterhaven Drive) within the Limited Business (LB) Zoning District. This project will be heard concurrently with a Planned Unit Development Application. **ACTION ITEM.**

CA 3 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Erin and Thomas Howland for a detached 420 square foot Accessory Dwelling Unit located above the existing detached garage. This project is located at Lots 13-16, Block 61, Townsite (302 E Myrtle Street) within the Limited Residential 1 (LR 1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

CA 4 Adoption of Findings of Fact, Conclusions of Law and Decision a City-Initiated Text Amendment to the Hailey Municipal Code, Title 15, to add a new chapter, Chapter 15.20: Green Building Standards, and within that chapter to add a new section, Section 15.20.010 entitled Electric Vehicle Requirements,

*mandating electric vehicle ready service panels or subpanels within all new construction, including both residential and commercial. **ACTION ITEM.***

CA 5 Adoption of Meeting Minutes dated May 17, 2021. **ACTION ITEM.**

CA 6 Adoption of Meeting Minutes dated June 6, 2021. **ACTION ITEM.**

CA 7 Adoption of Meeting Minutes dated July 19, 2021. **ACTION ITEM.**

CA 8 Adoption of Meeting Minutes dated November 1, 2021. **ACTION ITEM.**

CA 9 Adoption of Meeting Minutes dated January 3, 2022. **ACTION ITEM.**

Paige required to pull CA 4.

5:32:20 PM Pogue motioned to approve CA 1-9, except CA 4. Stone seconded. All in Favor.

5:32:50 PM Nied explained new changes added to report based off understanding of last meeting – clarification of EV ready vs. EV capable (page 78 of packet, page 3 of SR), report requiring EV Capable. Nied asked commission if all acceptable to change. Stone verified only difference is actual connection point for plug. Nied confirmed. Stone is more comfortable being EV ready. Scanlon asked what the cost difference would be to the contractor. Nied referred to report for cost ranges. Staff and Commission discussed options, all agreed to change EV Capable definition to 110 volt from 240 volt.

5:47:00 PM Stone motioned to approve CA 4, as amended. Pogue seconded. All in Favor.

Public Hearing

PH 1 **5:48:12 PM** Consideration of a Design Review Pre-application by Kazuko-San ID, LLC, for construction of three (3) multifamily buildings, which includes 22 one-bedroom units ranging in size from 540-702 square feet, and six (6) two-bedroom units, ranging in size from 872-873 square feet, to be located at Sublot 4B, Block 1, North Hailey Plaza, within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. This project is to be known as Saddle Lofts. **ACTION ITEM.**

5:49:09 PM Davis turned floor over to applicant team making Rebecca Bundy presenter. Rebecca Bundy, Architect, introduced herself and other members of the applicant team. Bundy stated applicant team met with Blaine County Housing Authority to determine what the housing need is in area. Bundy discussed project location of project and surrounding buildings. Bundy explained project site is approximately twice the size as the Silver River Apartment project. Bundy explained provided more generous setbacks. Bundy summarized units proposed and parking to be provided – 3 parking spaces to be covered. Bundy summarized proposed open space, noting all snow to be hauled off site, and noted trash enclosure onsite. Bundy summarized project is organized into 3 buildings – building a-c connected via exterior walkway system covered by roof articulating separation of building. Bundy continued to discuss outdoor space, and buffering. Bundy stated main pedestrian entrance is off of River Street and a secondary entrance off of Empty Saddle. Bundy explained proposed materials and colors for project. Bundy went through the elevation plans noting how the building is broken up along the exterior and the roof line. Bundy summarized the amenities provided in every unit. Bundy stated understands further discussions due to code amendments for energy code. **6:05:31 PM** Bundy went on to explain how proposing to exceed code requirements. Bundy turned floor to Sam Stahlnecker, Engineer.

[6:06:43 PM](#) Stahlnecker, Galena Engineering, discussed ROW improvements noting why sidewalks widths are proposed differently than the typical sidewalks seen on River Street. Stahlnecker turned floor to Nathan Schutte.

[6:08:48 PM](#) Nathan Schutte, Landscape architect, summarized overall preliminary landscape plan proposed for project.

[6:12:22 PM](#) Bundy thanked commission for their time and that the applicant is available for any questions. Horowitz stated Brian Yeager has indicated that the Empty Saddle ROW is standard width for a side street.

[6:13:25 PM](#) Pogue is curious why two bedrooms are located on the 3rd floor. Bundy explained applicant's intent for the units to be on the 3rd floor. Pogue would think it would be better to not have residents walk up two stories with children. Pogue complimented applicant on location of bicycle racks and storage areas. Pogue encourages applicant to keep more space for children to run and to have landscape architect connect with Tree Committee. Pogue recommends reviewing building color as they appear dark and would recommend lighter. Pogue believes can accommodate sidewalk width.

[6:17:38 PM](#) Stone asked what size the bedroom will be in the 540 sq. ft. unit. Bundy stated bedrooms are approximately 10x10. Stone asked if current plan is to not include A.C. units. Bundy confirmed goal is to not install A.C., that in her experience if can keep the sun off the windows the units stay cool. Stone believes this may be hard on residents. Stone asked if they have done research in all electrical buildings. Bundy confirmed, has a lot of experience and noted will also be working with John Reuter. Bundy stated did this at Silver River Apartments. Stone asked how that went making 16 units all electric. Bundy turned floor to Paul Conrad. [6:20:37 PM](#) Conrad stated this is becoming the norm in many communities. Conrad explained Silver River was for 1st but that they are really simple and cost efficient. Conrad stated it has been determined to be very livable, not just about numbers. Conrad agrees with Bundy, if done correctly very small window that would be uncomfortable. Conrad stated only other path could see would be to do a thorough wall port for multi-use cooling unit. Conrad is not a fan of this and thinks proposal is a smart design. Stone asked how plan to heat the building. Conrad explained plan to use infrared heaters. [6:24:26 PM](#) Conrad explained why has chosen this type of heater. Stone asked if something special about the 3 parking spaces in carport or just space available. Bundy stated had to change original design and in reconfiguring parking that became an opportunity.

[6:27:08 PM](#) Scanlon asked how tall the retaining wall is proposed to be. Bundy stated that wall will be a maximum of 1ft. Bundy explained grade difference between buildings along the lot. Scanlon asked what anticipates the material to be. Bundy has just considered concrete curb at this time. Scanlon asked about easement along east property line, and what the purpose is. Davis stated it is a utility easement. Bundy stated it is 15 ft wide public utility easement that accommodates sewer main. Bundy summarized conversations with public works director regarding parking. Scanlon asked if this services an alley. Horowitz explained why staff believes access is acceptable even though there is no alley there. Scanlon asked about potential access points to help ease traffic on Empty Saddle. Bundy explained suggested are private property and why applicant has proposed access as shown. Bundy confirmed received approval from Clear Creek for easement. Scanlon asked about solar. Bundy stated would be open to rough in for it but not install due to issues ran into with Silver River. [6:33:44 PM](#) Scanlon asked Conrad about framing in an air conditioning unit for those who will have a lot of sun exposure. Scanlon asked if this building will have a fire sprinkler system, if so where the riser rooms will be located. Bundy confirmed system is required, noting location of mechanical rooms. Bundy stated working with team and will have those details ironed out before returning.

[6:35:31 PM](#) Chair Fugate does not have further questions.

[6:35:51 PM](#) Chair Fugate having technical issues, passing chair position to Pogue for the time being.

[6:37:04 PM](#) Vice Chair Pogue opened public comment. Noting comment period will be limited to 3 minutes.

[6:37:33 PM](#) Dennis Potts, resident of Hailey, thinks the density is too high for this area of Hailey. Thinks fact that there is no setback as go up to 3rd floor seems like a big block of space, thinks setback would be helpful. A 10x10 bedroom is really a Manhattan size bedroom, trying to get too many in. Want to make sure there is a restriction that there are no window ac units. Potts complimented applicant on colors.

[6:39:54 PM](#) Brad Chinn, resident, has reviewed this at length, agrees with parking, traffic and trash. This is going to be challenged under Title 67, Chapter 65 of the Local Land Use Act.

[6:41:12 PM](#) Susan, homeowner, two blocks from this project. Loves Hailey but is very concerned with this big complex and density will ruin downtown. Seems like to many people squished into one place. Believes intersection is an issue, as people run the stop sign all of the time; dangerous and not pretty.

[6:43:04 PM](#) Vice Chair Pogue closed public comment.

[6:43:27 PM](#) Vice Chair Pogue asked applicant if has any points they would like to address. Bundy stated they have striven to meet the Hailey Zoning code and Building code in all regards. Vice Chair Pogue asked Horowitz if agrees meeting building code. Horowitz agreed for a pre app submittal.

[6:44:39 PM](#) Mike Baledge, Fire Chief, confirmed applicant has done a good job meeting fire code and hope it goes forward as we need this. Horowitz summarized pre-app is a change of ideas and feedback to applicant but no decision is made.

[6:45:27 PM](#) Stone emphasizes with residents along River Street, understands a lot of new construction occurring but believes need to support housing options for workers. Stone supports Scanlon's idea for cooling. Stone also liked idea to create more change in elevation along 3rd floor. Stone asked about solar. Horowitz recommended having Bundy explain why will not see solar on multi family. Bundy turned to Conrad. [6:50:01 PM](#) Conrad recommends meeting at future point to explain issues solar on multi-family.

[6:50:36 PM](#) Scanlon agrees with Pogue's comments regarding exterior colors. Scanlon noted setback for 3rd story is nice touch but understands limitations. Scanlon suggested possibility to combine some one bedroom units into two bedroom units to accommodate families.

[6:52:33 PM](#) Chair Fugate agrees with comments, think this project is great. Chair Fugate asked about trash. Bundy stated configuration of recycling garbage area has been approved by Clear Creek.

[6:53:47 PM](#) Pogue compliments applicant team on project. Pogue would like applicant to look at having more two bedroom units.

No action required by commission.

PH 2 [6:55:49 PM](#) *Consideration of a Text Amendment submitted by Ian and Sarah Sundby 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, to allow for a maximum lot coverage of forty percent (40%) where at least seventy-five percent (75%) of required parking spaces are enclosed within a structure for lots smaller than 4,500 square feet in size, and located within the General Residential (GR), Limited Residential (LR-1) and Limited Residential (LR-2) Zoning Districts. For those lots that are 4,500 square feet or larger and located within the GR of LR-1 Zoning Districts, maximum lot coverage will remain as noted therein. **ACTION ITEM.***

[6:57:31 PM](#) Scanlon disclosed that has worked with Ian to research this code change and to assist in some of the verbiage of this proposal. Scanlon will leave up to commission and Simms to determine if should recuse himself. Simms does not believe there is an issue with Scanlon participating within the vote of this. All commissioners agree.

[6:59:00 PM](#) Davis introduced applicant team and turned floor over to Ian Sundby. [6:59:26 PM](#) Sundby introduced himself and thanked commissioners. Sundby explained that the amendment addresses affordability, livability. Sundby explained the intent of the amendment, which is to increase the lot coverage for lots that are 4,500 square feet or smaller. The increase proposed is 10% for a total of 40% allowable lot coverage for parcels that are 4,500 square feet or smaller (in GR zones). Sundby went on to explain data collected from the GIS database. Sundby also explained that the proposal would allow property owners the ability to construct reasonable-sized homes on substandard lots. [7:01:40 PM](#) Sundby explained amendment would allow for development on substandard sized lots.

[7:02:36 PM](#) Scanlon summarized that the amendment will still have all the same standard restrictions; however, Scanlon thinks it will provide a benefit, and believes it is a change that warrants consideration. [7:04:18 PM](#) Sundby agreed and believes by increasing the lot coverage for these substandard lots, we can create a more affordable, livable community with various housing options available to support the community and its various needs. [7:05:20 PM](#) Horowitz noted that this change is about livability and flexibility, it does not permit ADUs where ADUs are not currently permitted. Horowitz stated all ADUs in Townsite will still come through design review.

[7:06:11 PM](#) Stone asked what the rationale is to provide more lot coverage when add a covered garage. Horowitz believes because it's screening parking. Stone is curious if need to add width of garage, or if should keep because it was originally there. Horowitz stated ok either way, just followed existing verbiage in code. Stone is ok either way, but not sure if should place burden of garage on top of it.

[7:08:19 PM](#) Pogue likes burden of garage, as already have ample number of cars on the street.

[7:08:46 PM](#) Chair Fugate agrees with Pogue, having it enclosed in a smaller space gives a better appearance. Chair Fugate likes as it is, it is consistent with other parts of codes. Stone understands and gets reasoning.

[7:09:56 PM](#) **Vice Chair Pogue opened public comment.**

[7:10:12 PM](#) Errin Bliss, owners of one of the 4 vacant parcels, just wanted to thank applicant for taking initiative on this. It is a great idea.

[7:10:58 PM](#) Vice Chair Pogue closed public comment.

Pogue asked any comments from staff. No further comments.

[7:11:14 PM](#) No further comments from Stone or Chair Fugate.

[7:11:40 PM](#) I, Fugate, moved to recommend approval to the Hailey City Council an Ordinance amending 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, to allow for a maximum lot coverage of forty percent (40%) where at least seventy-five percent (75%) of required parking spaces are enclosed within a structure for lots smaller than 4,500 square feet in size, and located within the General Residential (GR), Limited Residential (LR-1) and Limited Residential (LR-2) Zoning Districts, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare. Scanlon seconded. All in Favor.

PH 3 [7:13:49 PM](#) *Consideration of a City-Initiated Text Amendment to the Hailey Municipal Code, Title 15: Buildings and Construction, Chapter 15.20: Green Building Standards, to add a new section, Section 15.20.012, entitled Solar Requirements, mandating new residential developments to install solar wiring for solar electricity generation and consumption capabilities. **ACTION ITEM.***

[7:14:20 PM](#) Nied stated since the amendment was written, believes language should be amended that moving forward should be solar ready. Nied explained intention is to cut cost with retrofitting building for solar and expand solar market within Hailey. Nied stated staff also recognizes not every structure would be suitable for solar, could in-lieu of solar have something else approved on a case-by-case basis.

[7:16:41 PM](#) Stone likes this idea and believes getting penetration through roof at initial build is easier. Stone is concerned what would be deemed as an appropriate build for solar given roof design, pitch and size, and agrees with reviewing such projects on a case-by-case basis.

[7:18:25 PM](#) Scanlon asked if just requiring solar or if should expand options. Scanlon suggested considering wind turbines or other alternatives that generate electricity that may be used to supplement solar. Scanlon believes this amendment is on the right track.

[7:20:05 PM](#) Fugate believes this is great; this could bring about more energy savings than even the EV. Fugate does think need to clarify how solar ready are they discussing. Fugate thinks will be a good idea of a general standard. Fugate would like to see this move forward.

[7:21:37 PM](#) Pogue agrees, thanks the staff for all the amendments. Pogue stated this is a start, and encourages staff to go forward as fast as we can.

[7:23:09 PM](#) Horowitz agrees with Nied to allow applicants to have the choice between wiring and conduit. Horowitz does not believe the "such as's" are needed, that an applicant could propose an ideas such insulation changes.

[7:24:13 PM](#) Vice Chair Pogue opened public comment.

[7:24:26 PM](#) Rebecca Bundy applauds city for amendments. Bundy recommends it be made crystal clear that the amendments are not solar thermal. Bundy believes the utilization of solar thermal is a great thing to do but that winter creates a whole new host of issues.

[7:25:54 PM](#) Vice Chair Pogue closed public comment.

[7:26:02 PM](#) Stone clarified the conduit would not include any actual wiring, would basically just make sure there is a path. Stone agrees with Bundy regarding wind, power grid is not going to accept wind energy from residence. Stone stated solar is very stable. Stone is curious what determines whether solar is appropriate or not for a house - what is the criteria. Nied asked commission for their input. Stone believes city staff would be appropriate to make a decision; he is just curious what the criteria is. Horowitz stated can come up with a "such as" list but believes developer will run the wire or conduit. Horowitz asked others on meeting their input.

[7:29:36 PM](#) Scanlon agrees with amendment and that it could be a case by case. Scanlon believes should have wiggle room for alternative methods.

[7:30:23 PM](#) Fugate stated this change is really exciting. Fugate thinks needs to move this forward, thinks professionals should provide a general outline of criteria. Fugate would like to see this move forward with a recommendation that some type of criteria parameter is added to it.

[7:32:04 PM](#) Stone recommends can include City Engineer and City Resiliency Planner can approve on a case by case situation. Staff and commission agreed on idea, staff will finalize verbiage to ensure does not cause future issues.

[7:33:48 PM](#) Fugate motioned to recommend for approval by the Hailey City Council Ordinance No. _____, an Ordinance amending the Hailey Municipal Code, Title 15: Buildings and Construction, Chapter 15.20, Green Building Standards, Section 15.20.012: Solar Requirements, mandating new residential developments of single-family homes, townhomes, and substantial remodels to install solar wiring for solar electricity generation and consumption capabilities, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare, with some general criteria standards. Scanlon seconded. All in favor.

PH 4 [7:35:44 PM](#) *Consideration of a City-initiated Text Amendment to the Hailey Municipal Code, Title 16: Subdivision Regulations, Chapter 16.05: Improvements Required, Section 16.05.060: Utilities, to amend this standard to encourage electric utilities and make natural gas optional. **ACTION ITEM.***

[7:36:15 PM](#) Nied explained process of electricizing utilities. Nied stated intent behind this amendment, is to change the wording as it is in the code to encourage electricity over gas and to make natural gas optional.

[7:37:23 PM](#) Fugate confirmed language change is under 16.05.060 utilities, making natural gas optional. Staff confirmed.

[7:38:17 PM](#) Stone stated a huge amount of energy is expelled through the valley via natural gas and that it will be a burden on the power grid but it is the way to proceed.

[7:39:22 PM](#) Scanlon believes this is the correct way to proceed.

[7:39:35 PM](#) Pogue agrees with all comments.

[7:39:47 PM](#) Vice Chair Pogue opened public comment.

[7:40:14 PM](#) Vice Chair Pogue closed public comment.

[7:40:20 PM](#) Stone motioned to recommend for approval by the Hailey City Council Ordinance No. _____, an Ordinance amending the Hailey Municipal Code, Title 16: Subdivision Regulations, Chapter 16.05: Improvements Required, Section 16.05.060: Utilities, to amend the language to encourage the use of electric utilities over natural gas, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare. Fugate seconded. All in Favor.

PH 5 [7:42:42 PM](#) *Consideration of a City-Initiated Text Amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.06: Design Review, Section 17.06.080: Design Standards, applicable to (A) Nonresidential, Mixed Family, Or Mixed-Use Building, to modernize the requirements for energy conservation in accordance with developments in energy saving technology, and to add a new standard regarding progress towards the City's clean energy goals. ACTION ITEM.*

[7:43:21 PM](#) Nied explained this amendment is to be treated a workshop to get commission input on what staff has been working on so far. Nied summarized current code regarding prescriptive list and staff is open to feedback. Horowitz stated staff is not expecting action tonight, just looking for feedback.

[7:46:07 PM](#) Stone asked what the target is for these mixed use buildings. Horowitz stated these standards apply to all applications in old Hailey that is non single family. Stone confirmed just new construction. Staff confirmed. Stone stated it seems a lot of stuff working on, seems to be in attempt to keep house cool. Nied confirmed for overheating during the summer. Horowitz stated purpose of this standard is to reduce energy use. Stone wonders where balance point is if starts having everyone point their windows away from the sun. Fugate used her home as an example.

[7:49:50 PM](#) Scanlon stated what discussing is classic passive solar. Scanlon thinks solar glazing is another avenue that is great that has been touched on. Scanlon listed off various items that help address Stones concern – white eaves, insidious trees.

[7:51:47 PM](#) Stone would like to hear others ideas. Pogue asked Scanlon if had used triple pane windows. Scanlon confirmed, but has not followed up on them. He can say they are more expensive. Scanlon appreciates us having a large list.

[7:53:13 PM](#) Fugate confirmed only require 3 of 10 for energy conservation, asking staff how many applicants has to provide under Caron Neutrality. Staff is asking commission for their input. Nied stated goal would be similar to energy conservation. Horowitz clarified, it's an alternative path chosen. Fugate

asked if carbon neutrality is chosen from. Horowitz explained staff was not prepared to require must meet X, just looking for feedback so can come back a more refined report.

[7:55:58 PM](#) Errin Bliss thinks list is great concern is he does not feel a lot of these are relevant to planning and zoning commission staff believes these would relate more to building department. Horowitz stated Bliss is making an interesting point but that this code has been part of the code for quite some time.

[7:57:55 PM](#) Stone stated there are few items he likes, and others he likes little less. Stone does not think will get much out of composting. Stone asked what the difference is between turf and grass. Staff confirmed should read as artificial turf. Stone stated roof top garden sounds interesting, but not sure if should be something that can be picked. Stone asked what an operational window is, as it is called out specifically for commercial builds. Scanlon believes that has to do with air flow, thinks there is a discussion to be had on that. [8:01:56 PM](#) Commission went through items listed, stated what the liked and did not like. Fugate asked if most appliances are energy efficient. Nied confirmed most are. [8:04:33 PM](#) Commission continued to discuss what options really liked and disliked. Staff will take commissions input and bring revised report back in near future.

New Business

NB 1 [8:06:48 PM](#) Election of Chair and Vice Chair. **ACTION ITEM**

[8:07:54 PM](#) Stone motioned to re-elect Janet Fugate as Chair and Richard Pogue as Vice Chair. Scanlon seconded. All in Favor.

Staff Reports and Discussion

SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.

SR 2 Discussion of the next Planning and Zoning meeting: **February 7, 2022.**
Text Amendment PUD Density Bonus / DR: Pioneer Storage Phase 3 /DR: Spruce St Apts

Horowitz summarized upcoming projects.

[8:10:38 PM](#) Scanlon motioned to adjourn. Fugate seconded. All in favor.