



Staff Report
Hailey Planning and Zoning Commission
Regular Meeting of June 15, 2026

To: Planning and Zoning Commission
From: Ashley Dyer, Community Development City Planner

Proposal: Consideration of a Design Review Preapplication submitted by Zions Bank, represented by Angelica Fierro with Pathe Studio Architecture, for the construction of a new 2,131 square foot commercial development project located at 401 S. Main Street (Lots 1-2 N ½ of 3, Block 17, Hailey Townsite), and within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts.

Hearing: June 15, 2026

Applicant: Zions Bank, represented by Angelica Fierro, with Pathe Studio Architecture
Location: 401 S. Main Street (Lots 1-2 N ½ of 3, Block 17, Hailey Townsite).
Zoning & Lot Size: Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Districts; approximately .20 acres (8,992 sq. ft.)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on May 27, 2026, and mailed to property owners on May 27, 2026.

Background and Project Overview. The Applicant is proposing a new 2,131 square foot commercial development project located at 401 S. Main Street (Lots 1-2 N ½ of 3, Block 17, Hailey Townsite), designed and planned for Zions Bank.

The existing building located onsite, previously a real estate office, is slated to be demolished this summer. Zions Bank is working through the process to construct a new 2,131 sq. ft. commercial building at this location. This historic demolition review, pursuant Hailey's Municipal Code, was considered by the Hailey Arts and Historic Preservation Commission on April 8, 2026.

The Applicant has submitted a Site Plan, Vicinity Map and Colored Rendering, as required by the Preapplication Design Review submittal requirements.

Chapter 17.06: Design Review. Section 17.06.050: Application:

C. Design Review Pre-Application:

- 1. Required:** An application for Preapplication Design Review shall follow the procedures and be subject to the requirements established by section [17.03.070](#) of this title, and shall be made by at least one holder of any interest in the real property for which the Preapplication Design Review is proposed.

2. Information Required: The following information is required with an Application for Preapplication Design Review:

- a. The Design Review Application form, including project name and location, and Applicant and representative names and contact information.
- b. One (1) eleven inch by seventeen inch (11" x 17") and one electronic copy showing at a minimum the following:
 - i. Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: A vicinity map must show the location of adjacent buildings and structures.
 - ii. Site plan, to scale, showing proposed parking, loading and general circulation.
 - iii. One color rendering of at least one side of the proposed building(s).
 - iv. General location of public utilities (survey not required). (Ord. 1226, 2017; Ord. 1191, 2015)



Items for Discussion:

1. Overall Land Use.

"The purpose of the Business (B) District is to provide areas for general business and commercial activities and a limited number of residential uses. (Ord. 1191, 2015)

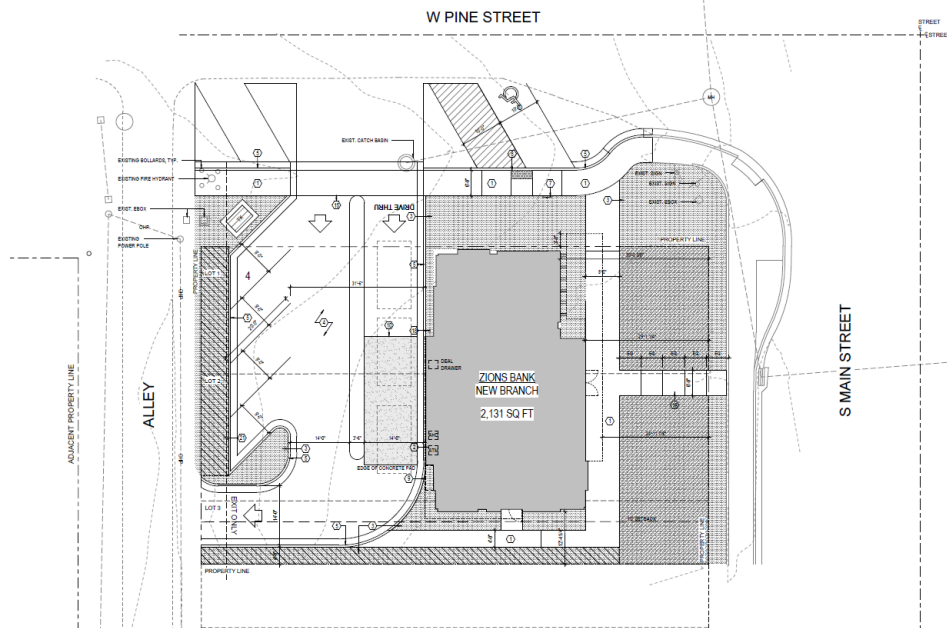
"The purpose of the Townsite Overlay (TO) district is to promote the health, safety and welfare of current and future residents of the city of Hailey; to modify the bulk requirements of certain zoning districts in order to better respond to the unique conditions and circumstances of the original Hailey townsite; to encourage infill while retaining neighborhood character; to increase the compatibility and lessen the degree of nonconformity of existing structures; to create

sufficient flexibility to allow for desirable development; to conserve building resources; and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the city of Hailey comprehensive plan, for the desirable future development of the city of Hailey. (Ord. 1191, 2015)”

Both the Business and Townsite Overlay Zoning Districts allow for and encourage new commercial development in Hailey’s Downtown. The proposed use is compatible with the purpose and goals of each of these districts.

2. Site Planning:

- **Setbacks.** The structure complies with all setback requirements of the TO and B Districts with a minimum 0’ setback allowed for the Business District.
- **Snow Storage:** Per code, 25% of the total, onsite hardscape is required for an onsite snow storage area. The total hardscape area proposed is 4,133 square feet, and 25% of this, or 1,033 square feet, is required to comply with City Standards. The Applicant is proposing a snow storage area of approximately 750 sq. ft. The proposed snow storage area does not comply with City code. The Commission may request that the Applicant comply with the 25% of required onsite snow storage when the full Design Review is submitted.
- **Site Access:** Vehicular access to the site is proposed from the existing public street, W. Pine Street, as well as the existing alley. No vehicular access is proposed from Main Street. Pedestrian access and connectivity can be achieved via Main Street, W. Pine Street, and the alley.



3. Building Design, Materials, and Colors:

The Applicant is proposing Brick Veneer (Norman Brick) in Interstate Brick color, Copper Tone with matte finish in natural Mortar color, with Aluminum Steel metal coping to match exterior glazing. Anodized Aluminum Sheet metal wrapped Canopy Fascia and Soffit to also match exterior glazing system, with Champagne Arcadia Windows. The proposed height of the building is 18 feet tall, which complies with the maximum height of both the Business and TO Zoning Districts.



4. Streets, Right-of-Ways, Sidewalks: Required landscaping (street trees) and irrigation for all ROW landscaping, or a combination thereof, as discussed with City Staff and highlighted below.

- **ROW Improvements:** The Applicant intends to improve the public right-of-way on Main Street pursuant to side street standards as noted in Title 18 of Hailey's Municipal Code. Improvements include but are not limited to curb, gutter, sidewalks, bulbout, street trees, ROW landscaping improvements and irrigation, electrical, and on-street parking.

5. Parking: Parking requirements for commercial development projects located within the Business District require a minimum of one (1) space per 1,000 gross sq. ft. of building. The proposed commercial project is 2,131 sq. ft. in size. This requires a minimum of two (2) onsite parking spaces. The Applicant is proposing four (4) onsite parking spaces, as well as two (2) R.O.W parking spaces, which exceeds the minimum requirement for onsite parking.

6. Water, Sewer, and Fire: This is a Preapplication Design Review. Final drawings that illustrate connection details will be required for full Design Review (to be determined).

Action: No formal action is required at this time, as this is a Preapplication Design Review. The Commission should give feedback on the above items, and any others that may arise, so that the Applicant can incorporate said feedback into their Design Review submittal.