

MEMORANDUM

TO: Hailey Mayor and City Council
FROM: Mariel Platt, Planner *mp*
RE: Blaine County Senior Center's request for Rezone and Design Review

MEETING DATE: April 14, 2008

The Blaine County Senior Center has submitted a Rezone and Design Review application to the City. The Blaine County Senior Center is the lessee of City owned Lots 11 and 12, Block 126 and the north ½ of vacated Cedar Street. The Senior Center owns and occupies the south ½ of vacated Cedar Street, a parcel of land that is contiguous to the City's property. Barring any unforeseen circumstances, the lease agreement between the City and the Senior Council will expire in 2080. Because the City owns the property, consent from the Mayor and Council and the acceptance of a deed from the Senior Council for the south ½ of vacated Cedar Street is required before staff can proceed with the processing for the Senior Center's applications.

Rezone Application

The proposed rezone would change the City owned Lots 11 and 12, Block 126 and the north ½ of vacated Cedar Street from General Residential (GR) to Limited Business (LB), within the Townsite Overlay, thereby amending the City's Zoning District Map. The rezone would give the property a consistent zoning district; currently the south ½ of vacated Cedar Street (owned by the Senior Center) is zoned LB. The Design Review would expand the current facility, by adding an addition on both the north and south sides of the building.

➤ **The Design Review application is contingent upon the Rezone of parcels owned by the City for the following three (3) main reasons:**

- To receive parking credits for improving the City right-of-way
- To allow a greater lot coverage percentage than is permitted in the GR
- To be a permitted use

Parking Standards

The Senior Center has proposed to receive parking credits for improving the City right-of-way pursuant to Section 9.2.3 of the Hailey Zoning Ordinance. This option is only permitted in the B, LB, and TN Districts; it is not permitted in the GR district. This allows the Senior Center to provide parking, curb gutter and sidewalk in the City right-of-way, adjacent to the property, in lieu of providing parking on-site.

Bulk Requirements – Maximum Lot Coverage

The proposed Design Review is in compliance with all LB bulk requirements within the Townsite Overlay. The project complies with all GR bulk requirements within the Townsite Overlay, excluding the maximum lot coverage requirement. The maximum lot coverage is 35% in the GR district within the Townsite Overlay. The site plan for the Design Review application proposes a lot coverage of 43%. Limited Business, within the Townsite Overlay allows for 70% lot coverage.

Permitted Use

The current use of the property is a Senior Center, which falls under the category of a semi-public use. In the GR District a semi-public use, such as the Blaine County Senior Center, is a conditional use, requiring a conditional use permit. In the LB District this use is a permitted use. Without possession of a conditional use permit, the Blaine County Senior Center is currently a non-conforming use. Section 13.5 of the Hailey's Zoning Ordinance prohibits the expansion of non-conforming uses; therefore, if the proposed rezone is not approved, a conditional use permit would need to be obtained prior to the issuance of a building permit. If the proposed rezone is approved, it would change the non-conforming use to conforming and would not require a conditional use permit.

- **The Design Review application is also contingent upon the vacation or elimination of three (3) underlying lot lines, which affects City owned parcels.**

Lot Line Adjustment

On September 10, 2007 the Council and Mayor approved the request by the Senior Center to submit an application for a Lot Line Adjustment (LLA). A preliminary plat LLA application was submitted and approved administratively on November 26, 2007, proposing to remove the lot line between Lot 11 and 12, Block 126 (City owned lots). The Final Plat has not been submitted. The Design Review application depicts the proposed expansion, straddling the lot line that was preliminarily approved for elimination in November. There are two additional lot lines that are currently underneath the existing structure that will need to be eliminated as well. The additional lot lines that need to be eliminated are the lot lines between Lot 12 and the north ½ of vacated Cedar Street and the lot line between the north and south ½ of vacated Cedar Street.

- **The Lot Line Adjustment of one (1) of the three (3) lot lines is contingent upon the Senior Center deeding the south ½ of vacated Cedar Street to the City.**

Deed to City for south ½ of vacated Cedar Street

The lot line adjustment, eliminating the lot line between the north (City owned) and south (Senior Center owned) ½ of vacated Cedar Street, requires the Senior Center to deed the south ½ of vacated Cedar Street to the City, with the City's acceptance. The representative of the Senior Center has expressed a willingness to convey title for this property to the City of Hailey.

City of Hailey

MEMORANDUM

TO: Mayor and Council

FROM: Beth Robrahn, Planning Director BR

RE: Community Housing project summary

MEETING: April 14, 2008

At the last City Council meeting the mayor mentioned a couple of Community Housing projects on the horizon and the Council asked for additional information on these projects. The following is a very basic summary of information on each project with some questions that will require discussion by the Council. ARCH will be at the April 14 meeting to provide additional information on these projects.

Woodside Elementary

The city owns one duplex lot as part of the Woodside Elementary PUD agreement. The ARCH Community Housing Trust and the School District are collaborating to build the three duplexes the School District plans to build for teachers. This is an opportunity for the City of Hailey to also collaborate with ARCH to have the units on the City parcel developed at the same time; this will potentially lower the cost of construction. ARCH can help prepare a financing package, consisting of combinations of funding from federal housing programs, for units to be built on the lot owned by the City. To pursue the development of housing on city owned property we need to discuss and decide several things first:

1. Method of land title transfer - if the land is already in the city's name, how do we want to transfer Site Control? Options:
 - Transfer title to BCHA- as a quasi Government agency, no requirements
 - Land lease to ARCH Community Housing Trust - \$1 a year for 99 years,
2. Do we want to target an income group or a target category of employee? Example:
 - 80% AMI and under, or
 - 24 hour on-call essential workers, then open full time essential staff
3. Do we want ownership or rental of housing? Two very different choices with implications from capital and funding to on going management
 - Options Assuming Ownership
 - Equity share model as ARCH does to ensure continued affordability
 - Covenant with a percent or other index model, similar to BCHA' deed restriction

4. Do we want to use the same floor plan already designed by the School District or a modified one in an effort to reduce costs and pursue LEED certification?
5. Development Agreement - who is responsible for what?
 - ARCH is able to function as the project manager to hire builder, manage selection process, get any Government subsidies that ARCH or the project may be eligible for.

411 Walnut Street

Blaine County owns Lot 2A, Block 104 at the corner of Walnut Street and the alley east of Fourth Avenue, where Walnut Street dead ends at the Union Pacific right-of-way. ARCH and Blaine County are also collaborating to build two single family residences, each of approximately 1,250 square feet, each with 3 bedrooms, 2 baths and an attached garage. The draft proposal from ARCH to Blaine County is attached.

The project would involve the need to subdivide the parcel into two lots; however the parcel is not large enough to meet the minimum lot size of 6,000 square feet. Therefore ARCH and Blaine County are considering requesting a vacation of the adjacent portion of Walnut Street; the application fee is \$400. I would like the Council to consider whether there may be an opportunity for the City to help facilitate the project.

PERMIT FEES

Charges based upon 1,500 sq ft residential permit

Single Family

SINGLE FAMILY	FEES
Design Review	250
Permit Fee	1,441
Plan Check Fee	936
Final Inspection Fee	-
Development Impact Fee	2,629
WATER Hookup, Meter, Insp	4,563
WASTE WATER Hookup, Insp	3,345
STREET Encroachments	100

TOTAL PAID TO CITY \$ 13,264

Duplex unit

Charges based upon two 1,500 sq ft townhomes

MULTI FAMILY (2 units 1500sq')

	FEES	Per Unit
Design Review	525	263
Permit Fee	2,113	1,057
Plan Check Fee	1,373	687
Final Inspection Fee	-	-
Development Impact Fee	4,020	2,010
WATER Hookup, Meter, Insp	9,126	4,563
WASTE WATER Hookup, Insp	6,690	3,345
STREET Encroachments	200	100

TOTAL PAID TO CITY \$ 24,047 \$ 12,024

