

**Agenda**  
**Hailey Planning and Zoning Commission**  
**Tuesday, February 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:

**Join on your computer, mobile app, or room device.**

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Phone Conference ID: 602 369 677#

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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, by James Josel, represented by Thomas Howland of Howland Architecture Studio, Inc., for the construction of a new 2,884 square foot single-family residence and 696 square foot Accessory Dwelling Unit (ADU) constructed above the detached garage, to be located at 220 N 2nd Avenue (Lot 13A Block 47, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**
- [CA 2](#) Motion to approve Findings of Fact, by the Hailey City Council a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section 17.06.080: Design Standards, Item A: Nonresidential, Multi-Family Or Mixed-Use Building Development, Item E: Detached Townhouse Development, and Item F: Cottage Development, refining and/or amending design standards for cottage and townhouse developments. **ACTION ITEM**
- [CA 3](#) Motion to approve meeting minutes dated November 17, 2025. **ACTION ITEM**
- [CA 4](#) Motion to approve meeting minutes dated December 01, 2025. **ACTION ITEM**
- [CA 5](#) Motion to approve meeting minutes dated December 15, 2025. **ACTION ITEM**

**Public Hearing - ACTION ITEM**

- **PH 1** Consideration of a Conditional Use Permit Application by Kimberly Sesnon for the approval of a Bed and Breakfast lodging establishment to be known as The Dandelion SV, located at 416 N 1st Avenue (Lots 13 & 14, Block 58, Hailey Townsite), in the General Residential (GR) and Townsite Overlay (TO) Zoning District. **ACTION ITEM**
- **PH 2** Consideration of a City-Initiated Text Amendment amending Hailey's Municipal Code, Title 15: Buildings and Construction, Chapter 15.20: Special Code Requirements, creating a new section, Section 15.20.020: Public and Commercial Swimming Pools, which establishes definitions and regulations for public and commercial swimming pools. **ACTION ITEM**

**Administrative Review – NO ACTION ITEM**

- AR: AT&T

**Staff Reports and Discussion**

- Monday, February 02, 2026:
  - Continuation: DR and PP: Della Mountain Suites
  - Design Review Pre-Application Lilac Townhouses
  - AR: Greer ADU

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

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On January 20, 2026, the Hailey Planning and Zoning Commission considered and approved a Design Review Application by James Josel, represented by Thomas Howland of Howland Architecture Studio, Inc., for the construction of a new 2,884 square foot single-family residence and 696 square foot Accessory Dwelling Unit (ADU) constructed above the detached garage, to be located at 220 N 2nd Avenue (Lot 13A Block 47, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

**Notice:** Notice for the December 15, 2025, public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on November 26, 2025. No public comments were received prior to the Public Hearing.

**Application:** The Applicant proposed the construction of a new 2,884 square foot, two-story single-family residence, in addition to a 1,392 square foot detached garage and ADU. The primary residence is proposed to have 923 square feet of conditioned basement area, as well as 1,038 square feet of conditioned area on the first floor and 923 square feet on the second floor. The proposed ADU is 696 square feet and located above a garage area with the same square footage. The property is currently undeveloped, and the Applicant also proposed to install approximately 2,241 square feet of patio pavers across the 5,992 square foot lot, in addition to landscaping both on the private property and within the unused right-of-way areas surrounding the corner parcel.

**Public Hearing:** At the December 15, 2025 Planning and Zoning Commission Meeting and Public Hearing for the project, the Applicant shared several project updates in response to specific items of question/concern identified in the Staff Report. These included:

- Confirmation that the proposed chimney height could be reduced to comply with the maximum allowable building height of thirty-two (32) feet, as outlined for the zoning district (and for such building features) in Hailey Municipal Code.
- A revised first floor building square footage for the primary residence, shifting from 923 square feet to 1,038 square feet. This produced a new overall building square footage of 2,884 square feet for the primary residence. All bulk requirements remained as met, despite this shift.
- Confirmation of a residential remodel/construction addition on the adjoining property to the south, mitigating privacy concerns noted by Staff regarding the large windows on the proposed southern building elevation. The Applicant confirmed that the windows would be facing a new garage structure and thus would pose little interaction with activity areas or private spaces of the neighbors.
- Confirmation of an existing fence along the southern property boundary, further mitigating privacy concerns and also allowing for the removal of original Condition of Approval "I", calling for a required fence permit and approval.

The Commission commended the Applicant Team on an attractive project design that spoke to the nature of Old Hailey and the Design Review Guidelines of the Townsite Overlay District. Some concern was raised over the roof pitch on the second level of the primary residence, specifically on the northern roof slope. The Applicant confirmed that they would install snow clips on this roof section, mitigating potential snow and precipitation build-up within the sunken patio area on the ground/below ground levels.

The removal of existing mature trees on the property (and one (1) confirmed public street tree in the N 2<sup>nd</sup> Avenue right-of-way), prior to the Applicant’s submittal for Design Review, was also discussed by the Commission, at the request of Staff. The Commission ultimately selected Option 1 for the required remediation, as recommended by the Hailey Tree Committee. Option 1 called for the planting of at least three (3) new street trees in the public right-of-ways surrounding the property, including at least one (1) replacement tree along the N 2<sup>nd</sup> Avenue frontage. The Applicant’s proposed landscaping plan preemptively called for planting four (4) new street trees, and so the Commission was assured that this requirement would be met. However, the Applicant stated that the removal of the private property trees came at the recommendation of an arborist, hired by the property owner to assess the health and condition of the existing mature trees. As the incorporation of existing mature trees on private property is a stated Design Review Guideline for projects in the Townsite Overlay, the Commission requested that the Applicant supply City Staff with a copy of the arborist’s assessment/report, to be filed with the project and retained for future reference. Supplying the arborist report was added as a component of the Conditions of Approval. The Conditions of Approval have been augmented to reflect the selection of Option 1, as well as this report.

Final comments/requests by the Commission included the submittal of a fully developed landscape plan, for review and approval by City Staff, identifying and providing more specific dedicated outdoor space for the ADU, and the requirement for the property owner to pay sidewalk in-lieu fees for the property’s Galena Street frontage.

After further review and discussion by the City of Hailey Public Works Superintendent and Streets Division Manager, it was found that actual installation of sidewalk along the property’s Galena Street right-of-way frontage was preferable to collection of in-lieu fees. The Applicant was amenable to this minor adjustment. This adjustment is reflected in these Findings, and each of these requests have been incorporated as additional Conditions of Approval.

**Procedural History:**

Procedural History: The Design Review Application was submitted on November 3, 2025, and certified complete on November 4, 2025. A public hearing will be held on December 15, 2025, in the Council Chambers and virtually via Microsoft Teams.

The Applicant also previously submitted a Lot Line Adjustment Application that proposed the removal of interior lot lines for Lot 13 and 14 and the creation of a new Lot 13A. This Application was reviewed and approved by the Hailey Planning and Zoning Administrator in February 2024.

<b>General Requirements for all Design Review Applications</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	<b>Complete Application</b>
				<b>Engineering: <i>No comments</i></b>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Department Comments</b></p>	<p><b>Life/Safety:</b> <i>No comments</i></p> <hr/> <p><b>Water and Sewer:</b>  <i>Sewer: The Applicant shall locate and utilize the property's existing sewer stub. The ADU shall be piped into the same connection as the home. No new sewer tap is allowed.</i></p> <p><i>Water: Any existing meter vaults shall be utilized. If the existing meter vault is in a proposed drivable area, the Applicant shall install a metal collar over the meter vault.</i></p> <p><i>These items have been made Conditions of Approval.</i></p> <hr/> <p><b>Building:</b> <i>No comments</i></p> <hr/> <p><b>Streets:</b> <i>The Applicant shall install sidewalk along the property's N 2<sup>nd</sup> Avenue right-of-way, to match the existing sidewalk to the south of the property.</i></p> <p><i>The Applicant shall install five foot (5') wide sidewalk on the property's Galena Street right-of-way frontage, to match and connect with the sidewalk installed on N 2nd Avenue.</i></p> <p><i>These have been made a Condition of Approval.</i></p> <p><i>Finding: Compliance. These standards will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>17.08A Signs</b></p>	<p><b>17.08A Signs:</b> <i>The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</i></p> <hr/> <p><b>Staff Comments</b>  <i>N/A, as signage is prohibited in residential zones and no signs are proposed.</i></p> <p><i>Finding: Compliance. This standard does not apply.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.09.040 On-site Parking Req.</b></p>	<p><b>See Section 17.09.040 for applicable code.</b></p> <p><b>17.09.040 Single-Family Dwellings:</b> <i>two (2) spaces minimum, six (6) spaces maximum</i></p> <hr/> <p><b>Staff Comments</b>  <i>The Hailey Municipal Code requires a minimum of two (2) parking spaces for single-family residential dwellings. The proposed residence includes a two-car garage onsite, with vehicular access via the existing alley. Parking requirements for the proposed residence have been met.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.08C.040 Outdoor Lighting Standards</b></p>	<p><b>17.08C.040 General Standards</b></p> <ul style="list-style-type: none"> <li>a. All exterior lighting shall be designed, located and lamped in order to prevent:       <ul style="list-style-type: none"> <li>1. Overlighting;</li> <li>2. Energy waste;</li> <li>3. Glare;</li> <li>4. Light Trespass;</li> <li>5. Skyglow.</li> </ul> </li> <li>b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are</li> </ul>

				<p>encouraged to replace existing lighting that is desired for security purposes.</p> <p>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</p> <p>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</p>
			<i>Staff Comments</i>	<p>The Applicant has proposed to install ten (10) downcast, dimmable, Dark Sky Ordinance compliant lighting fixtures across both the primary residence and the garage/ADU structure. Additionally, they are proposing to install eighteen (18) recessed lighting fixtures underneath roof overhangs that are within circulation areas. The recessed fixtures will also be dimmable, and fully downcast.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Bulk Requirements</b>	<p><b>Zoning District: General Residential (GR) and Townsite Overlay (TO) Zoning Districts:</b></p> <ul style="list-style-type: none"> <li>- <b>Maximum Building Height: 30 feet</b></li> <li>- <b>Front Yard Setback: 12 feet</b></li> <li>- <b>Side Yard Setbacks: Fifteen percent (15%) of lot width, or ten feet (10'), whichever is less</b></li> <li>- <b>Rear Yard Setback: 6 feet</b></li> <li>- <b>Any wall, (highest point to record grade) 1 foot per 2.5 feet of wall height</b></li> <li>- <b>Lot Coverage: 30 % (2 or more stories above grade, with garage)</b></li> </ul>
			<i>Staff Comments</i>	<p>Setbacks, building height, and lot coverage are proposed as follows:</p> <p><b>Primary Residence:</b></p> <ul style="list-style-type: none"> <li>- Maximum Building Height: 29.84 (from highest roof ridgeline) feet.</li> <li>- Front Yard Setback: 12 feet</li> <li>- Side Yard Setbacks: 9.24 feet (south/private property); 12 feet (north/street right-of-way)</li> <li>- Rear/alley Setback: Approximately 50 feet</li> </ul> <p><b>Garage/ADU:</b></p> <ul style="list-style-type: none"> <li>- Maximum Building Height: 29.3 feet</li> <li>- Front Yard Setback: Approximately 50 feet</li> <li>- Side Yard Setbacks: 8.65 feet (south/private property); 12.35 feet (north/street right-of-way)</li> <li>- Rear/alley Setback: 6 feet</li> <li>- Lot Coverage: 27%</li> </ul> <p><b>Original proposed chimney height on primary residence: 33.34 feet</b></p> <p>The original proposed chimney height exceeded the maximum building height for the zoning district. Hailey Municipal Code states that all portions of a chimney shall not extend into the required yard setback by more than two feet (2') (Section 17.06.010 (C)). In this instance, the chimney may extend up to two</p>


				<p><i>(2) additional feet beyond the thirty foot (30') building height maximum. The maximum allowable height for the proposed chimney, therefore, is thirty-two (32) feet.</i></p> <p><i>At the December 15, 2025 Public Hearing, the Applicant confirmed that they could readily reduce the chimney height to be below thirty-two (32) feet, although they could not provide an exact new height at the Hearing.</i></p> <p><i>The Applicant shall construct the proposed chimney to comply with all bulk requirements for the Zoning District and the Hailey Municipal Code.</i></p> <p><i>This has been made a Condition of Approval.</i></p> <p><i><u>Finding:</u> Compliance. These standards will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.06.070(A)1 Street Improvements Required</b></p>	<p><b>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</b></p>
			<p><i>Staff Comments</i></p>	<p><i>Hailey Design Review Standards require sidewalk improvements for new principal buildings in the Townsite Overlay District. The Public Works Director has requested that the Applicant install new sidewalk infrastructure along the property's 2<sup>nd</sup> Avenue frontage. This sidewalk will match the existing sidewalk to the south of the property, which extends for the entirety of this block of 2<sup>nd</sup> Avenue. Full pedestrian connectivity on the east side of 2<sup>nd</sup> Avenue will be achieved with the completion of this missing section. No curb and gutter or parking infrastructure is proposed.</i></p> <p><i>The Applicant shall install new sidewalk infrastructure along the property's 2<sup>nd</sup> Avenue frontage, to match and connect with existing sidewalk to the south. This has been made a Condition of Approval.</i></p> <p><i>No sidewalks exist in adjoining right-of-way sections along the property's Galena Street frontage. As such, Staff request that the Applicant install sidewalk along this E Galena Street right-of-way frontage. The Applicant was amenable to this request.</i></p> <p><i>The Applicant shall install five foot (5') wide sidewalk on the property's Galena Street right-of-way frontage, to match and connect with the sidewalk installed on N 2nd Avenue. This has been made a Condition of Approval.</i></p> <p><i><u>Finding:</u> Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.06.070(B) Required Water System Improvements</b></p>	<p><b>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the city engineer. (Ord. 1191, 2015)</b></p>
			<p><i>Staff Comments</i></p>	<p><i>The Applicant is proposing the construction of a new single-family home that will be accessed off the alleyway. Insulating the water service line and main line within the alley has been made a Condition of Approval.</i></p>

			<u>Finding: Compliance. This standard will be met.</u>
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<b>Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO).</b>				
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Compliant		Standards and Staff Comments		
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Yes	No	N/A	City Code	City Standards and Staff Comments
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)1	<p><b>1) Site Planning</b></p> <p><b>Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.</b></p> <p><i>Staff Comments</i> <b>The lot is existing and located in the old Hailey grid, the property respects the old Townsite grid pattern, while allowing for a creative and thoughtful building design. In 2024, the Applicant received approval for a Lot Line Adjustment Application, eliminating historic interior lot lines and creating a new lot (Lot 13A), which meets the current lot size requirements for the zoning district, as identified in Hailey Municipal Code.</b></p>
				
<u>Finding: Compliance. This standard has been met.</u>				


<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>Guideline: Site planning for new development and redevelopment shall address the following:</b></p> <ul style="list-style-type: none"> <li>• scale and massing of new buildings consistent with the surrounding neighborhood;</li> <li>• building orientation that respects the established grid pattern of Old Hailey;</li> <li>• clearly visible front entrances;</li> <li>• use of alleys as the preferred access for secondary uses and automobile access;</li> <li>• adequate storage for recreational vehicles;</li> </ul>
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			<ul style="list-style-type: none"> <li>• yards and open spaces;</li> <li>• solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;</li> <li>• snow storage appropriate for the property;</li> <li>• Underground utilities for new dwelling units.</li> </ul>
		<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>• <i>The scale of the proposed residence is consistent with the scale and massing of buildings in the surrounding neighborhood. Residences of the same size, and also larger residences, exist in the surrounding neighborhood areas.</i></li> <li>• <i>The proposed residence is oriented from east to west, following the established building pattern within the Townsite Overlay District’s historically narrow, east-to-west oriented lots.</i></li> <li>• <i>The front façade and entrance are clearly visible and will face 2<sup>nd</sup> Avenue, which includes a welcoming front entry on the street façade, as is typical in Old Hailey.</i></li> <li>• <i>The north and west facades, which are the most visible from N 2<sup>nd</sup> Avenue and E Galena , have a traditional gabled roof design. The Applicant has also proposed a significant amount of windows across both the primary residence and the garage/ADU, as well a variety of materials and textures. The natural stone chimney is proposed to face 2<sup>nd</sup> Avenue, creating a unique design element to the front façade that strongly evokes residential characteristics and design details associated with the historic homes of Old Town Hailey.</i></li> <li>• <i>The new single-family residence, as well as the garage/ADU, will achieve vehicular access via the existing alley.</i></li> <li>• <i>No recreational vehicle storage has been delineated onsite, but additional storage areas are available both within the two (2) car garage, as well as along the property’s interior north/south property lines.</i></li> <li>• <i>The proposed primary residence will span the western half of the lot, while the garage/ADU is proposed to occupy the eastern (rear)-most quarter of the lot. A large paver patio is proposed at the interior of the lot, accessible from both structures. Garden beds are also proposed at the front of the property, along N 2<sup>nd</sup> Avenue.</i></li> <li>• <i>Solar panels are proposed for the roof areas of both the primary residence and the garage/ADU. Solar energy efficiency will be maximized through the inclusion of significant glazing area on the north and south building elevations, as well as above-standard insulation and building construction practices, as identified within the submitted plans.</i></li> <li>• <i>Snow storage has been identified on the site plan and is sufficient for the site.</i></li> <li>• <i>Utilities exist and are located underground. Any and all new utilities to service the proposed residence will be located underground.</i></li> </ul> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active</b></p>

				<p><b>solar designs should be balanced with other visual concerns outlined in these Design Guidelines.</b></p>
			<i>Staff Comments</i>	<p><i>Solar panels are proposed for the roof areas of both the primary residence and the garage/ADU. The visual impacts of the solar panels will be minimized, as the Applicant proposes to install black, standing seam metal roofing in conjunction with the black solar panels. Both of the proposed solar panel installations do not face a public right-of-way, further minimizing visual impact.</i></p> <p><i>Solar energy efficiency will be maximized through the inclusion of significant glazing area on the north and south building elevations, as well as above-standard insulation and building construction practices, as identified within the submitted plans.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090@2	<p><b>2. Bulk Requirements (Mass and Scale, Height, Setbacks)</b></p>
				<p><b>Guideline: The perceived mass of larger buildings shall be diminished by the design.</b></p>
			<i>Staff Comments</i>	<p><i>The building mass is reduced through architectural elements like an interior patio area and projecting bays that break up the rooflines/wall planes. The front façade features a covered porch and stacked rooflines of differing styles, breaking up the tallest proposed wall plane. The proposed chimney features a distinct natural stone veneer, which enhances the architectural character of the primary residence. The garage/ADU is proposed with matching stacked rooflines and additional wood beam pillars, framing each level of the structure as distinct, rather than one large mass.</i></p>
				
				<p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	<p><b>3. Architectural Character</b></p>
			17.06.090(C)3a	<p><b>a. General</b></p>
				<p><b>Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.</b></p>

			<i>Staff Comments</i>	<p><i>A covered entry porch and traditional exterior materials/colors nicely integrate into the surrounding area. The gabled roof forms with 7:12 pitches, the lower-angled covered porch roof pitch, the wood beam pillar supports, vertical board and batt siding, and the use of natural stone for the proposed chimney reinterpret traditional Old Hailey architectural styles in a compatible yet contemporary manner.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3b	<p><b>b. Building Orientation</b></p> <p><b>Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.</b></p> <p><i>Staff Comments</i></p> <p><i>The proposed home orients to the street in a manner that is typical of historic residences in Old Hailey. The covered porch, exterior light fixtures, and proposed front walkway frame the front entrance, such that it is clearly identifiable from N 2<sup>nd</sup> Avenue. The proposed single-family residence will be accessed from the alley, as is typical in Old Hailey.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.</b></p> <p><i>Staff Comments</i></p> <p><i>The lot exists and respects the Old Hailey Townsite grid pattern. A covered porch along the front façade, and over the front entry is proposed, which is prominent and inviting from N 2<sup>nd</sup> Avenue.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	<p><b>c. Building Form</b></p> <p><b>Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.</b></p> <p><i>Staff Comments</i></p> <p><i>The proposed building forms of rectangular building footprints and gabled/single-pitch rooflines are traditional of Old Hailey.</i></p> <p><i>A covered front porch and stacked rooflines – moving from lower to higher pitch as building height increases - reduces the massing of the primary residence as a stand-alone structure. However, the offset building footprint of the garage/ADU at the rear of the property creates visual impact that appears to increase the perceived mass and scale of the primary residence from N 2<sup>nd</sup> Avenue.</i></p> <p><i>At the December 15, 2025 Public Hearing, the Applicant provided various ground-level renderings and 3-D viewing perspectives, responding to this initial Staff concern about perceived mass and scale and visual impact. These renderings showed that the perceived increase in mass and scale from the offset building footprint was nominal at the eye-level. The building offsets were a result of specific setback requirements for the two (2) new residential structures, based on relative wall heights. The Commission was amenable to the design as proposed.</i></p>

				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<b>d. Roof Form</b>
				<b>Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.</b>
			<i>Staff Comments</i>	<p><i>The first-story roof form frames the covered porch, which is one of the defining characteristics of the front entry of the proposed residence. The lower pitch of the first-story roof creates a clear visual delineation between the first and second stories, which breaks up the perceived mass of the larger front wall plane.</i></p> <p><i>On the garage/ADU, the Applicant proposes to suspend the wrap-around, low pitch roof, and instead proposes a second-story outdoor deck area for the use and enjoyment of occupants of the ADU. This design shift creates distinction between each individual structure, while still breaking up the larger wall plane of the garage/ADU. The garage is located to the rear of the property and not visible from N 2<sup>nd</sup> Avenue.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.</b></p> <ul style="list-style-type: none"> <li>• <b>Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.</b></li> <li>• <b>Designs should avoid locating drip lines over key pedestrian routes.</b></li> <li>• <b>Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.</b></li> </ul>
			<i>Staff Comments</i>	<p><i>The standing seam metal roofing material and 7:12/8:12 roof pitches will allow snow to shed to the north and south edges of the property, Conveniently, these areas are also where the Applicant has proposed their required snow storage. The first-floor, low-angled roof feature provides additional protection from snow being shed onto the covered walkway areas and key pedestrian routes for the property.</i></p> <p><i>However, the exterior access for the finished basement area is located along the northern elevation of the primary residence. Staff originally found some concern with this aspect of the building design, stating that this recessed, below-grade entry area could potentially collect significant snow shed from the rooflines and encounter outsized negative impacts from freeze-thaw cycles over time.</i></p> <p><i>The Commission discussed this potential concern with the Applicant; they confirmed that they would be installing snow clips along this segment of the northern roof surface, mitigating potential negative impacts from snow shed. The Commission was amenable to this proposed measure.</i></p> <p><i>Finding: Compliance. This standard will be met.</i></p>

				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>Guideline:</b> The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.</p> <p><i>Staff Comments</i> The primary residence utilizes a primary 8:12 pitch as well as the covered porch 3:12 (front façade) and 4:12 pitch. Material type is standing seam, black metal. These are traditional roof forms and materials found in Old Hailey and adjoining properties.</p> <p><i>Finding:</i> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>Guideline:</b> The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.</p> <p><i>Staff Comments</i> See Standard 17.06.090(C)3d for further detail on how this standard is met.</p> <p><i>Finding:</i> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<p><b>e. Wall Planes</b></p> <p><b>Guideline:</b> Primary wall planes should be parallel to the front lot line.</p> <p><i>Staff Comments</i> The new single family residence orients to the street in a similar manner to adjoining properties, with its primary façade and front porch facing N 2<sup>nd</sup> Avenue and parallel to the front lot line.</p> <p><i>Finding:</i> Compliance. This standard has been met.</p>



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<b>Guideline: Wall planes shall be proportional to the site and shall respect the scale of the surrounding neighborhood.</b>
			<i>Staff Comments</i>	<p><i>The largest proposed wall planes are located on the north and south elevations. The north elevation, in particular, will be visible from E. Galena Street. The lot widths and lengths of traditional Hailey Townsite lots naturally create larger east-to-west wall planes; this inherent architectural influence is present in the Applicant’s proposed design, and it respects the scale and traditional massing of the surrounding neighborhood. Primary wall planes are parallel to each adjacent lot line and the gable ends also run parallel to N 2<sup>nd</sup> Avenue and the front lot line.</i></p> <p><i><u>Finding:</u> Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<b>Guideline: The use of pop-outs to break up longer wall planes is encouraged.</b>
			<i>Staff Comments</i>	<p><i>The Applicant has proposed a pop-out on both the north and south wall planes, which are also the longest. The pop-outs are enhanced by vertically-oriented windows, with glazing surface being the primary material type within each pop-out. This design combination breaks up these longer wall planes.</i></p> <p><i><u>Finding:</u> Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<b>f. Windows</b>
				<b>Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.</b>
			<i>Staff Comments</i>	<p><i>The proposed street-facing windows are somewhat larger than window sizes found on traditional Hailey Townsite homes. While traditional window sizes are encouraged, Staff are also supportive of other functional and design benefits that the Applicant’s chosen window design offers. This includes ample glazing area for incorporation of natural light in living areas, the breaking up of larger wall planes, and the blending of historic architectural styles with contemporary elements that reflect the period in which they were installed.</i></p> <p><i>The Commission discussed how the Applicant could best balance this collection of residential design guidelines for the Townsite Overlay, within their proposed window design scheme. At the December 15, 2025, Public Hearing, the Applicant also provided the Commission with various examples of windows with similar size and proportion, found on other properties in the vicinity of the project property. The Commission noted these examples, and they did not provide any additional feedback or requests for the street-facing window sizes/proportions.</i></p> <p><i><u>Finding:</u> Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<b>Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.</b>
			<i>Staff Comments</i>	<p><i>The window placement on the second floor of the garage/ADU is modest and respects the privacy of the southern neighbors. However, the Applicant also proposed three (3) sets of sliding glass doors on the first floor of the primary residence, facing the adjoining southern property. In preparation</i></p>

				<p>for the December 15, 2025 Public Hearing, Staff shared concern that the degree of windows and full-length glazing that faced the southern neighbors may cause some privacy concerns.</p> <p>The Applicant provided specific contextual details at the December 15, 2025, Public Hearing, mitigating these concerns. These details included confirmation that the south-adjointing neighbors were in the process of completing a residential remodel project, which includes the addition of a garage in the area adjacent to the sliding glass doors. This garage area will provide shielding for the neighbor’s courtyard and living area windows. Additionally, the Applicant confirmed that there is an existing fence on the southern property boundary, providing an additional level of screening. The Commission found these details as sufficient assurance that privacy concerns would be mitigated.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	<p><b>g. Decks and Balconies</b></p> <p><b>Guideline: Decks and balconies shall be in scale with the building and the neighborhood.</b></p> <p><i>Staff Comments</i> A small second-story outdoor deck area is proposed for the garage/ADU, facing the alley. It is in scale with the building and the surrounding neighborhood.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	<p><b>Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.</b></p> <p><i>Staff Comments</i> The second-story deck on the garage/ADU faces the alley, and it is not directly in line with the primary residence on the property to the south. The property across the alley has a residential structure that is located on the eastern-most property line, furthest away from the garage/ADU as possible.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	<p><b>h. Building Materials and Finishes</b></p> <p><b>Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.</b></p> <p><i>Staff Comments</i> The proposed primary residence and garage/ADU will use the same materials and colors across both buildings, aside from the natural stone veneer of the chimney on the primary residence. White, vertically aligned board and batt siding is proposed across the project. This three-dimensional siding material helps eliminate the look of large, flat walls by its nature. The wrap-around roofline above the porch and covered walkway areas of both the primary residence and the garage/ADU create a strong horizontal element, which compliments the vertical board and batt. Natural wood beams across the site, including on the second level of the garage/ADU, further elevate the building design and textural variety.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	<b>Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.</b>
			<i>Staff Comments</i>	<i>All proposed wall planes feature at least two (2) colors and materials, including white board and batt vertical siding, natural wooden beams, natural stone, black metal (roofing), and black window trim and garage doors. Wall planes appear to be balanced, avoiding large massing and also excessive ornamentation (a design guideline that is discouraged in Hailey Townsite).</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<b>i. Ornamentation and Architectural Detailing</b>
				<b>Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.</b>
			<i>Staff Comments</i>	<i>The front wall plane of the primary residence is balanced by large vertical windows and a full-length glass door on the right side, paired with a natural stone chimney and matching vertical window on the other. Natural wooden beams support a low-pitch, wrap-around roof above the covered front porch.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<b>Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.</b>
			<i>Staff Comments</i>	<i>The proposed residence aligns with the nature and character of Old Hailey. Porches, colored window trim, and natural wooden beams speak to the historic nature of Old Hailey residential design. Additionally, the Applicant is proposing natural stone siding on the wall plane of the sunken, below-grade exterior entrance for the finished basement area, located on the north elevation of the primary residence.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<b>Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.</b>
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.090(C)3i for further information.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>4. Circulation and Parking</b>
				<b>Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.</b>
			<i>Staff Comments</i>	<i>Pedestrian access to the house will continue to be provided in front of the house from N 2<sup>nd</sup> Avenue, while vehicular traffic will be accessed off the alley. All snow storage will be outside of the covered walkways and pedestrian circulation areas. The addition of right-of-way sidewalk along N 2<sup>nd</sup> Avenue will further increase pedestrian safety around the property.</i>  <i>Finding: Compliance. This standard has been met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: The visual impacts of on-site parking visible from the street shall be minimized.</b>
			<i>Staff Comments</i>	<i>Adequate parking has been provided and is located in the garage off the alley. Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.</b>
			<i>Staff Comments</i>	<i>The Applicant is proposing vehicular access through the alleyway for the single-family residence. Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: Detached garages accessed from alleys are strongly encouraged.</b>
			<i>Staff Comments</i>	<i>The garage is proposed to be attached and accessed off the alleyway. Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<b>Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.</b>
			<i>Staff Comments</i>	<i>N/A, as the garage will have access from the existing alley. Finding: Compliance. This standard does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<b>Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.</b>
			<i>Staff Comments</i>	<i>N/A, as the garage will have access from the existing alley. Finding: Compliance. This standard does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<b>Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.</b>
			<i>Staff Comments</i>	<i>There is no parking for recreational vehicles being proposed, however the property has unused areas along the northern and southern elevations that may be suitable for recreational vehicles. Finding: Compliance. This standard does not apply.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>5. Alleys</b>
			<i>Staff Comments</i>	<b>Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.</b> <i>The alley exists and will be utilized for access to onsite parking. Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.</b>
			<i>Staff Comments</i>	<i>Utilities are located underground within the existing alley. Any additional utilities and/or building infrastructure will be located underground within the existing alley.</i>

				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<p><b>Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the city alley should be managed for noxious weed control, particularly after construction activity.</b></p> <p><i>Staff Comments</i>          The parcel is located within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. The existing alley that services the residence is of a dust-free gravel, and if noxious weeds are present on the site, the Developer shall control according to State Law.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)5	<p><b>Guideline: Landscaping and other design elements adjacent to alleys should be kept simple and respect the functional nature of the area and the pedestrian activity that occurs.</b></p> <p><i>Staff Comments</i>          N/A. No landscaping adjacent to the Alley is proposed.</p> <p><i>Finding: Compliance. This standard does not apply.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	<p><b>6. Accessory Structures</b></p> <p><b>Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.</b></p> <p><i>Staff Comments</i>          The garage/ADU structure is located at the rear of the site, mostly shielded from N 2nd Avenue by the primary residence. From E Galena Street, the garage/ADU is clearly subordinate in size from the primary residence.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	<p><b>Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.</b></p> <p><i>Staff Comments</i>          The garage/ADU is located at the rear of the lot.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	<p><b>7. Snow Storage</b></p> <p><b>Guideline: All projects shall be required to provide 25% snow storage on the site.</b></p> <p><i>Staff Comments</i>          According to the Applicant, the total hardscape area of the site 2,241 square feet, requiring at least 560 square feet of snow storage. The Applicant has proposed approximately 981 square feet of snow storage across the property, all located outside of pedestrian circulation areas and providing for clear vision triangles. Impacts to adjoining properties from snow storage is not anticipated.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	<p><b>Guideline: A snow storage plan shall be developed for every project showing:</b></p> <ul style="list-style-type: none"> <li>• Where snow is stored, key pedestrian routes and clear vision triangles.</li> <li>• Consideration given to the impacts on adjacent properties when planning snow storage areas.</li> </ul> <p><i>Staff Comments</i>          See Standard 17.06.090(C)7.</p>

			<p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.06.090(C)8</b></p> <p><b>8. Existing Mature Trees and Landscaping</b></p> <p><b>Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.</b></p> <p><b>Staff Comments</b></p> <p><i>Prior to the Applicant's Design Review Public Hearing on December 15, 2025, the Applicant removed approximately five (5) mature conifer trees from their property's southern boundary.</i></p> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> <p><i>Image from August 2025 (Google Earth Street View). All trees shown have been removed as of December 2025.</i></p> <p><i>The Applicant's representative informed Staff that an arborist assessed the existing trees earlier in 2025, finding that beetle kill/disease was present in at least some of the trees and that it was more than likely that the disease would spread, and trees would require removal eventually, due to safety and hazard tree concerns. Staff have requested a copy of the arborist's report, demonstrating the infeasibility of retaining the previously existing mature trees.</i></p> <p><i>The Applicant shall supply City Staff with a copy of the property's referenced arborist report, which called for the removal of five (5) existing mature trees on the site. This has been made a Condition of Approval.</i></p>

				<p><i>Additionally, the Applicant also removed one (1) tree in the N. 2nd Avenue public right-of-way. It appears that the Applicant was not aware of tree removal requirements for public trees, which includes an encroachment application, correspondence with both the Streets Division Manager, and review by the Hailey Tree Committee. The removal of the public street tree on N. 2nd Avenue was brought to Staff’s attention in September 2025. Upon discussion with the Streets Division Manager, the removal was brought to the Hailey Tree Committee for consideration on how to proceed. The Hailey Tree Committee provided a recommendation at their regularly scheduled, December 3, 2025, public meeting. The recommendation memo was provided with the Staff Report for Commission review, in addition to being saved to the project file.</i></p> <p><i>The Tree Committee offered two (2) recommended options for Staff and the Commission to consider. They were generally described as: 1) Plant three (3) to four (4) new trees in the public right-of-way adjacent to the property, with at least one replacement tree along the N. 2nd Avenue right-of-way; or 2) Pay an in-lieu fee for the assessed value of the tree removed, calculated using methods and tools described in said recommendation memo.</i></p> <p><i>Staff preferred to see Option 1 applied, providing some level of immediate remedy to the substantial visual impact that such tree removal (public and private) has inevitably had on the surrounding area. Option 1 would also require that the property owner of 220 N. 2nd Avenue water and maintain the tree as needed to achieve and sustain long-term health.</i></p> <p><i>The Commission ultimately selected Option 1 for the required remediation, as recommended by the Hailey Tree Committee. The Applicant subsequently proposed to install four (4) new street trees along the property’s N. 2nd Avenue and E. Galena Street rights-of-way. E. Galena Street public street trees were proposed as drought-tolerant honey-locust and hawthorn trees.</i></p> <p><i>For improvements within the public right-of-way, an Encroachment Permit shall be submitted and approved prior to the landscaping and tree plantings, and irrigation installation.</i></p> <p><i>Prior to street tree plantings, the Hailey Tree Committee shall review and approve the proposed public right-of-way landscaping plan.</i></p> <p><i>These have been made Conditions of Approval.</i></p> <p><i>Finding: Compliance. These standards will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<p><b>Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.</b></p> <p><i>Staff Comments</i>  <i>No additional significant landscape features are present on the site. The Applicant has proposed to install garden beds along the property frontage, as well as the planting of a wildflower meadow in the E. Galena Street</i></p>

				<p><i>public right-of-way, which will require the approval of an Encroachment Permit before installation.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<p><b>Guideline: Noxious weeds shall be controlled according to State Law.</b></p> <p><i>Staff Comments</i>  <i>If noxious weeds are present on the site, the Developer shall control according to State Law.</i>  <i>Finding: Compliance. This standard will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	<p><b>9. Fences and Walls</b></p> <p><b>Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.</b></p> <p><i>Staff Comments</i>  <i>N/A There is an existing fence on the property, but it adjoins private property and not a public street or sidewalk.</i>  <i>Finding: Compliance. This standard does not apply.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	<p><b>Guideline: Retaining walls shall be in scale to the streetscape.</b></p> <p><i>Staff Comments</i>  <i>N/A, as none are proposed.</i>  <i>Finding: Compliance. This standard does not apply.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	<p><b>10. Historic Structures</b></p> <p><b>General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines:</b></p> <ul style="list-style-type: none"> <li>• The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.</li> <li>• The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.</li> </ul> <p><i>Staff Comments</i>  <i>N/A. No structures exist on site.</i>  <i>Finding: Compliance. This standard does not apply.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	<p><b>Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:</b></p> <ul style="list-style-type: none"> <li>• The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.</li> <li>• New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure:             <ul style="list-style-type: none"> <li>~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;</li> <li>~ Exterior materials that are compatible with the original building materials should be selected;</li> <li>~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;</li> </ul> </li> </ul>

				<ul style="list-style-type: none"> <li>~ The visual impact of the addition should be minimized from the street;</li> <li>~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;</li> <li>~ The roof form and slope of the roof on the addition should be in character with the original building;</li> <li>~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.</li> </ul>
			<i>Staff Comments</i>	<p>N/A. No structures exist on site.  <u>Finding:</u> Compliance. This standard does not apply.</p>

### General Requirements for Accessory Dwelling Units

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.020	<b>Applicability.</b> A. The standards of this section apply to all Accessory Dwelling Units created after February 10, 2021, whether created by new construction, addition, or conversion of an existing building or area within an existing building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.04D.030	<b>General Provisions.</b> A. Accessory Dwelling Units may be located within, or attached to, a principal building or may be located within a detached accessory building. Detached Accessory Dwelling Units may comprise the entirety of the accessory building or may comprise part of the floor area of an accessory building with another permitted accessory use or uses comprising of the remaining floor area.
			<i>Staff Comments</i>	<p>The proposed ADU is detached from the primary residence and is approximately 696 square feet in size and located above a new 696 square foot garage.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<b>B. Only one (1) Accessory Dwelling Unit is permitted on a lot.</b>
			<i>Staff Comments</i>	<p>Only one (1) ADU is proposed onsite.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<b>C. Accessory Dwelling Units are only permitted in conjunction with single-family residences in residential zones. In the Townsite Overlay, Transition and SCI zones, Accessory Dwelling Units are permitted in conjunction with commercial buildings. In Business, Limited Business and Neighborhood Business, one or more residential unit(s) are considered.</b>
			<i>Staff Comments</i>	<p>The proposed ADU is in conjunction with an existing single-family residence, and both are located within the General Residential (GR) and Townsite Overlay (TO) Zone Districts.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<b>D. Accessory Dwelling Units in the Special Flood Hazard Area (SFHA) shall have the top of the lowest floor elevated no lower than the flood protection elevation as defined in Section 17.04J.020, "Definitions", of the Hailey Municipal Code. For new construction or substantial improvements in the SFHA, all applicable requirements of Article 17.04J. Flood Hazard Overlay District (FH) shall apply.</b>
			<i>Staff Comments</i>	<p>N/A, as the proposed ADU is not located within the Special Flood Hazard Area.</p> <p><u>Finding:</u> Compliance. This standard does not apply.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.08D.040: Registration of Accessory Dwelling Units Required</b></p> <p><i>Staff Comments</i></p>	<p><b>A. All Accessory Dwelling Units created after February 10, 2021, shall be issued an Accessory Dwelling Unit Compliance Certificate.</b></p> <p><i>Upon completion of construction for the proposed ADU, a Compliance Certificate will be issued.</i></p> <p><i>Finding: Compliance. This standard will be met.</i></p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.08D.050: Occupancy Restrictions - Short Term Occupancy</b></p> <p><i>Staff Comments</i></p>	<p><b>A. Where a lot contains both a primary dwelling unit and an Accessory Dwelling Unit, only one dwelling unit shall be utilized for Short-Term Occupancy;</b></p> <p><i>At this time, the owners intend to utilize the ADU as a guest suite for family members. The owners will continue to reside in the primary residence. This standard shall be met and has been made a Condition of Approval.</i></p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><i>Staff Comments</i></p>	<p><b>B. When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.</b></p> <p><i>At this time, the owners intend to utilize the ADU as a family guest suite and will reside in the primary residence. This standard shall be met and has been made a Condition of Approval.</i></p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.08D.060: Subordinate Scale and Size</b></p> <p><i>Staff Comments</i></p>	<p><b>A. Scale: The floor area of an Accessory Dwelling Unit (ADU) is limited to no more than 66% of the gross square footage of the principal building, or the maximum floor area permitted for an ADU based on the lot size or zone, whichever is less.</b></p> <p><i>The gross floor area of the principal building is 2,884 square feet. Sixty-six percent (66%) of this is 1,730 square feet in size. The proposed ADU of approximately 696 square feet is within the range allowance.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><i>Staff Comments</i></p>	<p><b>B. Maximum Floor Area:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Lot Size (square feet)</th> <th style="text-align: center;">Minimum Gross Floor Area (square feet)<sup>1</sup></th> <th style="text-align: center;">Maximum Gross Floor Area (square feet)<sup>1</sup></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Up to 7,000</td> <td style="text-align: center;">300</td> <td style="text-align: center;">900</td> </tr> <tr> <td style="text-align: center;">7,001 – 8,000</td> <td style="text-align: center;">300</td> <td style="text-align: center;">950</td> </tr> <tr> <td style="text-align: center;">Lots 8,001 and greater</td> <td style="text-align: center;">300</td> <td style="text-align: center;">1,000</td> </tr> </tbody> </table> <p>Gross square footage calculations for Accessory Dwelling Units does not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.</p> <p><i>Please refer to Section 17.08D.060A, noted above, for further details.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>	Lot Size (square feet)	Minimum Gross Floor Area (square feet) <sup>1</sup>	Maximum Gross Floor Area (square feet) <sup>1</sup>	Up to 7,000	300	900	7,001 – 8,000	300	950	Lots 8,001 and greater	300	1,000
Lot Size (square feet)	Minimum Gross Floor Area (square feet) <sup>1</sup>	Maximum Gross Floor Area (square feet) <sup>1</sup>														
Up to 7,000	300	900														
7,001 – 8,000	300	950														
Lots 8,001 and greater	300	1,000														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><i>Staff Comments</i></p>	<p><b>C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.</b></p> <p><i>The proposed ADU has only one (1) bedroom.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.08D.070: Livability</b></p>	<p><b>A. Outdoor Access: All Accessory Dwelling Units shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineate by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than 50 square feet in size. The Outdoor Access area shall be approved through the Design Review process.</b></p>												

			<b>Staff Comments</b>	<p>The Applicant proposed a large paver patio at the interior of the site (1,000+ square feet), directly adjacent to the proposed ADU. While the Applicant only intends for visiting family to occupy the ADU, Staff have requested that the Applicant include additional design features to specifically delineate outdoor area for the unit.</p> <p>The Applicant shall include additional site design features to clearly designate the required private outdoor space for the ADU. This has been made a Condition of Approval.</p> <p><u>Finding:</u> Compliance. This standard will be met.</p>
<b>Chapter 17.09: Parking and Loading</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.09.020.05.B</b>	<p><b>Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material.</b></p>
			<b>Staff Comments</b>	<p>A single-car compacted gravel parking space is proposed to the north of the ADU/garage. The proposed garage and paved driveway off the alley will service the primary residence.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.09.020.05.D</b>	<p><b>Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments.</b></p>
			<b>Staff Comments</b>	<p>The following mitigation measures were taken into account when planning the location and size of the proposed ADU:</p> <p>Placement of ADU:</p> <ul style="list-style-type: none"> <li>○ The ADU/garage will be located behind the single-family residence and to the rear of the parcel.</li> <li>○ The ADU's parking space is located to the north of the garage/ADU and to the rear of the primary residence.</li> <li>○ An existing fence on the southern property boundary will be retained, providing light trespass mitigation on the ground level for the adjacent property owner to the south. Public right-of-ways (alley and public streets) are located in between the garage/ADU and all other surrounding residences, providing additional buffering.</li> </ul> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.09.040.01</b>	<p><b>Accessory Dwelling Units and all dwelling units less than 1,000 square feet require one (1) parking space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.</b></p>
			<b>Staff Comments</b>	<p>This standard has been met. A single-car parking space is proposed to service the ADU to the north of the driveway and garage. The primary residence will utilize the two (2) garage spaces and parking spaces in the right of way off N 2<sup>nd</sup> Avenue and E Galena Street, as needed.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>

- A. The Commission or Hearing Examiner shall determine the following before approval is given:**
- 1. The project does not jeopardize the health, safety, or welfare of the public.**
  - 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Title, and City Standards.**
- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:**
- 1. Ensure compliance with applicable standards and guidelines.**
  - 2. Require conformity to approved plans and specifications.**
  - 3. Require security for compliance with the terms of the approval.**
  - 4. Minimize adverse impact on other development.**
  - 5. Control the sequence, timing, and duration of development.**
  - 6. Assure that development and landscaping are maintained properly.**
  - 7. Require more restrictive standards than those generally found in the Zoning Title.**
- C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.**
- 1. If any extension of the one -year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**
  - 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

## **CONCLUSIONS OF LAW**

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law:

- 1. Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.**
- 2. The project is in general conformance with the Hailey Comprehensive Plan.**
- 3. The project does not jeopardize the health, safety, or welfare of the public.**
- 4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.06, Design Review, other Chapters of the Hailey Municipal Code and City Standards.**

## **DECISION**

The Design Review Application by James Josel, represented by Thomas Howland of Howland Architecture Studio, Inc., for the construction of a new 2,884 square foot single-family residence and 696 square foot Accessory Dwelling Unit (ADU) constructed above the detached garage, to be located at 220 N 2nd Avenue (Lot 13A Block 47, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, is hereby approved, 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 Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (o) are met:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. The following shall be met:
  - i. The Applicant shall locate and utilize the property's existing sewer stub.
  - ii. The ADU shall be piped into the same connection as the home. No new sewer tap is allowed.
  - iii. Any existing meter vaults shall be utilized. If the existing meter vault is in a proposed drivable area, the Applicant shall install a metal collar over the meter vault.
  - iv. The Applicant shall install sidewalk along the property's N. 2nd Avenue right-of-way, to match the existing sidewalk to the south of the property.
- d) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law, and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- g) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- h) Any construction staging and storage within the City Right-of-Way shall receive pre-approval by City Staff and will require payment of applicable right-of-way rental fees.
- i) All utilities shall be located underground, consistent with 17.06.080(A)3h.
- j) All water main lines within the alley that are less than six (6) feet deep, shall be insulated with material (blue board insulation or similar material) for each and every individual water service

line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.

- k) The Applicant shall be responsible for Option 1, as recommended by the Hailey Tree Committee and responding to the unauthorized removal of one (1) mature street tree located adjacent to the property in the N. 2nd Avenue public right-of-way.
  - i. For improvements within the public right-of-way, an Encroachment Permit shall be submitted and approved prior to the landscaping and tree plantings, and irrigation installation.
  - ii. Prior to street tree plantings, the Hailey Tree Committee shall review and approve the proposed public right-of-way landscaping plan.
  - iii. The property owner of 220 N 2nd Avenue shall be responsible for watering and maintaining the replacement street tree.
  - iv. The Applicant shall supply City Staff with a copy of the property's referenced arborist report, which called for the removal of five (5) existing mature trees on the site.
- l) The Applicant shall construct the proposed chimney to comply with all bulk requirements for the Zoning District and the Hailey Municipal Code.
- m) The Applicant shall submit a fully-developed, detailed site landscaping plan, for review and approval by City Staff, prior to issuance of a Building Permit.
- n) The Applicant shall include additional site design features to clearly designate the required private outdoor space for the ADU.
- o) The Applicant shall install five foot (5') wide sidewalk on the property's Galena Street right-of-way frontage, to match and connect with the sidewalk installed on N 2<sup>nd</sup> Avenue.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Janet Fugate, Planning & Zoning Commission Chair

Attest:

\_\_\_\_\_  
Kayme Backstrom, Community Development Assistant

**Return to Agenda**

## FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION

On January 5, 2026, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section 17.06.080: Design Standards, Item A: Nonresidential, Multi-Family Or Mixed-Use Building Development, Item E: Detached Townhouse Development, and Item F: Cottage Development, refining and/or amending design standards for cottage and townhouse developments.

The Hailey Planning and Zoning Commission unanimously recommended approval by the Hailey City Council, the City-Initiated Text Amendment to amend the Hailey Municipal Code, on January 5, 2026, and enters these Findings of Fact, Conclusions of Law and Decision.

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**Applicant:** City of Hailey

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on December 17, 2025, and mailed to public agencies on that same day.

**Background:** Since 2021, City Planning Staff have prioritized minor code amendments within Hailey's Municipal Code. Staff will continue to pursue amendments in order of priority, and as time permits. At this time, Staff are proposing to amend the existing code language pertinent to the Design Review Design Standards for Cottage and Townhouse Developments.

**Reasoned Statement:** These Findings of Fact, Conclusions of Law, and Decision ("Findings") represent the summary, and majority opinion of the determinative body of the City of Hailey pursuant to Idaho Code. These Findings represent a final decision, after extensive on-the-record deliberations, as more completely documented in the Minutes therefore, and the recordings thereof. These Findings represent a unanimous approval of the Hailey Planning and Zoning Commission, after deliberations on each of the criteria detailed herein below.

On January 5, 2026, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section 17.06.080: Design Standards, Item A: Nonresidential, Multi-Family Or Mixed-Use Building Development, Item E: Detached Townhouse Development, and Item F: Cottage Development, refining and/or amending design standards for cottage and townhouse developments.

In numerical order, below is a snapshot of code (highlighted in yellow) Staff and the Commission seek to modify, which have been more thoroughly described in the attached Draft Ordinance.

### **Proposed Amendment #1:**

Title 17: Zoning Regulations, Section 17.060.010: A. Applicability, Design Review Approval or Exemption: No person shall build, develop or substantially remodel or alter the exterior of the following buildings without receiving design review approval or exemption pursuant to this chapter, as outlined in the matrix below:

Type Of Use	Exempt (PZ Chair And Administrator)	Hearings Examiner	Full PZ Review
New construction:			
All zones: Nonresidential buildings			X
All zones: Residential development of 3 or more units			X
All zones: Accessory Dwelling Units and Tiny Homes on Wheels	X		
Townsite Overlay District: New single-family or duplex			X
Townsite Overlay District: Accessory structures that add floor area equal to or greater than 50 percent of the original structure (excluding Accessory Dwelling Units and Tiny Homes on Wheels)			X
Additions:			
Commercial: Additions under 500 square feet which are not prominently visible from a public street	X		
Townsite Overlay District: Single-family, duplex, or accessory structures that add floor area equal to or greater than 50 percent of the original structure			X
Townsite Overlay District: Additions that adds floor area less than 50 percent of the original structure and complies with section <a href="#">17.06.020</a> of this chapter	X		
Modifications that do not add square footage:			
Minor facade changes, alterations to parking and other site elements	X		
Commercial: Major deck additions; changes to architectural elements which alter the overall style of the building; addition of window(s) or door(s) or changes to existing windows or doors that result in major stylistic changes; changes to architectural elements which alter the overall style of the building			X
Commercial: Minor deck additions; changes to siding and/or materials; changes to window(s) or door(s) that do not result in major stylistic changes; landscape and/or parking changes that do not materially alter the flow of circulation	X		
Murals and public art	X		
Temporary structures	X		
Projects which qualify under subsection <a href="#">17.06.020B</a> of this chapter	X		

**Proposed Amendment #2:**

Title 17: Zoning Regulations, Section 17.06.080: Design Standards: E. Detached Townhouse Developments: In addition to the standards applicable to all non-residential, multi-family or mixed-use

developments located within the City of Hailey described in subsection A of this section, the following design standards also apply to detached townhouse developments located within the City of Hailey:

- Driveway Access: Garages shall be located near the rear of the primary residence and in no case shall be located less than ten feet (10') behind the front façade of the residence.

At the January 5, 2026, public meeting, the Commission discussed the nuances of defining the garage setback based on numerical value. Instead, the Commission amended the text to remove the numerical value and replace it with text referring to subordination and setbacks. The new language would read:

- Driveway Access: Garages shall be setback and subordinate to the front façade of the residence.

### Proposed Amendment #3:

Title 17: Zoning Regulations, Section 17.06.080: Design Standards: F. Cottage Development: In addition to the standards applicable to all nonresidential, multi-family or mixed-use developments located within the City of Hailey described in subsection A of this section, the following design standards also apply to cottage developments located within the City of Hailey, all of which are compulsory unless a superior design is approved:

#### 1. Common Open Space.

- a. Common open space of at least four hundred (400) square feet per cottage dwelling unit, with a maximum requirement of three hundred (3,000) square feet per cottage development, shall be provided.
- b. Minimum dimensions of the common open space shall be no less than twenty (20) linear feet.
- c. ~~All cottage dwelling units shall abut common open space, with cottages located on at least two (2) sides of the open space~~
- d. Cottage dwelling units shall be oriented around the common open space. The front entry porch of each cottage shall be oriented toward the common open space unless the cottage dwelling unit is located on a public street. If a cottage dwelling unit is located on a public street, its front entry porch shall be visible from the street, and the cottage shall have at least one (1) entry porch, front or secondary, visible from the common open space.
- e. ~~Cottages shall be located no more than sixty (60) feet from the edge of the common open space.~~
- f. The common open space shall consist of a paved plaza, landscaped greenspace, community garden, or other approved alternative with access for all dwelling units in the cottage development per the requirements of Section [16.04.110A1c](#).
- g. The common area shall serve the occupants of the cottage development in which it is located and shall be maintained by the cottage development homeowners' association, or landlord, if the cottage development is a rental endeavor.

The Commission concurred with the removal of Design Criteria, c. and e., as they determined that the requirements were over-prescriptive and were unattainable for some lots within the city.

#### 3. Parking and Driveway Location and Design

- d. Attached private garages shall accommodate only one (1) car and shall have a maximum gross floor area of three hundred (300) square feet. Attached garages are prohibited between the cottage units and any public streets, between the cottage units and the common open space, and within any required setbacks. If the dwelling unit is

located on a public street, its private garage shall be located a minimum of ten (10) behind the street façade of the residence.

At the January 5, 2026, public meeting, the Commission discussed the nuances of defining the garage setback based on numerical value. Instead, the Commission amended the text to remove the numerical value and replace it with text referring to subordination and setbacks. The new language would read:

- Driveway Access: Garages shall be setback and subordinate to the front façade of the residence.

These standards were established as part of the Cottage and Townhouse Development Code, which was adopted by the Council in 2023. Staff have found that the new requirements as codified are proving to be difficult to meet where remnant parcels remain vacant that are smaller in size, irregular in shape, have limited ingress/egress access points, or are bound by existing developments on all sides.

The intent of this Text Amendment is to provide additional clarity around cottage and townhouse development design criteria, remove overly prescriptive requirements that prohibit creative development opportunities, and encourage smart, efficient infill projects in Hailey.

**Draft Ordinance.** Please refer to the attached Draft Ordinance. Input from the Planning and Zoning Commission and Staff have guided the direction of the proposed Ordinance. As such, edits have been incorporated therein, and recommended for approval, the ~~strike-through~~ text shown in the attached Draft Ordinance would be removed, and the underlined text would be added within Titles 16 and 17 of Hailey's Municipal Code.

**Attachments:**

- i. Draft Ordinance

**Standards of Review:**

**Criteria for Review.** Section 17.14.060(A) of the Hailey Municipal Code provides “[w]hen evaluating any proposed amendment under this chapter, the hearing examiner or commission and council shall make findings of fact on the following criteria:

1. **The proposed amendment is in accordance with the comprehensive plan.**
2. **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.**
3. **The proposed uses are compatible with the surrounding area; and**
4. **The proposed amendment will promote public health, safety, and general welfare.**

**1. The proposed amendment is in accordance with the comprehensive plan.**

The Comprehensive Plan articulates the importance of creating an approachable housing environment that supports a wide range of individuals and families and creates and sustains an attainable housing market. As such, the following goal from the Comprehensive Plan is relevant to the proposed text amendment:

**3.8.3** *Create strong housing policy and land use strategies to promote housing attainability and workforce development goals.*

*A. Ensure that Hailey's zoning code and ordinances are aligned to provide housing opportunities in locations where greater density is allowed.*

With overly prescriptive code regulations, building design and site access are constrained, especially for infill projects where remnant parcels exist, are irregular in shape, have limited ingress/egress access points, or are bound by existing developments on all sides. To adequately meet the needs of our growing community, the City is prioritizing the aforementioned code changes to better support infill projects, encourage creative design, and promote a variety of housing development, as called for in Hailey's Comprehensive Plan.

**Findings: Compliance. The Commission found that this standard has been met.**

**2. 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.**

The proposed amendments will not result in a change in allowed uses nor will they create excessive additional requirements at the public cost for services. The amendments are intended to clarify regulations, to simplify administration of the requirements, and to implement best practices.

**Findings: Compliance. The Commission found that this standard has been met.**

**3. The proposed uses are compatible with the surrounding area; and**

The proposed text amendment will not result in a change in allowed uses, and compatibility with surrounding areas will not be impacted.

**Findings: Compliance. The Commission found that this standard has been met.**

**4. The proposed amendment will promote public health, safety, and general welfare.**

The proposed amendments are consistent with the Hailey Comprehensive Plan, will promote public health, safety, and general welfare, and will not result in a change in allowed uses.

**Findings: Compliance. The Commission found that this standard has been met.**

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Janet Fugate, Planning & Zoning Commission Chair

Attest:

\_\_\_\_\_  
Kayme Backstrom, Community Development Assistant

**Return to Agenda**

**Agenda**  
**Hailey Planning and Zoning Commission**  
**Monday, November 17, 2025**  
**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:

**Join on your computer, mobile app, or room device.**

[Click here to join the meeting](#)

Meeting ID: 249 576 139 181

Passcode: Ge6Z7Q

[Download Teams](#) | [Join on the web](#)

**Or call in (audio only)**

[+1-469-206-8535](tel:+14692068535): [602369677#](tel:602369677) United States, Dallas

Phone Conference ID: 602 369 677#

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**Present**

**Planning and Zoning Commission:** Janet Fugate, Dan Smith, Sage Sauerbrey, Mike Smith, Jordan Fitzgerald

**Staff:** Robyn Davis, Emily Brooks, Ashley Dyer

**5:31: 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 the Findings of Fact, Conclusions of Law, and Decision of a Preliminary Plat Application by Arch Community Trust, Inc., represented by Galena-Benchmark Engineering, wherein Lot 6, Block 3 (1411 RedTail Lane) of Quigley Farms Subdivision is subdivided to create two (2) Community Housing lots; Lot 6A comprising of 6,317 square feet in size and Lot 6B comprising of 6,319 square feet in size. This project is located within the General Residential (GR) Zoning District. **ACTION ITEM**
- **CA2** Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Wireless Permit by AT&T Mobility Corporation to modify the existing Wireless Permit to upgrade the existing tower. The proposed modifications will occur inside the equipment room and to the existing tower on the roof; no increase in height of the tower is proposed. The Applicant is proposing the following modification to be permitted as part of the Wireless Permit Application: The removal and replacement of three (3) antennas,

removal and replacement of nine (9) remote radio heads (RRH), removal of three (3) TMA's, installation of six (6) new back-to-back RRH mounts and rotating the existing platform. Modifications to the Equipment room include the following: Removal of twenty (20) batteries, installation of eight (8) new batteries and the installation of one (1) generic E//BBU in DRM. The equipment is located at Pine Street Station Condominiums (400 South Main Street), within the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

- [CA 3](#) Motion to approve meeting minutes dated October 06, 2025. **ACTION ITEM**
- [CA 4](#) Motion to approve meeting minutes dated October 10, 2025. **ACTION ITEM**
- [5:32:51 PM](#) Fitzgerald motion to approve CA 1-3, second M. Smith, all in favor. **ACTION ITEM**
- [5:32:59 PM](#) Motion to approve CA 4 Sauerbrey, Second Fitzgerald, all in favor. **ACTION ITEM**

**Public Hearing - ACTION ITEM**

- [5:33:16 PM PH 1](#) Consideration of a Design Review Pre-Application, submitted by Guerra-Ori, LLC, and represented by Jay Cone of Jay Cone Architecture, for the construction of a new Townhouse Development project consisting of three (3) detached townhouses to be known as Shapi Shay Townhomes. This project is located at 2410 Woodside Boulevard (Lot 18, Block 62, Woodside Subdivision #15) within the General Residential (GR) Zoning District.
- 
- [5:33:49 PM](#) Dyer presents projects. The Cottage Development code states garages shall be located at rear of the residence and in no case less than 10 feet from the front façade of the residence. Due to the configuration of the parcel and access, due to this being an infill project this is difficult to meet current code. The applicant presented a building design that positions along the front elevations of the homes. Staff would like to encourage the commission to discuss this standard and redefine code to better support infill projects.
- [5:35:46 PM](#) Jay Cone introduced project.
- [5:37:46 PM](#) Fitzgerald wants clarification on which direction is the front of the property. Was curious about orientation.
- [5:42:35 PM](#) Alex Nelson representing applicant, the space Sauerbry inquired about was for a turnaround space for vehicles to avoid backing onto woodside boulevard. Least amount of curb cuts and efficiency.
- [5:44:41 PM](#) Sauerbrey asked staff if this was the first issue with garages. Davis answered yes, however, currently working with another applicant with same struggle. More discussion with staff, commission and the applicant continued.
- [5:48:17 PM](#) M. Smith thinks the intent of the code is not to have garages dominating the view from most streets. This location and setback mitigates this.
- [5:48:36 PM](#) D Smith, reiterated that this ordinance does not work with infill projects and townhouses. More discussion around ordinance verbiage.
- [5:56:30 PM](#) Davis clarified and said setbacks can be reduced to 10' between buildings and 5' from interior property line for sublots, for this project.

- [5:58:45 PM](#) D. Smith wants to move forward a conversation with City Council for ordinance change to be more successful with infill projects. Rest of commission agreed.
- [6:02:00 PM](#) Sauerbrey asking for clarification on lot coverage.
- [6:02:29 PM](#) Davis in this district is 40% lot coverage per subplot not parcel.
- [6:03:29 PM](#) M. Smith would like additional windows on ADU. Parking configuration meets intent of the code but is concerned about ADU resident and residential tenant parking. Encouraged more thought into parking. Further discussion with the applicant continued.
- [6:07:41 PM](#) Public Hearing opened
- [6:08:45 PM](#) Public Hearing closed.
- [6:09:33 PM](#) Sauerbrey suggested prewiring for EV and/or solar.
- [6:09:59 PM](#) Fitzgerald comment trees and balcony coverage.
- [6:11:29 PM](#) Commission suggested ordinance update to accommodate flexibility.
  
- [6:11:43 PM](#) \_\_\_\_\_
- **PH 2** Consideration of request from SVHD Properties, LLC, to the City of Hailey to vacate the certain section of Right-of-Way along West Carbonate Street, thereby reducing the City's Right-of-Way from 100' to 60' along that portion of West Carbonate Street adjacent to Lots 9 & 10, Block 43, Hailey Townsite. The section proposed for vacation is as follows, "Wherein approximately a 13-foot-wide strip of Carbonate Street adjacent to Lots 9 & 10, Block 43, Hailey Townsite is being [proposed for vacation] within City of Hailey, Blaine County, Idaho". **ACTION ITEM.**
  
- [6:12:35 PM](#) Brooks, presented project. She received some questions and calls about the project from community members as there are not many ROW projects like this.
- [6:13:41 PM](#) Fitzgerald, asking about gravel and parking details about
- [6:14:24 PM](#) Samantha Stahlnecker introduced herself, represents the applicant, clarified parking question.
- [6:15:29 PM](#) Sauerbrey asking about clarification of actual vacation from staff.
- [6:18:16 PM](#) Don Cunningham owner of property. No utilities of knowledge throughout ROW vacation proposal.
- [6:20:36 PM](#) Public Hearing opened.
- [6:21:11 PM](#) Heather Murphy, 210 Carbonate. She is in favor of this project.
- [6:21:43 PM](#) Christopher Simms, offering advice. Concerned with the process of the request. No actual project plan included. Suggested, to work with the applicant on a conditional agreement. Discussion continued.
- [6:26:04 PM](#) Samantha Stahlnecker, moving forward today is an appropriate action. She stated the amount of the right of way improvements were more costly than anticipated.
- [6:29:06 PM](#) Cunningham, agrees valid point. This is the first of a few ROW improvements. He has started improvements to building and has worked with staff to really meet all the needs. ROW vacation will allow for what can be done with the building in the future. To accomplish the potential of the property he needs that ROW.
- [6:35:01 PM](#) Discussion for a condition to move forward.
- [6:40:27 PM](#) **Motion by Sauerbrey to approve with condition of a right of way development agreement, seconded by M. Smith, all in favor.**

**Administrative Review – NO ACTION ITEM**

[6:42:12 PM](#)

**Staff Reports and Discussion**

- Monday, December 1, 2025  
DIF Adoption into Comp Plan DIF Adoption into Comp Plan  
PP: Little Haven PP: Little Haven  
DR/PUD: Campion Ice House

[6:43:42 PM](#)

**Motion to adjourn M. Smith, 2<sup>nd</sup> Sauerbrey, all in favor.**

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

**Return to Agenda**

**Agenda**  
**Hailey Planning and Zoning Commission**  
**Monday, December 1, 2025**  
**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:

**Join on your computer, mobile app, or room device.**

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Phone Conference ID: 602 369 677#

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**Present**

**Planning and Zoning Commission:** Janet Fugte, Dan Smith, Sage Sauerbrey, Mike Smith, Jordan Fitzgerald

**Staff:** Robyn Davis and Ashley Dyer

**5:30:21 PM Call to Order Hailey Planning and Zoning Commission**

- Public Comment for items not on the Agenda.

**5:31:10 PM Consent Agenda - ACTION ITEM**

- **CA 1** Motion to approve the Findings of Fact, Conclusions of Law, and Recommendation of the Vacation Application submitted by SVHD Properties, LLC, to the City of Hailey to vacate the certain section of Right-of-Way along West Carbonate Street, thereby reducing the City's Right-of-Way by approximately 12.75 feet in width along that portion of West Carbonate Street adjacent to Lots 9 & 10, Block 43, Hailey Townsite. **ACTION ITEM**
- **Motion to approve M. Smith, seconded Sauerbrey, all in favor.**

**5:31:31 PM Public Hearing - ACTION ITEM**

- **PH 1** Consideration of a Preliminary Plat Application by William Delacruz wherein the existing parcel of Lot 5, Block 5, Woodside Subdivision #27 (corner of Winterhaven and Laurelwood Drive) is subdivided into two (2) single family lots, Lot 1 comprising 9,735 square feet in size, and Lot 2 comprising 7,304 square feet in size. This project is located

within the General Residential (GR) Zoning District and is to be known as Little Haven Subdivision. **ACTION ITEM**

[5:32:26 PM](#) Davis introduced project for Brooks who was on the call virtually, mic was not working.

[5:33:14 PM](#) Fitzgerald, does staff review existing plat? Yes, latest recorded plat is vetted.

[5:34:07 PM](#) Sauerbrey, applicant requested 3 townhouses, weren't able to due to restrictions previously discussed. Sprinklers based on hydrant for lot 2? Mike, thinks sprinkler requirement might be due to lack of access with a truck.

[5:38:03 PM](#) Continued sprinkler discussion.

[5:41:33 PM](#) Opened public hearing.

[5:41:54 PM](#) Closed public hearing.

### **Motion Language:**

[5:42:42 PM](#) Approval: Motion to approve the Preliminary Plat Application by William Delacruz wherein the existing parcel of Lot 5, Block 5, Woodside Subdivision #27 (corner of Winterhaven and Laurelwood Drive) is subdivided into two (2) single family lots, Lot 1 comprising 9,735 square feet in size, and Lot 2 comprising 7,304 square feet in size, 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 Hailey Municipal Code, Title 17, and City Standards, provided conditions (a) through (h) are met. **D. Smith motion, second Fitzgerald, all in favor.**

[5:43:53 PM](#) Concurrently open public hearing 2 and 3.

[5:45:50 PM](#) Dyer introduced project. Applicant providing community benefit with the expansion of the café/conference room, Zamboni storage, and additional locker rooms for public use.

[5:46:37 PM](#) Mike Burnel representing Campion Ice House. Turn expands west side of building into girls locker room, conference room, visitor locker room, additional café, Suns locker room will not be open to public for use. Zero lot line would expand building over 36,000 decided PUD over rezone. Addition is going to be sided with corrugated metal to match existing.

[5:51:49 PM](#) Jim Lasky, the whole addition deeded by the county to incorporate into Hailey Ice.

[5:56:35 PM](#) Discussion around bathrooms and what is and isn't being proposed.

[6:00:05 PM](#) Sarah Benson introduced herself, addressed locker room questions from Dan. Spaces have been used beyond imaginable. Allows facility to address use at a better capacity.

[6:02:14 PM](#) Discussions continued. Lighting, siding color, event parking, elevation change East to West. Sky lights? Insulation.

[6:07:51 PM](#) Sauerbrey asked if discussions with ARCH had taken place? At the time the deeded property, was when the building was built. There has not been any recent thorough communication of the current proposals.

[6:09:18 PM](#) At the time of quick deed established it was going to be a zero setback.

[6:11:09 PM](#) Sprinkler discussion took place.

[6:15:22 PM](#) Access road question for fire access lane. Concern of vehicle access on expansion side.

[6:22:14 PM](#) More functionality discussion ensued.

[6:26:13 PM](#) Public Hearing opened.

[6:26:33 PM](#) Public Hearing closed.

[6:26:49 PM](#) Commission discussion.

[6:27:52 PM](#) Fitzgerald is in strong favor for this project and is in favor of community benefit. As well as other commissioners: D. Smith, Sauerbrey (suggested mural), M. Smith agrees with value, Fugate also agrees with importance.

[6:31:55 PM](#) Further discussion of details.

- [PH 2](#) Consideration of a Planned Unit Development (PUD) Application by Campion Ice House, Inc., whereby the Applicant is seeking approval to construct a 6,536 square foot addition to the existing 34,997 square foot Campion Ice House Indoor Recreation Facility, located at 782 S. Main Street (Lot 2A, Block 1 Wertheimer Park) within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts. In exchange for the existing community benefit of an inclusive indoor recreational facility, the Applicant requests the following waivers to Hailey's Municipal Code:
  - A waiver to the maximum square footage for Grouped Retail/Wholesale of 36,000 square feet. With the proposed addition, the Applicant is proposing a maximum gross floor area of 41,533 square feet.
  - A waiver to the minimum Setback Requirements for the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts. With the proposed addition, the Applicant is proposing a zero-foot (0') setback along the western property line.

**ACTION ITEM**

[6:40:54 PM](#) Approval: Motion to recommend approval by the Hailey City Council, the Planned Unit Development (PUD) Application by Campion Ice House, for approval to expand the existing 34,997 square foot building by 6,536 square feet, to continue to provide the community with an Active Indoor Recreational Facility, as the project's community benefit, located at 782 S. Main Street (Lot 2A, Block 1, Wertheimer Park) in the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts, finding that the project meets the standards under Section 17.10 of the Hailey Municipal Code, subject to Conditions 1-5 above. **Motion M. Smith, 2<sup>nd</sup> D Smith, all in favor.**

- [PH 3](#) Consideration of a Design Review Application submitted by Campion Ice House for the construction of a 6,536 square foot addition to the existing 34,997 square foot Indoor Recreational Facility, located at 782 S. Main Street (Lot 2A, Block 1 Wertheimer Park) in the Limited Business (LB) and Townsite Overlay (TO) Zoning District. **ACTION ITEM**

[6:42:18 PM](#) Approval: Motion to approve the Design Review Application, submitted by Campion Ice House, for the construction of a 6,536 square foot addition to the existing Indoor Recreational Facility, located at 782 S. Main Street (Lot 2A, Block 1 Wertheimer Park) in the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts, 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 Hailey Municipal Code, Title 17, and City Standards, provided conditions (a) through (m) will be met. **Motion Sauerbry, 2<sup>nd</sup> M. Smith, all in favor.**

- [6:49:15 PM](#) [PH 4](#) Consideration of a City-Initiated Amendment to the Hailey Comprehensive Plan to update Part 5, Capital Improvement Plan, to reflect the newly adopted 2025 TischlerBise-Galena Consulting, "2025 Capital Improvement Plan and Development Impact Fee Study", and further repeal Appendix E, 2021 Capital/DIF Impact

Study Update, and adopt the 2025 Capital Improvement Plan and Development Impact Fee Study”, as Appendix E to the Comprehensive Plan. **ACTION ITEM**

[6:49:58 PM](#) Staff introduction Davis, this is the final component to what the council recently adopted. This is housekeeping for the 5 year rotation. This is a component of the comprehensive plan.

[6:51:41 PM](#) Public hearing comment open

[6:52:04 PM](#) Close public hearing

[6:52:19 PM](#) Approval: Motion to Repeal the Comprehensive Plan Appendix E, 2021 Capital/DIF Impact Study Update, and adopt the 2025 Capital Improvement Plan and Development Impact Fee Study, finding that the project is in conformance with the Comprehensive Plan; the project does not jeopardize the health, safety, or welfare of the general public. **Motion by Fitzgerald, 2<sup>nd</sup> M. Smith, all in favor.**

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

#### **6:53:12 PM Staff Reports and Discussion**

- Monday, December 15, 2025 (meeting to begin at 5pm):
  - o AWMP Update
  - o DR: 220 N 2<sup>nd</sup> Avenue
  - o PP: 1210 Baldy View

[6:54:30 PM](#) Motion D. Smith, 2<sup>nd</sup> Sauerbrey, all in favor.

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

**Return to Agenda**

**Agenda**  
**Hailey Planning and Zoning Commission**  
**Monday, December 15, 2025**  
**5:00 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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**Present**

**Planning and Zoning Commission:** Janet Fugate, Dan Smith, Sage Sauerbrey, Jordan Fitzgerald

**Staff:** Robyn Davis, Emily Brooks, Ashley Dyer

**5:01:14 PM Call to Order Hailey Planning and Zoning Commission**

- Public Comment for items not on the Agenda.
- [5:01:28 PM](#) Chair Fugate thanked Sage Sauerbrey has been greatly appreciated. She hates that P&Z is losing him. But happy as a citizen to have him as a City Council member.
- [5:42:00 PM](#) Public Comment Steven Daniels, liability of ENF, they have a front row seat to traffic backing up. Encouraged to take a look at the traffic study before offering more suggestions for roads.

**Consent Agenda - ACTION ITEM**

- [CA 1](#) Motion to approve Findings of Fact, Conclusions of Law, and Decision of a City-Initiated Amendment to the Hailey Comprehensive Plan to update Part 5, Capital Improvement Plan, to reflect the newly adopted 2025 TischlerBise-Galena Consulting, "2025 Capital Improvement Plan and Development Impact Fee Study", and further repeal Appendix E, 2021 Capital/DIF Impact Study Update, and adopt the 2025 Capital Improvement Plan and Development Impact Fee Study", as Appendix E to the Comprehensive Plan. **ACTION ITEM**
- [CA 2](#) Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Design Review Application submitted by Hailey Ice, Inc., for the construction of a 6,536 square foot addition to the existing 34,997 square foot Indoor Recreational

Facility, located at 782 S. Main Street (Lot 2A, Block 1 Wertheimer Park) in the Limited Business (LB) and Townsite Overlay (TO) Zoning District. **ACTION ITEM**

- **CA 3** Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Planned Unit Development (PUD) Application by Hailey Ice, Inc., whereby the Applicant is seeking approval to construct a 6,536 square foot addition to the existing 34,997 square foot Indoor Recreation Facility, located at 782 S. Main Street (Lot 2A, Block 1 Wertheimer Park) within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

- **CA 4** Motion to approve Findings of Fact, Conclusions of Law, and a Preliminary Plat Application by William Delacruz, represented by Galena-Benchmark Engineering, for the parcel located at Lot 5, Block 5, Woodside Subdivision #27 (corner of Winterhaven and Laurelwood Drive), proposing to subdivide the existing residential lot into two (2) new single-family residential lots of 9,735 square feet and 7,304 square feet in size. The existing lot is 17,039 square feet in size, approximately 11,000 square feet larger than the lot size minimum (6,000 square feet) for the property's General Residential Zoning District. **ACTION ITEM**

[5:54:09 PM](#) **D. Smith motion to approve CA1-CA4, 2<sup>nd</sup> Fitzgerald. All in favor.**

#### **Public Hearing - ACTION ITEM**

**PH 1** Presentation and Update by GGLO: Airport Way Master Plan

- [5:04:45 PM](#) Mark Zindell, gave Airport Way Master Plan update. Commission discussion ensued.
- [5:47:37 PM PH 2](#) Consideration of a Preliminary Plat Application by Daniel and Mia Ward wherein Lot 7A, Block 4, Woodside Subdivision #1 (1210 Baldy View Drive) is subdivided into two (2) lots; Lot 1, 7AA comprising of 8,906 square feet, and Lot 2, 7AAA comprising of 8,685 square feet. This project is proposed as 1210 Baldy View Drive Subdivision and is located within the Limited Residential (LR-1) Zoning District. **ACTION ITEM**
- [5:48:33 PM](#) Dyer introduced project.

[5:51:01 PM](#) Public hearing opened.

[5:51:13 PM](#) Public hearing closed.

[5:52:58 PM](#) **Approval:** Motion to approve a Preliminary Plat Application by Daniel and Mia Ward, wherein Lot 7A, Block 4, Woodside Subdivision #1 (1210 Baldy View Drive) is subdivided into two (2) lots; Lot 1, 7AA comprising of 8,906 square feet, and Lot 2, 7AAA comprising of 8,685 square feet. This project is proposed as 1210 Baldy View Drive Subdivision and is located in the Limited Residential (LR-1) Zoning District, finding that the application meets all City Standards, and that Conditions (a) through (j) will be met. **Sauerbrey motion, 2<sup>nd</sup> Fitzgerald, All in favor.**

[5:54:28 PM PH 3](#) Consideration of Design Review Application submitted by James Josel, represented by Thomas Howland of Howland Architecture Studio, Inc., for the construction of a new single-family dwelling, approximately 2,769 square feet in size, as well as a new 696 gross square foot Accessory Dwelling Unit (ADU), to be located above the new garage. This project is

located at 220 North 2nd Avenue (Lot 13A, Block 47, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

[5:55:05 PM](#) Brooks introduced project. Applicant came to city last year for a lot line adjustment.

[5:56:34 PM](#) Tom Howland addressed chimney height as a correction from first submittal to meet code, first floor is 1038 feet. Introduced the complete project.

[6:04:14 PM](#) Commission applicant discussion ensued.

[6:34:46 PM](#) Public Hearing Opened

[6:34:57 PM](#) Public Hearing Closed

[6:35:23 PM](#) Sauerbry commended on net zero home.

[6:37:08 PM](#) More discussion and comments with commission and the applicant.

[6:43:19 PM](#) **Approval:** Motion to approve this a Design Review Application by James Josel for the construction of a new 2,884 square foot single-family residence and 696 square foot Accessory Dwelling Unit (ADU), to be located at 220 N 2nd Avenue (Lot 13A Block 47, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) 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 Title, and City Standards, provided conditions with modifications (a) through (o) are met. **Motion D. Smith, 2<sup>nd</sup> Sauerbrey, all in favor**

[6:45:17 PM](#) **Staff Reports and Discussion**

- Monday, January 05, 2026:
  - o PP: Della Mountain Suites
  - o DR: Della Mountain Suites
  - o PP: Text Amendment Cottage Code

[6:47:17 PM](#) **Motion to adjourn Sauerbrey, 2<sup>nd</sup> D. Smith, all in favor.**

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

**Return to Agenda**