

STAFF REPORT

TO: Hailey City Council
FROM: Mariel Platt, Planner
RE: Amendment to Zoning District Map – Lots 4-10, Block 69, Hailey Townsite
HEARING: February 8, 2010

Applicant: Ed Uhrig
Request: Amendment to Zoning District Map
Location: Lots 4-10 Block 69, Hailey Townsite (17 Myrtle Street East)
Current Zoning: General Residential (GR) within the Townsite Overlay
Proposed Zoning: Limited Business (LB) within the Townsite Overlay
Note: Staff analysis is in lighter type.

Notice

Notice for the public hearing was published in the Idaho Mountain Express, mailed to property owners within 300 feet, and mailed to public agencies and area media on January 20, 2010; and notice was posted on all external boundaries of the property on February 1, 2010.

Application

The applicant has submitted a request for a zone change from GR to LB, but has not identified any intended change of use at this time.

The current uses of Lots 4-10 are storage of fence materials (Lots 4-7 and north ½ of Lot 8), which is a non-conforming use in the GR district as well as the LB district; and a single-family residence (Lots 9-10 and south ½ of Lot 8). Uses adjacent to the subject property include:

South: Multi-family residences

North: Multi-family residences

West: Subway, Baskin Robbins, and Sinclair Gas Station.

East: Single family residences

Procedural History

On December 7, 2009, the Planning and Zoning Commission recommended that the application to change the zoning of Lots 4-10, Block 69, Hailey Townsite from General Residential (GR) to Limited Business (LB) be denied.

The Commission determined that the proposed amendment conforms to the Comprehensive Plan's land use map, but did not support infill goals and would add to business uses sprawling into neighborhood areas. The area is shown as a Transitional area on the land use map, which would support a rezone to a mixed use zoning district. However, the Commission determined

that the uses allowed in the LB were not appropriate at this location at this time, as described in Section 14.6.1 and due to the numerous existing vacant buildings and properties zoned B within the Townsite Overlay District that would support the same uses as a LB district.

The Commission determined that the rezone would not be compatible with the surrounding area at this time and would not promote the general welfare because of potential impacts to existing residential uses to the north, south, and east of the property.

The Commission considered the number of vacant buildings currently located in the B district and the number of commercial building vacancies close to the Central Core Overlay District, such as the Village at Hailey Center and Meriwether Condos. All commercial uses allowed by the LB district are also allowed by the B district. Therefore, there are vacant buildings available in the B district that could support the same commercial uses that could potentially be developed on the subject property, if it were to be rezoned LB. The Commission also considered the vacancy rates and the distance from the Central Core Overlay and determined that the high vacancy rates in the LB and the B districts did not favor a rezone. The Commission determined that vacant buildings and lots within the B district should be occupied or developed prior to recommending a rezone which would create a larger LB district.

Based upon entire record and the above Findings of Fact, the Commission made the following Conclusions of Law and Recommendation:

1. Adequate notice, pursuant to Section 14.4.1 of the Hailey Zoning Ordinance No. 532 and Idaho Code, Section 67-6511, was provided.
2. The Zoning Map amendment is not in accordance with the Hailey Comprehensive Plan, Section 6.1.c.
3. The Zoning Map amendment would not promote the general welfare.
4. The Zoning Map amendment would not be compatible with surrounding uses.

For further details please refer to the Commission's findings of fact (attached).

Analysis and Discussion

The Townsite Overlay District sets forth bulk regulations and design standards that are layered on top of the regulations of the underlying zoning district. Where the regulations specified in the Townsite Overlay District differ from corresponding regulations specified for the underlying zoning district, the requirements of the Townsite Overlay District apply and control. The Townsite Overlay requirements do not affect the use regulations of the underlying zoning district.

When considering this rezone the differences between the two following districts are evaluated: Townsite Overlay bulk regulations with underlying zoning regulations and underlying zoning regulations without the Townsite Overlay District. In the event that the subject property is removed from the Townsite Overlay boundary the underlying district regulations would apply.

The substantial differences in use between GR and LB districts are listed below. In addition, Section 4.5, LB District of the Hailey Zoning Ordinance is attached.

In addition to the permitted uses allowed in General Residential, Limited Business allows for the

following additional permitted uses:

- lodging establishments
- professional offices, excluding veterinarians
- health care and social assistance
- real estate and property management companies
- catering services
- arts, entertainment and recreation uses (indoor and outdoor)
- Personal services where retail sales are clearly incidental to the principal use and no outside storage yard or facility is required
- semi public uses
- other educational services
- government offices and public administration, except correctional institutions
- PWSFs or WCFs, attached to street poles, upon the issuance of a wireless permit in accordance with the provisions of Article VIIA of the Hailey Zoning Ordinance.

Conditional uses allowed in LB and prohibited in GR district are as follows:

- Gasoline Stations and Automotive Repair and Maintenance
- Restaurants
- Wholesale distributors
- Convenience Stores
- Medical personal care stores
- Finance and insurance firms
- Construction contractors' offices with no exterior storage
- PWSF's and WCF's, mounted on any proposed freestanding tower (in GR it can be attached to street poles or mounted on existing buildings or structures, but not freestanding towers)

Accessory Uses allowed in LB, but prohibited in the GR district are as follows:

- Combustible liquid tanks.
- PWSF's and WCF's, mounted on existing buildings or structures.

The difference in bulk requirements **without** considering the Townsite Overlay are as follows:

Bulk Regulations	LB	GR
Maximum townhouse sub-lots per acre	20	10
Maximum multi-family residential aggregate density	One (1) dwelling unit per 1/20 of an acre	One (1) dwelling unit per 1/10 of an acre
Maximum aggregate gross floor area for individual retail/wholesale trade or grouped retail/wholesale trade	36,000 square feet	N/A (Not a permitted use)
Riparian setback	N/A (No riparian setback)	Required
Maximum Lot Coverage	N/A (No maximum)	40%
Size of Detached Accessory Dwelling Unit	N/A (No minimum or maximum)	Minimum gross floor area of 300 square feet and a maximum of 950 square feet

The following are the bulk regulation differences between GR and LB **with** consideration of the Townsite Overlay District, Section 4.13.6 of the Hailey Zoning Ordinance:

Bulk Requirements	LB in Townsite Overlay	GR in Townsite Overlay
Maximum Building Height	35 feet	30 feet
Maximum Lot Coverage	70%	25-40% depending on building height and whether a garage is on-site
Maximum Lot Size	No maximum	18,000 square feet

Section 14.8 of the Hailey Zoning Ordinance allows for the rezone of certain parcels to be made conditional upon the owner or developer of the property making a commitment concerning the use or development of the subject parcel.

Standards of Evaluation

Section 14.6 of the Hailey Zoning Ordinance sets forth the following standards of evaluation. The Council shall, at a minimum, consider the following criteria in making its decision:

1. The proposed amendment is in accordance with the Comprehensive Plan;

- The Comprehensive Plan Land Use Map reflects suitable projected land uses for the City. It considers existing conditions, trends, and desirable future situations, the objective being a balanced mix of land uses for the community. The Map establishes a basis and direction for the expansion and/or location of business, residential, industrial, institutional and green space areas within and adjacent to the City. The Land Use Map depicts the area as “Transitional – Mixed use, including residential, providing a buffer between residential neighborhoods and intense business use.”

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
Existing	Transitional	GR (General Residential)	Residential and Storage
Proposed	No change is proposed	LB (Limited Business)	No change at this time
North of site	Transitional	GR (General Residential)	Residential
South of site	Transitional	GR (General Residential)	Residential
East of site	Transitional	GR (General Residential)	Residential
West of site	Business/Commercial/Mixed Use	B (Business)	Business

- Land Use Districts, Section 5.4 states, “Encourage integration of compatible land uses in order to retain a compact City comprised of a central downtown, with surrounding diverse neighborhoods, thereby reducing sprawl and traffic, increasing efficiency, and creating neighborhood and community character.”

- Economic Development, Section 6.1 states, “Encourage the infill of the Central Business District...prior to expanding business-zoned areas for commercial development.”
- Due Process and Public Input, Section 5.8 states, “Proactively amend the Hailey Zone District map to resolve significant conflicts between the Land Use Map and the Zoning Map.”

In addition, please refer to the applicant’s analysis of the proposed rezone and the applicant’s analysis of compliance with the Comprehensive Plan (attached).

The Council should refer to the goals of the Comprehensive Plan as well as the purpose of the LB District and determine if the rezone is compatible with the Land Use Map given that the property is shown as a “Transitional” area on the Land Use Map and the nature of uses allowed in the LB District. The Council should determine if these uses would be appropriate at this location and if the rezone is in accordance with the goals of 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;

Due to the close proximity to the B district, it is anticipated that public facilities and services are available to support the full range uses permitted by the LB district.

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

If the rezone is approved, the GR zoned residences to the north of the subject property would be sandwiched between the B district to the North and West, and the LB district to the South. Depending on the future use of the subject property, this may burden the remaining GR lots on Block 69 (Lots 1-3).

The Council should consider the following options: 1) denying the rezone, 2) consider a rezone to TN, instead of LB, 3) approving the rezone contingent on Lots 1-3 also being rezoned to LB (or TN), and/or 4) approving the rezone with a development agreement to mitigate any potential impacts to the residential areas adjacent to the subject property.

The applicant has stated that the uses directly west of the subject property impact the subject lots in such a manner that it would be difficult to sell the property or redevelop with strictly residential units, as the GR district requires. It is important to consider what the implications of the proposed rezone may be on residential properties adjacent to the subject property if a rezone is approved; adjacent residences could have the same concerns as the applicant.

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

It is difficult to determine the impacts, without knowing the future use of the subject property. The general welfare of neighboring residences may be impacted, depending on the future use. If the Council decides to approve the rezone, it is a recommended condition of approval the rezone is subject to a development agreement, as stated above.

14.6.1 When evaluating any proposed Zoning Ordinance Map Amendment to rezone property to Business (B) Zoning District, Limited Business (LB) Zoning District or Transitional (T) Zoning District, the Hearing Examiner or Commission and Council shall consider the following:

- a. **Vacancy rates of existing buildings and land within the existing Business (B), Limited Business (LB) or Transitional (T) Zoning Districts. A lower vacancy rate will favor a rezone, while a higher vacancy rate will not favor a rezone.**

Vicinity of LB District	Vacant Lots	Vacant Buildings
South end of Main Street	Lots 1-3 Rick Davis Business Center Subdivision (0.99 acres in total)	Block 128 St. Luke's Family Practice
Intersection of Woodside Blvd. and Winterhaven Dr.	Lots 1A and 2A, Block 61, Woodside Subdivision No. 15 (3.44 acres)	
Intersection of Shenandoah Dr. and Countryside Blvd.	Lot 1 and 2, Block 21, Woodside Subdivision No. 6 (1.2 acres)	
Sweetwater	Sweetwater was approved for development; however, the current status of the undeveloped lots is unknown (13.08 acres currently undeveloped).	Residential units constructed in phase 1
Copper Ranch	Parcel A5, Copper Ranch (1.65 acres)	
	Block 85 Woodside Subdivision No. 24 (2.7 acres)	
	Lot 1, Block 67, Woodside Subdivision No. 18 (1.56 acres)	

Approximately half of the undeveloped land owned by Sweetwater is zoned with a Development Agreement. These portions restrict uses to residential only. Therefore, the undeveloped lots south of Countryside Blvd. are zoned LB, but can only be developed with residential uses. The lots west of Shenandoah Dr. are not restricted and are undeveloped.

The size of the vacant lots zoned LB is 24.92 acres. Of the 24.92 acres, approximately 6.5 acres is zoned with a Development Agreement that allows only residential uses, 23.93 of the vacant acres are located in Woodside, with 0.99 acres located just south of the Townsite Overlay. The location of the LB vacant lots is important to consider because of the inherent differences between the Woodside area and the Townsite area, near the commercial core.

The Council should also consider the number of vacant buildings currently located in the B district. Although the analysis was not done on this district, there are numerous commercial building vacancies close to the Central Core Overlay District, such as the Village at Hailey Center and Meriwether Condos. All commercial uses allowed by the LB district are also allowed by the B district. Therefore, unless the property was to remain a single-family residence or be

redeveloped with new or additional single-family residences, there are vacant buildings available in the B district that could support the same commercial uses that could potentially be developed on the subject property, if it were to be rezoned LB.

In addition, please refer to the applicant's attached analysis.

- b. The distance of the parcel proposed for rezone from the Central Core Overlay District boundary. A shorter distance from the Central Core Overlay District boundary will favor a rezone, while a longer distance from the Central Core Overlay District boundary will not favor a rezone.**

The subject property is approximately 1,710 feet or 0.32 miles from the Central Core Overlay District (see attached map).

Summary

The Council shall consider the Planning and Zoning Commission's recommendation for denial. If the Council overturns the Commission's recommendation and approves the rezone, the Council shall find that the zoning map amendment complies with the **four standards of evaluation** above.

In accordance with Section 14.5 (c), if the Council makes a substantial change from what is presented at the hearing, such as approval of a rezone to TN, instead of LB, further notice and hearing shall be provided before the Council takes its final action. If the proposed amendment is approved, the Council shall direct staff to draft an ordinance making said zoning map amendment part of Hailey Zoning Ordinance #532.

Motion Language

Approval:

Motion to approve of an amendment to the zone district map for the City of Hailey to change the zoning of Lots 4-10, Block 69, Hailey Townsite, (17 Myrtle Street East) from General Residential (GR) to Limited Business (LB), finding that the project is in conformance with the criteria of Section 14.6, (1) through (4), as set forth herein, and all applicable requirements of the Zoning Ordinance, and City Standards; with conditions () through ().

Denial:

Motion to deny an amendment to the zone district map for the City of Hailey to change the zoning of Lots 4-10, Block 69, Hailey Townsite, (17 Myrtle Street East) from General Residential (GR) to Limited Business (LB), finding that _____ [the Council should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing upon an application to amend the zone district map for the City of Hailey to change the zoning of Lots 4-10, Block 69, Hailey Townsite, (17 Myrtle Street East) from General Residential (GR) to Limited Business (LB) to _____ [the Council should specify a date].

UHRIG REZONE APPLICATION SUPPLEMENTAL INFORMATION

NOV 10 2009

OCCUPANCY SURVEY
INVENTORY OF EXISTING LIMITED BUSINESS ZONING
November 2009

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I. NORTH OF TOWNSITE

Lot 1, Gateway Subdivision: AmericInn: fully developed

Summary: No vacant or underdeveloped Limited Business zoning exists at the north end of the Townsite.

II. TOWNSITE ADJACENT TO BUSINESS ZONING NEAR COMMERCIAL CORE
ALL IN BLOCK 19

- Lots pt 1-3 fronting River Street, Multi-family: fully developed
- Lot pt 1 fronting Walnut Street, SFD: fully developed
- Lots 4-5, pt 6 fronting River Street, SFD: fully developed
- Lots pt 6, 7 fronting River Street, SFD: fully developed
- Lot 8A fronting River Street, Wood River Dental Care & South Idaho Foot/Ankle: fully developed
- Lot pt 5C behind WR Dental access off Pine, part of Multi-family: fully developed

Summary: No vacant land exists in this pocket of LB adjacent to the commercial core.

III. SOUTH END OF TOWNSITE TO SOUTH MAIN STREET/SH75

FOURTH AVENUE SOUTH

- 1. Garland Meadows Condos, 26 units in three phases: fully developed
- 2. All lots in north 1/2 of Block 137, Robert's Electric: fully developed
- 3. All lots in south 1/2 of Block 137, Airport Inn: fully developed
- 4. Lot 1 BDB Subdivision, Western Supply/Creative Bath & Kitchen: fully developed
- 5. Lots 1-3 R. Davis Business Center Subdivision: vacant

BETWEEN FOURTH AND THIRD AVENUES (recently rezoned to LB)

- 1. Approximate south 1/2 Block 125: Armory: fully developed

THIRD AVENUE SOUTH

- 1. Block 126, fronting west side of South Third Avenue (recently rezoned to LB):
 - Wood River Fire & Rescue/City of Hailey: fully developed
 - Blaine County School District/IT Admin Services: fully developed
 - Blaine County Senior Center: fully developed
- 2. Block 135, fronting west side of South Third Avenue
 - Residential: developed
 - Residential: developed
 - Gas Station/Car Wash: fully developed

BLOCKS OF 126 AND 135 WEST OF ALLEY

1. Blaine County School District/Play Fields
2. City of Hailey/Rodeo Facilities
3. Snow Bunny Restaurant

ALL BLOCK 127: Blaine County School District/Play Fields

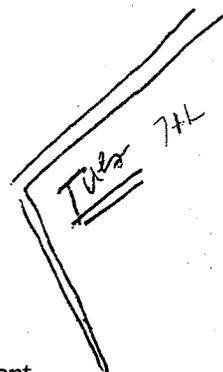
ALL BLOCK 134: City of Hailey/Rodeo Grounds

ALL BLOCKS 128 AND 133: Medical Center and Blaine Manor

Summary: The LB zoned land at the southern end of the Townsite is entirely developed or otherwise utilized with the exception of the three (3) lots in the R. Davis Business Center totaling 0.99 acres. At least one lot has received design review approval, but no building permit has been obtained.

IV. WOODSIDE

1. Sweetwater = 20 acres total, first phase 6.92 acres, balance 13.08 acres
 421 units approved in residential PUD subject to agreement w/ City
 First Phase built = 1 recreation/community center complete
 49 residential units finished
 22 residential units not finished
 No further phases currently under construction



2. Sprenger Grubb ownership

Two lots south of Countryside Blvd on Shenandoah Drive east of bike path: vacant

- 0.622 acres eligible for LB uses per 2005 Development Agreement w/ Sprenger/Grubb
- 0.576 acres eligible for LB uses per 2005 Development Agreement w/ Sprenger/Grubb

Two lots on south side of Winterhaven Drive east of Woodside Blvd: vacant, apparently eligible for LB uses unless limited by agreement/permit

- 1.504 acres (at intersection of Winterhaven and Woodside)
- no acreage shown in County GIS (on Winterhaven)

3. Copper Ranch Area

94 units in the LB zoned portion of Copper Ranch)	Copper Ranch
Clubhouse and Tennis Facility in LB)	will be fully developed upon
1.65 acres in Parcel A5 for future phase in LB)	completion of Parcel A5
Block 85, Woodside Subd No. 24: vacant		
Lot 1 in Block 67, Woodside Subd. No. 18: vacant		

Summary: Woodside is geographically unrelated to the commercial core and downtown by being physically separated. Copper Ranch is zoned LB; however it is essentially fully developed or planned for (final phase of residential). Some "business use" exists at the tennis facility and clubhouse within the development. Two parcels adjacent to the north side of Copper Ranch are vacant. One is being marketed for single family lots according to an on-site sign.

The LB zoning in the Sweetwater area was limited to residential use by agreement with the City. That area is incorporated within the Sweetwater development.

The Comprehensive Plan Land Use Map calls for Neighborhood Service Center somewhere in the general vicinity of Sweetwater. The LB zoning of vacant Sprenger-Grubb parcels may be proposed for LB uses, however, should conditional uses or other uses requiring prior City review be proposed, it is reasonable to assume that consideration will be given to whether those uses act as "neighborhood" commercial or would unfavorably detract from the downtown business district and therefore be found inappropriate.

V. OVERALL CONCLUSION

The Limited Business zoning nearest and complementary to the business district in Hailey is built out.

The LB zoning at the south end of the Townsite is distant from the commercial core and mostly reflects uses that have long occupied that property.

While vacant LB zoned land exists in the Woodside Neighborhood, the character and purposes of any development at that location should be specific to benefit the area and not detract from the commercial core.

The high occupancy of LB zoned land within the City, and particularly as it is related to the business core, supports the rezoning of the Uhrig Lots 4-10, Block 69 in the Townsite.

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**Uhrig Limited Business Rezone Application, November, 2009
Analysis of City of Hailey Comprehensive Plan**

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The application for rezone of the Uhrig property is compliant with and furthers the goals, policies, and statements of implementation contained in the City of Hailey Comprehensive Plan. The Land Use Map "establishes general direction for projected land uses within and adjacent to the city". Future zoning changes must be "generally consistent with the land use map."

The Uhrig property, Lots 4-10 in Block 69 totaling 0.577 acres, is located one-half block east of Main Street. A 26-foot, well-used alley separates the property from a fast food establishment, a gas station, convenience store, car wash and other commercial uses. One residence sits on the subject property at the NW corner of North First Avenue and East Myrtle Street. The undeveloped lots are the site of the long-established Hailey business, Uhrig Fencing.

The Hailey Land Use Map, as stated in the Plan, "depicts broad community goals; site-specific data and circumstances should be balanced with the overall goals depicted on the maps when considering land use applications." "The creation of a land use map establishes general direction for projected land uses within and adjacent to the city. A key goal of this plan is to keep development ordinances and future zoning district changes generally consistent with the land use map."

The Land Use Map depicts an intentionally fuzzy line along North First Avenue between "Business/Commercial/Mixed Use" and "Transitional" categories of land use. With the Plan stating that circumstances of the individual sites need to be taken into account when considering zoning district changes, the property is within *1/2 block*, not *1/2 mile*, walking distance from Main Street and is within the Central Business District that is described in the Economic Development component of the Plan. The "Transitional" Land Use category supports the existing Business zoning on the west side of North First Avenue north to Cobblestone Lane and the AmericInn Hotel. Rezoning the Uhrig property to Limited Business protects the desire of the Land Use Component to "maintain a strong and viable city center, provide for sustainable economic growth, and lessen the dependency on the automobile."

To further the goal of providing for a "balanced mix of land uses suitably related to each other ...", the policy to retain a compact city that includes a central downtown can be implemented through the rezone to Limited Business by (1) accommodating higher density in the core and near Main Street efficiently served by public transit, and (2) reducing the conflict between existing auto-dependent businesses and residential.

The policy to enhance the CBD and expand Business and like districts in accordance with the Land Use Map is carried out by rezoning the property that is within the CBD as defined as "on or adjacent to Main Street, River Street, and First Avenue in the Original Townsite." The proposed rezone does not lengthen the CBD as discouraged by the Plan. The residential zoning that applies to the property currently is incompatible with Business zoning and uses just 26 feet to the west. Limited Business zoning allows the mixed use that is expected to create more diversity and vibrancy in the CBD that are, in turn, encouraged through the Plan. LB Zoning allows residential and limited commercial uses that could be considered a buffer between residential uses to the east and intense commercial to the west.

The Central Business District is defined as stated above in the Economic Development component of the Plan. The goal to maintain and encourage a healthy and diverse community center is supported by the policy that the CBD "should not extend further south than the intersection of Third Avenue and Main Street or further north than McKercher Boulevard." The Uhrig property is within and subject to the Townsite Overlay District that demands high development standards. The Uhrig property is four (4) blocks from the 3-block Central Core Overlay District, well within walking distance. The CBD extends approximately 17 blocks from north to south. The area surrounding the Uhrig rezone is under-developed residential that has become undesirable for that use as well. The ability to sell or even rent residences in this area has been a challenge for some time -- longer than the general economic downturn the country is facing. If rezoned to Limited Business, the development or re-development of the property will be more compatible with the adjacent businesses located 26 feet to the west and separated from continued residential zoning by the 100-foot North First Avenue right of way plus required setbacks.

The goal in the Growth Management component of the Plan is to manage and accommodate growth for a number of purposes. The existence of City infrastructure available to this property supports the policy to ensure that growth does not outpace such services and facilities. Recent improvements to infrastructure were made by the City in the alley that divides the Uhrig property from the Main Street business property because it is considered a "business alley", according to City employees who worked on the improvements.

The rezone of the subject property may be considered infill since the conflicts between the business uses to the west and the existing zoning are essentially prohibiting redevelopment. Infill is most important when the City is considering expanding the city's jurisdictional boundaries. Then the question is whether opportunities for infill will in fact accommodate the quality, type, and location of growth that is needed. The same question may be asked in considering this application and answered by finding that the compatibility between uses is the key to infill and redevelopment of underutilized properties situated like the Uhrig property.

Future development of the Uhrig property under Limited Business zoning will be subject to applicable fees and requirements of new development in the City, and will therefore pay its way. The policy to "ensure adequate land area is available for non-residential growth" may be carried out in part by allowing this property to convert to Limited Business zoning, investigating continued transition to the east beyond the 100-foot North First Avenue right of way, and not penalizing the currently incompatible land use by waiting for "infill" to occur. Less dependency on the automobile would be promoted with the subject property being 1/2 block from Main Street and its public transit opportunities.

Implementation of the Transportation component goal to create and maintain multi-modal opportunities by providing adequate routes and accesses includes minimizing conflicts by use of alleys for deliveries and other services necessary for business uses. The proposed rezone is one opportunity to reduce the conflict of business uses 26 feet from residential uses. Businesses and limited business uses on both sides of the alley will use it to minimize impact on surrounding areas. The automated pedestrian cross-walk existing at Myrtle Street on SH75 is further evidence of the evolution of this area into business use with the Wood River Inn, gas station, car wash, food establishments, and retail in close proximity to the Uhrig property.

Community Design encourages land planning and development that will create interest, caring and value in the City. Policies to emphasize the human element and de-emphasize the automobile are implemented through design ordinances to which the rezoned property will be subject.

Other goals, policies, and statements of implementation throughout the Plan regarding height of buildings, design compatibility, walking distances, and access from signalized intersections, for example, are furthered by the recognition of the incompatibility of the current zoning with the adjacent Business zoning. Design and other ordinances affecting property in the Townsite Overlay as well as the Limited Business District will combine to create an appropriate type of development at this location that is compatible with the surrounding and currently underdeveloped area.

Limited Business zoning on the Uhrig property is compliant and consistent with the Land Use Map and furthers the many goals contained in the Hailey Comprehensive Plan.

