

## STAFF REPORT

**TO:** Hailey City Council  
**FROM:** Beth Robrahn, Planning Director   
**RE:** Zoning Ordinance Amendment – Article 7

**HEARING:** July 12, 2010

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### Note

Staff comments are in lighter type.

### Notice

Notice for the public hearing on June 23, 2010 was published in the Idaho Mountain Express and mailed to public agencies and area media on June 23, 2010.

### Proposal

Attached are amendments proposed by the City to Article 7, Supplementary Location and Bulk Requirements of the Zoning Ordinance. The amendments further clarify the standards that apply to Detached and Attached Accessory Structures. In February 2010 amendments to Article 7 pertaining to the setbacks of Accessory Structures were adopted. The Building Official requested additional clarification resulting in the latest round of proposed amendments to Article 7. The Planning and Zoning Commission recommended approval on June 7, 2010.

### Standards of Evaluation

**14.6 When evaluating any proposed amendment under this Article, the Hearing Examiner or Commission and Council shall make findings of fact on the following criteria:**

**1. The relationship of the proposed amendments to the Hailey Comprehensive Plan.**  
The Council should consider how the proposed amendments relate to the various policies and implementation items of the Comprehensive Plan, particularly the following:

#### *5.8 Due Process and Public Input*

*Goal: To develop clear land use and development procedures that protect the public welfare for all development.*

*3. Policy: Develop and maintain land use regulatory procedures that are efficient, consistent and predictable, but that provide flexibility to deal with unique situations.*

**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 create excessive additional requirements at public cost for public facilities and services.

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

The amendments would apply to all Accessory Structures within the City of Hailey and are drafted to be uniformly applied.

**4. Will be in accordance with the welfare of the general public.**

The proposed amendments will clarify inconsistencies in the current standards and will enable more efficient, consistent and predictable application of sidewalk and landscape requirements.

**Summary**

The Council is required to hold a public hearing and determine whether the proposed amendments are in accordance with the applicable standards of evaluation.

If the proposed change is approved, the Council is required to pass an ordinance making said amendment part of Hailey Zoning Ordinance #532. The draft ordinance is attached.

**Motion Language**

**Approval:**

Motion to approve the proposed amendments to Article 7, Supplementary Location and Bulk Requirements of the Zoning Ordinance [as written or as modified], finding that the amendments are in accordance with the Comprehensive Plan, 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 uses are compatible with the surrounding area; and the proposed amendment will promote the public health, safety and general welfare and adopt Ordinance \_\_\_\_ and authorize the mayor to conduct the first reading by title only.

**Denial:**

Motion to recommend the City Council deny the proposed amendments to Article 7, Supplementary Location and Bulk Requirements of the Zoning Ordinance, 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 the proposed amendment to Article 7 to \_\_\_\_\_ [the Council should specify a date].

**Table:**

The Council may choose to table the proposed amendments to be reconsidered at some future undetermined date.

HAILEY ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING HAILEY'S ZONING ORDINANCE, ORDINANCE NO. 532, BY AMENDING ARTICLE 7, SUPPLEMENTARY LOCATION AND BULK REQUIREMENTS, TO CLARIFY REQUIREMENTS FOR DETACHED AND ATTACHED ACCESSORY STRUCTURES AND CHICKEN COOPS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey City Council has found that the following amendment to the Hailey Zoning Ordinance will generally conform with the Hailey Comprehensive Plan;

WHEREAS, the amendments will not create excessive additional requirements at public cost for public facilities and services;

WHEREAS, the proposed uses are compatible with the surrounding area; and

WHEREAS, the amendment will be in accordance with the safety and welfare of the general public.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1. Section 7.1.8 of Hailey Zoning Ordinance No. 532, is hereby amended by the deletion of the stricken language and the addition of the underlined language as follows:

7.1.8 Accessory Structures with a floor area of 120 square feet or less:

A. Detached Accessory Structures

a.1. Except as otherwise provided herein, Detached Accessory Structures with a floor area of 120 square feet or less are required to be setback a minimum of 3 feet from either: 1) the side and/or rear property line, or 2) the Principle Building and any other Accessory Structure.

1.a. On Normal Corner Lots, Detached Accessory Structures with a floor area of 120 square feet or less shall have a minimum side yard setback of two thirds (2/3) the front yard setback requirement for the zoning district in which the lot is located.

2.b. Within the Business District, in the case where an alley is located along the side or rear lot line of the property, Detached Accessory Structures with a floor area of 120 square feet or less shall be setback a minimum of six (6) feet from the alley.

b.2. Detached Accessory Structures with a floor area of 120 square feet or less ~~and are located a minimum of three (3) feet from the side and/or rear property line~~ located within the side and/or rear yard setback shall have not exceed a maximum bearing wall height of eight feet and a maximum building height of 12 feet.

3. Detached Accessory Structures greater than 120 square feet are required to have

a Building Permit and shall comply with the required setbacks of the Zoning District within which it is located.

B. Attached Accessory Structures

1. Attached Accessory Structures, regardless of size, are required to have a Building Permit and shall comply with the required setbacks of the Zoning District within which it is located.

Section 2. Section 7.1.10 of Hailey Zoning Ordinance No. 532, is hereby amended by the addition of the underlined language as follows:

7.1.10 Chicken Coops. Lots with Single Family Dwellings are allowed up to three (3) hens (roosters are prohibited), for Urban Agriculture purposes only, provided the following Chicken Coop requirements are met:

- a. A predator-resistant Chicken Coop is provided which shall include, but is not limited to:
  - i. A roof or cover that fully encloses the coop.
  - ii. Construction made of sturdy and durable materials that prohibit predator access.
  - iii. A door or opening to the coop that can be secured shut.
- b. Any Chicken Coop shall be located in the rear yard only and is subject to the setback requirement for the zoning district in which the lot is located.
- c. The Chicken Coop or the property must be fenced in some manner that the hens are confined to the boundaries of the property.
- d. Chicken Coops shall be detached and separated from the Principle Building, or any Accessory Structure, by a minimum of one (1) inch.

Section 3. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 4. All City of Hailey ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

Section 5. This ordinance shall be in full force and effect from and after the required three (3) readings, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2010.

\_\_\_\_\_  
Richard L. Davis, Mayor, City of Hailey

Attest:

\_\_\_\_\_  
Mary Cone, City Clerk

Publish: Idaho Mountain Express \_\_\_\_\_, 2010

characteristics of the site and the variance is not in conflict with the public interest. Before any variance can be granted, the Commission or Hearing Examiner must make all of the following findings:

- a. ~~That the variance, when granted, will not conflict with, or cause or allow any situation which is in conflict with, the Comprehensive Plan.~~
- ba. That the variance, when granted, will not conflict with, or cause or allow any situation which is in conflict with, any existing federal, state, or local law, or which may result in injury to the public.
- eb. That the variance, when granted, will not effect a change in zoning.
- ec. That the variance, when granted, will not cause damage or significant negative impact to the property of others.
- ed. That without the variance, the property owner shall suffer undue hardship and will be substantially deprived, by ordinance, of the privileges legally enjoyed by property owners of property within the vicinity of the subject property.

Section 4. Severability Clause. If any section, paragraph, sentence or provision hereof or the application thereof to any particular circumstances shall ever be held invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

Section 5. Repealer Clause. All Ordinances or parts thereof in conflict herewith are hereby repealed and rescinded.

Section 6. Effective Date. This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

**PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL** and approved by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Richard L. Davis, Mayor  
City of Hailey

ATTEST:

\_\_\_\_\_  
Mary Cone, City Clerk

Publish: Idaho Mountain Express \_\_\_\_\_, 2010



## Mary Cone

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**From:** Mike C. Moore [MCM@msbtlaw.com]  
**Sent:** Tuesday, June 29, 2010 12:52 PM  
**To:** Mary Cone  
**Subject:** Ordinance No. 1065  
**Attachments:** Amended Ordinance.doc; Summary of Amended Ordinance - Exhibit A.doc; Notice Sale Comp. Sale (CLEAN).doc

Mary: Here is the amending ordinance, Ordinance No. 1065, for the July 12 meeting. It amends the section in Ordinance No. 1061 that allows bidders to adjust the principal amounts by putting some further restrictions on how much they can adjust, and amends the section on the date of sale by requiring the successful bidder to wire transfer the good faith deposit to the City immediately after the award (instead of accompanying its bid with a check for the good faith deposit).

Also attached is the revised Notice of Sale for publication. I have deleted the requirement that each bid be accompanied by a check, so that this notice is now consistent with the above change.

Let me know if you have any questions. Thanks, Mary.

Mike

Michael C. Moore  
Moore Smith Buxton & Turcke, Chartered  
950 W. Bannock, Suite 520  
Boise, Idaho 83702  
Phone: 208-331-1800  
Fax: 208-331-1202  
[mcm@msbtlaw.com](mailto:mcm@msbtlaw.com)

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IRS Circular 230 Disclosure:

To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication, unless expressly stated otherwise, was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any tax-related matter(s) addressed herein.

ORDINANCE NO. 1065

AN ORDINANCE OF THE CITY OF HAILEY, BLAINE COUNTY, IDAHO, AMENDING ORDINANCE NO. 1061, ADOPTED ON JUNE 18, 2010, AUTHORIZING THE ISSUANCE AND SALE OF THE GENERAL OBLIGATION BONDS, SERIES 2010, OF THE CITY, TO PROVIDE RESTRICTIONS ON THE ADJUSTMENT OF PRINCIPAL AMOUNTS WITHIN ANNUAL BOND MATURITIES AND TO PROVIDE THAT THE SUCCESSFUL BIDDER SHALL PROVIDE A GOOD FAITH DEPOSIT BY WIRE TRANSFER TO THE CITY; AND PROVIDING AN EFFECTIVE DATE

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HAILEY, BLAINE COUNTY, IDAHO, as follows:

Section 1: Section 4(B) of Ordinance No. 1061, adopted on June 28, 2010, is hereby amended to read as follows:

B. Term Bonds and Adjustment of Principal Amounts. The amounts set forth above shall constitute principal maturities of the Bonds unless Term Bonds are specified by the successful bidder for the Bonds, in which case said amounts shall constitute mandatory sinking fund redemptions of Term Bonds. The City reserves the right to increase or decrease the total par amount of each series of Bonds by an amount not to exceed ~~ten~~ five percent (~~10~~ 5%) following the receipt of bids, and to increase or decrease the principal amount of any maturity set forth above by an amount not to exceed the greater of ~~\$100,000~~ \$20,000 or five fifteen percent (~~15~~ 5); provided, that the aggregate total principal amount of the Bonds shall not exceed \$3,500,000.

Section 2: Section 12 of Ordinance No. 1061, adopted on June 28, 2010, is hereby amended to read as follows:

Section 12: DATE OF SALE

None of the Bonds shall be sold at less than par and accrued interest, if any, to their date of delivery. The Bonds shall be sold at public sale on July 26, 2010. The Council shall meet at 5:30 o'clock P.M. or as soon thereafter as the matter may be heard, on said date, at the regular meeting place of the Council, in Hailey, Idaho, for the purpose of receiving electronic bids for the purchase of the Bonds. The bids will be publicly examined and declared at such time and place, and considered at the meeting of the Council on said date. ~~All bids shall be accompanied by a good faith deposit in the form of a financial security bond acceptable to the City and meeting~~

~~the requirements set forth in the Official Notice of Sale which is annexed hereto as Exhibit "D."~~ At said meeting, or no later than 24 hours after the expiration of the time specified in the Official Notice of Sale for the receipt of bids, unless such time of award is waived by the successful bidder, the Board shall accept the bid providing the lowest true interest cost to the City. ~~, and shall return the deposits of all other bidders.~~ Said sale shall be held, and notice thereof given, in accordance with Title 57, Chapter 2, Idaho Code. The successful bidder for the Bonds shall deliver a good faith deposit in the amount of \$35,000 by federal funds wire transfer to the City as set forth in the Official Notice of Sale.

Section 3: This Ordinance, or a summary thereof substantially in the form attached hereto as Exhibit "A," shall be published once and shall take effect immediately upon its passage and approval.

DATED this 12<sup>th</sup> day of July, 2010.

CITY OF HAILEY  
Blaine County, Idaho

By: \_\_\_\_\_  
Mayor

ATTEST

\_\_\_\_\_  
City Clerk

(S E A L)

SUMMARY OF  
ORDINANCE NO. 1065

AN ORDINANCE OF THE CITY OF HAILEY, BLAINE COUNTY, IDAHO, AMENDING ORDINANCE NO. 1061, ADOPTED ON JUNE 18, 2010, AUTHORIZING THE ISSUANCE AND SALE OF THE GENERAL OBLIGATION BONDS, SERIES 2010, OF THE CITY, TO PROVIDE RESTRICTIONS ON THE ADJUSTMENT OF PRINCIPAL AMOUNTS WITHIN ANNUAL BOND MATURITIES AND TO PROVIDE THAT THE SUCCESSFUL BIDDER SHALL PROVIDE A GOOD FAITH DEPOSIT BY WIRE TRANSFER TO THE CITY; AND PROVIDING AN EFFECTIVE DATE

A summary of the principal provisions of Ordinance No. 1065 of the City of Hailey, Blaine County, Idaho, adopted on July 12, 2010, is as follows:

Section 1: Amends Section 4(B) of Ordinance No. 1061, adopted on June 28, 2010, to provide restrictions on the adjustment of principal amounts within maturities by bidders on the City's General Obligation Bonds, Series 2010 (the "Bonds").

Section 2: Amends Section 12 of Ordinance No. 1061 to require the successful bidder to deliver a good faith deposit of \$35,000 by wire transfer to the City following the award of bid for the Bonds.

Section 3: Approves a summary of the Ordinance for publication and provides that the Ordinance shall take effect immediately upon passage and approval.

DATED this 12<sup>th</sup> day of July, 2010.

CITY OF HAILEY  
Blaine County, Idaho

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

CERTIFICATION OF CITY ATTORNEY

I, the undersigned City Attorney for and legal advisor to the City of Hailey, Blaine County, Idaho, hereby certify that I have read the attached summary of Ordinance No. 1065 of the City of Hailey and that the same is true and complete and provides adequate notice to the public of the contents of said Ordinance.

DATED as of the 12<sup>th</sup> day of July, 2010.

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Ned Williamson  
City Attorney

NOTICE OF SALE

CITY OF HAILEY  
Blaine County, Idaho

GENERAL OBLIGATION BONDS, SERIES 2010  
PRINCIPAL AMOUNT \$3,500,000

NOTICE IS HEREBY GIVEN that electronic bids will be received until 10:00 A.M., Mountain Time, on

MONDAY, JULY 26, 2010

Via BidCOMP/PARITY, for the above issue of General Obligation Bonds, Series 2010, in the principal amount of \$3,500,000 (the "Bonds"). The bids will be declared at a meeting of the Mayor and Council of the City at 5:30 o'clock P.M., Mountain Daylight Time, on said date, or within 24 hours thereafter, as set forth in the Official Notice of Sale.

None of the Bonds will be sold at less than par and accrued interest, if any, to their date of delivery. The Bonds will be in the denomination of \$5,000 each, or integral multiples thereof within a maturity, will be dated their date of delivery, will bear interest from their date at a net effective rate not exceeding 5.0% per annum, payable commencing on February 1, 2011, and semiannually on each August 1 and February 1 thereafter, and will be due serially on August 1 in the years and amounts as follows:

<u>Maturity Date</u>	<u>Principal Amount</u>
August 1, 2011	\$315,000
August 1, 2012	320,000
August 1, 2013	330,000
August 1, 2014	335,000
August 1, 2015	345,000
August 1, 2016	350,000
August 1, 2017	360,000
August 1, 2018	370,000
August 1, 2019	380,000
August 1, 2020	395,000

The Bonds will be issued in book-entry-only form, in accordance with the book-entry only practices of The Depository Trust Company, New York, New York.

The City has reserved the right to revise the principal amounts and annual maturity amounts, so long as the aggregate principal amount of the Bonds does not exceed \$3,500,000.

The Bonds are not subject to call or redemption prior to their stated dates of maturity.

The approving legal opinion will be furnished by the law firm of Moore Smith Buxton & Turcke, Chartered, Boise, Idaho.

Copies of the Official Statement and Official Notice of Sale and other related information with respect to said Bonds may be obtained from the office of the City Clerk, 115 Main Street South, Suite H, Hailey, Idaho, 83333. telephone: (208)788-4221, or Seattle-Northwest Securities Corporation, 101 S. Capitol Blvd., Suite 603, Boise, Idaho, 83702, telephone: (208)344-8577.

DATED: June 28, 2010.

CITY OF HAILEY  
Blaine County, Idaho

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City Clerk



# City of Hailey Planning Department

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## MEMORANDUM

**TO:** Mayor and Council

**FROM:** Beth Robrahn, Planning Director *BR*

**RE:** Airport Site Master Plan – consultant selection and funding

**DATE:** July 12, 2010

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Earlier this year a process and draft RFQ with guiding principles was circulated among the City, County and FMAA in an effort to formally start the master planning process for the future redevelopment of the current airport site. These discussions lead to the question of funding the master plan and FMAA was to assess its responsibilities and constraints under FAA diversion of funds rules to determine under what conditions it could fund the redevelopment master plan.

In early June FMAA suggested the best way to maximize the opportunity to be reimbursed was to use the Mead and Hunt consulting team selected for Program Management Services for the new airport site. The RFQ for Program Management Services included a component related to planning the future redevelopment of the current site and the team selected includes the planning services of Hart Howerton, Aviation and two local firms Ruscitto/Latham/Blanton Architectura and Power Engineers.

While it is the City's responsibility to oversee the master planning of the current airport site, the City is reliant on the FMAA to pay for the planning and the FMAA has to be very careful to abide by FAA rules and restrictions. The process is further complicated by the fact that the various components of the airport relocation project are complex and interconnected and any firm selected to assist in the master planning would have to be immediately looped in with the new airport Program Management Services project lead.

The advantages of using the team already in place are that they are highly qualified, ready to start, understand the interconnections with the new airport process and FMAA can comfortably commit funds to pay for the work under the existing arrangement with FAA.

The disadvantage is that other planning firms will not have the opportunity to submit qualifications for this project, unless the City of Hailey is able to pay for the cost of the project.

A preliminary statement of approach from the Mead and Hunt team is attached. If the Council agrees to use the proposed members of the Program Management Services team, FMAA would formally initiate the master planning process with the City, which will likely require one or more agreements regarding roles and funding. Concurrently FMAA would ask Mead and Hunt to develop a detailed scope of work for the project for review and approval.

**Friedman Memorial Airport Redevelopment  
Market Analysis and Master Plan  
Hailey, Idaho**

**Preliminary Statement of Approach**

**Introduction**

The Friedman Memorial Airport is located on approximately 210 acres in the City of Hailey, Idaho. Studies are underway to relocate the airport and to redevelop the existing airport as a mixed-use development consisting of a variety of land uses including, but not limited to, residential, retail, commercial, educational, recreational and open space. The funds from the sale of the current airport site are a key element in funding the new airport. It is also important to recognize that a portion of the Airport land is subject to a reversionary clause that puts land back in control of the Friedman Family Trust.

The City of Hailey seeks a planning and market research team to develop a land plan and marketing strategy for the redevelopment of the Friedman Memorial Airport site. This assignment calls for the consulting team to work with the community leadership and citizens to define a vision and a set of redevelopment goals for the existing airport including a strategy for the re-use of the existing facilities; and a realistic implementation plan relative to market demand, phasing, timing and financial issues.

It is likely that this planning and market research effort will be funded by the Friedman Memorial Airport Authority, which is jointly owned by the City of Hailey and Blaine County.

This redevelopment plan for the existing airport should create a new vibrancy for the City of Hailey in a manner that compliments but does not compete with the downtown area. It also should be integrated and connected to the downtown area and surrounding neighborhoods, adjacent open space, trail system and other planned community elements.

The City of Hailey's stated objective is **to create an economic and physical plan for the redevelopment of this existing airport site that will maximize profit from the sale of the site for current property owners, while including, to the greatest extent possible, the following elements identified by the community in recent public workshops:**

The delicate balance perceived by the Planning Department is creating a redevelopment plan that does not draw retail and commercial energy away from the existing downtown area (but may enhance it), but also provides a scenario of reasonable return (maybe not maximum return) for the proposed zoning value of the redeveloped property.

1. Craft a plan that is integrated with and compliments the existing neighborhoods and land use goals while creating a new vibrancy that creates a new "neighborhood" and does not compete with the downtown area.
2. Ensure that proposed neighborhoods and land uses are seamlessly connected to existing neighborhoods and the downtown area.
3. Create a diverse mixed use neighborhood that incorporates a range of appropriate densities with varying building heights, lot sizes and building forms.
4. Ensure that a diversity of housing opportunities is offered and economically feasible.
5. Create a well developed "public realm" that integrates the existing open space framework with an extended new framework that includes neighborhood gathering places, passive and active recreational space, and access to the surrounding natural environment.
6. Identify appropriate energy and resource conservation practices and incorporate these into the plan including gray water systems, high performance building systems, geothermal heating and cooling, and/or opportunities for adaptive reuse of existing buildings.

## **Approach Overview**

The primary objective of this study is to define a realistic vision for a redeveloped Friedman Memorial Airport (Study Area) for the City of Hailey, Idaho and communicate this vision in a manner that maximizes value to the City in concert with FAA requirements for parcels purchased with Federal funds. A major goal of this assignment shall be to determine the implications and opportunities of this redevelopment to Hailey's downtown, and, allow the new land uses and design to vitalize the existing downtown.

There are three main parts to the study:

1. **Market Analysis**
2. **Development of land use and physical master plan alternatives**
3. **Community Outreach and Input Solicitation/Implementation?**

Although these steps each have specific strategies and objectives they should be seen as an integrated process that operates concurrently.

### **Step One. Reconnaissance Analysis**

The process starts with a thorough collection and review of all background information. This includes reports, maps, plans and historical information related to the City of Hailey, the existing airport site, as well as the entire region. It is expected that relevant draft chapters from the FAA led Environmental Impact Statement will be available and coordinated into the efforts in this study. In addition, the team would conduct meetings with the City leadership, the City's Planning Department,

and other related entities and stakeholders to understand past and present planning policies while collecting recommendations and their vision for the Study Area. Concurrent with this, is a market analysis inventory of economic and demographic data and plans, to develop an initial understanding of the market to date including any possibility for reuse of existing facilities and materials for the benefit of the community.

As an outgrowth of this process, the planning team would complete environmental opportunity and constraint maps while documenting existing baseline information, including property ownership, existing land uses and accesses, circulation and any other relevant data. This effort has begun through the Environmental Impact Statement process, and effort will be adapted based upon the City's recommended approach towards incorporation of the Environmental Consultant's initial thoughts on the site.

### **Step Two. Development of Preliminary Scenarios and Alternative Planning Strategies**

To realize the goals stated above the process would then move to refinement of any studies previously produced for the existing airport or downtown Hailey in order to create a distilled vision of a vibrant neighborhood that expresses the heritage, lifestyles, entertainment, technology, and culture of the community. A planning team consisting of the Hailey Planning Department, Hart Howerton, Aviation, Ruscitto/Latham/Blanton Architectura, and Power Engineers would create a variety of preliminary scenarios and alternatives for the existing airport. Scenarios will also identify potential market strategies that may not have been considered previously. These scenarios will be developed in words and graphics.

### **Step Three: Market Research Analysis**

Based on these preliminary concept scenarios, a market research analysis will be completed for the Friedman Memorial Airport and the Hailey Downtown area. This research will be based on an audit of any previous economic or marketing studies of downtown Hailey as well as a collection of current market data to include lifestyles, consumer buying power, households and household make-up, incomes, daytime work population, existing visitors and potential visitors to both the downtown and the Friedman Memorial Airport as well as new potential market strategies.

Once the community goals and preliminary vision have been set and the market research completed, proposed uses will begin to emerge as potentially viable strategies for the existing Friedman Memorial Airport. Next, target areas will be merchandised with a listing of the preferred retail concepts, uses and experiences – those that meet the vision of the community and are compatible with the target consumer profiles. At the conclusion of the merchandising phase a detailed list of proposed uses will be presented along with words and graphics that further explain the recommended direction of the Study Areas. Additionally, a collection of images will be created for the Study Area and surrounding areas that are filled with a potential vision for proposed housing, retailers, restaurants and any other land uses that begin to emerge. Conclusions to the market

research and the various land use scenarios will be reviewed with a project review panel at periodic intervals within this process.

#### **Step Four: Development of a Preliminary Concept Plan**

Upon completion of the research and merchandising strategy, a preliminary site master plan for the Friedman Memorial Airport will be created. This step begins with the refinement of the land use diagrams along with the identification of circulation and transportation strategies. Within these diagrams we would explore bus / vehicular and pedestrian / bicycle circulation, layout of land uses, block patterns, density approaches, open space and community recreational opportunities, key resource areas, proposed improvements to existing downtown Hailey, connectivity between all components, as well as approaches for the overall landscape character and the qualities that reinforce Hailey's strong "sense of place". The intent is to define the optimum density and placement of buildings and uses using the economic, environmental and cultural information we have gathered. Through progressive steps the rough conceptual plans move from diagrams to more defined connected areas and finally to schematic outlines of the proposed uses and buildings.

The site plan, land use plan and market research become the basis of a strategic plan for the existing airport and its redevelopment.

#### **Step Five: Definitive Land Use Plan Alternatives and Master Plan**

Next, proposed uses are placed on the master plan for the redeveloped airport site and a value is assigned to each use, to each space and to each land parcel. We then create financial models to test the viability of the proposed uses. Concurrent with that, the physical plan becomes more refined with more definitive land patterns, densities and land uses as well as a comprehensive open space framework both within the town center as well as at its peripheral frame. Finally, the entire plan is revised based on the economic findings, the market research conclusions and the shared vision of the community. A final master plan ultimately emerges that represents the best of all of the various alternatives and ideas and supported by a viable economic market strategy. Support maps, diagrams, images and sketch drawings are developed that begin to describe a new vision for the Friedman Memorial Airport site as well as the City of Hailey.

#### **Step Six: Community Outreach**

Concurrent with the market research and master planning, a strategy for outreach to the broader community will be developed. The planning team will assist the city in the development of a project review group to help assist in this process as well as the identification of key interest groups and stakeholders and communication with these various groups. It is anticipated that a series of work sessions will continue throughout the process as well as the development of at least two special community workshops. City staff and the consultant team will work together to define this approach and set goals for how to direct this effort.



AGENDA ITEM SUMMARY

DATE: July 12, 2010

DEPARTMENT: Planning

DEPT. HEAD SIGNATURE: [Signature]

SUBJECT: Resolution to adopt the Hailey Street Lighting Master Plan

AUTHORITY:  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code \_\_\_\_\_  
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

On June 28, 2010, the Council discussed the Street Lighting Master Plan as it pertains to the Idaho Power Franchise Agreement. This resolution would formally adopt the Street Lighting Master Plan. The Street Lighting Master Plan responds to the public's concern regarding the City's current non-compliant street lights. It provides a plan for complying with the Outdoor Lighting Ordinance while also considering energy efficient lighting technologies in a timely and fiscally responsible manner. It includes an outline of coordinated priorities and phasing and monitoring schedules for Idaho Power to follow.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Case # \_\_\_\_\_  
Budget Line Item # \_\_\_\_\_ YTD Line Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: \_\_\_\_\_ Phone # \_\_\_\_\_  
Comments: \_\_\_\_\_

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

- |                                                   |                                              |                                           |
|---------------------------------------------------|----------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> City Administrator       | <input type="checkbox"/> Library             | <input type="checkbox"/> Safety Committee |
| <input checked="" type="checkbox"/> City Attorney | <input type="checkbox"/> Mayor               | <input type="checkbox"/> Streets          |
| <input type="checkbox"/> City Clerk               | <input type="checkbox"/> Planning            | <input type="checkbox"/> Treasurer        |
| <input type="checkbox"/> Building                 | <input type="checkbox"/> Police              | _____                                     |
| <input type="checkbox"/> Engineer                 | <input type="checkbox"/> Public Works, Parks | _____                                     |
| <input type="checkbox"/> Fire Dept.               | <input type="checkbox"/> P & Z Commission    | _____                                     |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Review the Hailey Street Lighting Master Plan and motion to adopt the plan.

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator \_\_\_\_\_ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Date \_\_\_\_\_

City Clerk \_\_\_\_\_

FOLLOW-UP:

\*Ord./Res./Agmt./Order Originals: Record  
Copies (all info.): \_\_\_\_\_  
Instrument # \_\_\_\_\_

\*Additional/Exceptional Originals to: \_\_\_\_\_  
Copies (AIS only)

**CITY OF HAILEY**  
**RESOLUTION NO. 2010-\_\_**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, ADOPTING THE CITY OF HAILEY STREET LIGHTING MASTER PLAN**

**WHEREAS**, the Hailey City Council seeks to establish a comprehensive plan for conversion of non-compliant street lights to compliant street lights in accordance with Article VIII B of the Hailey Zoning Ordinance;

**WHEREAS**, Hailey and Idaho Power have agreed to adopt a master plan allowing for the conversion of street lights over a four (4) year period to make all of the street lights in the City of Hailey compliant;

**WHEREAS**, the Hailey City Council and Idaho Power have negotiated and agreed to a Street Lighting Master Plan dated July, 2010, a copy of which is attached hereto;

**WHEREAS**, the Hailey City Council may amend the Street Lighting Master Plan at a later date to reflect any changes requested by the Hailey City Council that are agreeable to Idaho Power, following additional information from Idaho Power on energy efficient street lights;

**WHEREAS**, by adopting the Street Lighting Master Plan, the City of Hailey and Idaho Power will cooperate with each other to allow for the conversion of street lights; and

**WHEREAS**, the Hailey City Council finds that the Street Lighting Master Plan reasonably establishes a conversion of street lights to meet the requirements of Article VIII B of the Hailey Zoning Ordinance in a fiscally reasonable manner.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Hailey that the attached Street Lighting Master Plan is hereby adopted.

**THIS RESOLUTION** is adopted by the Mayor and Hailey City Council and is in full force and effect upon its adoption this \_\_\_\_ day of July, 2010.

\_\_\_\_\_  
Richard L. Davis, Mayor

ATTEST:

\_\_\_\_\_  
Mary Cone, City Clerk

# Hailey Street Lighting Master Plan

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July 2010

## **Introduction**

In 2002, the City of Hailey adopted Article 8B, Outdoor Lighting, of the Hailey Zoning Ordinance No. 532. The ordinance created regulations and a process for review of existing and future exterior lights "...to protect and promote the public health safety and welfare, the quality of life, and the ability to view the night sky..."

Hailey has consistently ensured that new applications conform to the standards set forth in Article 8B. With no code enforcement staff, outdoor lighting violations for both lights installed prior to and after the adoption of Article 8B have been pursued and abated on a compliant basis.

Non-compliant streetlights have been replaced on a complaint basis as well, but the majority of streetlights still remain non-conforming. The City recognizes the need to comply with Article 8B and hopes that by creating the Street Lighting Master Plan, Idaho Power and the City will be able to better coordinate to make the streetlights conforming in a manner that is fiscally responsible, timely, and efficient.

At this time there are many unknowns about future lighting technologies and the possible cost savings and energy reductions associated with those technologies. As the City makes plans to upgrade all non-conforming street lights with conforming full-cut off and downcast fixtures and/or the appropriate amount of lumens or equivalent foot candles, also it wishes to plan for future technologies. At the City's request for cooperation to install more energy efficient street lights, more information will be available and provided to the City, by Idaho Power before winter 2011. The information will help the city further revise this Street Lighting Master Plan.

This document is intended to be amended once additional information is provided to the City from Idaho Power by winter 2011 and the Council makes a determination on the preferred action list described on page 5.

## **Background**

Since the adoption of Article 8B the following efforts have been made by the City to make streetlights conforming.

- |           |                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------|
| 2003-2006 | Replaced approximately 70 streetlights along Main Street.                                                      |
| 2007-2010 | Replaced 10 streetlights in various areas (3 at the request of citizens and 7 in relation to public projects). |
| 2008      | Replaced 8 streetlights in the Woodside light industrial area                                                  |

As of June 22, 2010, Idaho Power is currently studying numerous implications associated with customer requests for alternative lighting technology, such as LEDs or induction street lighting. The following addresses some of the items Idaho Power is studying per the City's request, but have not yet been developed:

- 1) Establish a tariff rate for LEDs, induction, or other alternative energy efficient lighting.
- 2) Decide whether fixtures can be installed now that meet the ordinance requirements, but also allow for easy conversion to LEDs in the future, when Idaho Power develops a tariff.
- 3) Decide whether the City can purchase, install, and maintain LEDs on Idaho Power’s poles, if a tariff for LED costs is not established.

The development of these items by Idaho Power is a key component to action taken by the City, which is further described in the Planning Approach.

**Existing Conditions**

The information below reflects information collected by Idaho Power regarding the current street light types, wattage, and height. Greater detail and locations can be found in an attached document.

The following are the current numbers of street lights and their associated wattage that are not equipped with full-cut off and downcast fixtures.

<u>Watts</u>	<u>Count</u>
100	79
200	20
400	1
Total	100

**Applicable Ordinances**

Article 8B, Outdoor Lighting, of the Hailey Zoning Ordinance No. 532 and as amended will apply to the Street Light Master Plan document:

Section 8B.2.2 (d)

“All existing exterior lighting subject to the Street Lighting Master Plan, referenced by Hailey Ordinance No. 1057, shall be brought into conformance with this Article as specified by the Street Lighting Master Plan.”

Section B.4.1 (c)

“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.”

Section 8B.4.3 (c)

“Streetlights used on arterial roads may exceed twenty five (25) feet in height, with the recommendation by the City Engineer, and only with a finding that exceeding twenty five (25) feet is necessary to protect the safety of the residents of Hailey.”

Section 8B.4.4 (d)

“Streetlights shall be high-pressure sodium, low-pressure sodium or metal halide, or a more energy efficient type. All Street Lights within all zoning districts shall be one hundred (100) watts hps maximum or have a maximum Lumen output of ninety-five hundred (9500), except Lights at traffic signal controlled intersections on state highways shall be a maximum of two hundred fifty (250) watts hps or have a maximum Lumen output of twenty-seven thousand, five hundred (27,500). If a Light type other than high-pressure sodium is used, then the equivalent output shall be the maximum for the other Light type (see Table 1). LED and Induction Lights do not have an equivalent Lumens output compared to traditional Light types found in Table 1; therefore, the number of Footcandles shall not exceed those compared to the initial Lumens of existing compliant streetlights with the same placement height.”

**Planning Approach**

Phasing

The City of Hailey wishes to take advantage of any cost savings that might be achieved by waiting to make lights conforming until winter of each year, with one fourth (1/4) of streetlights replaced each year for four (4) years.

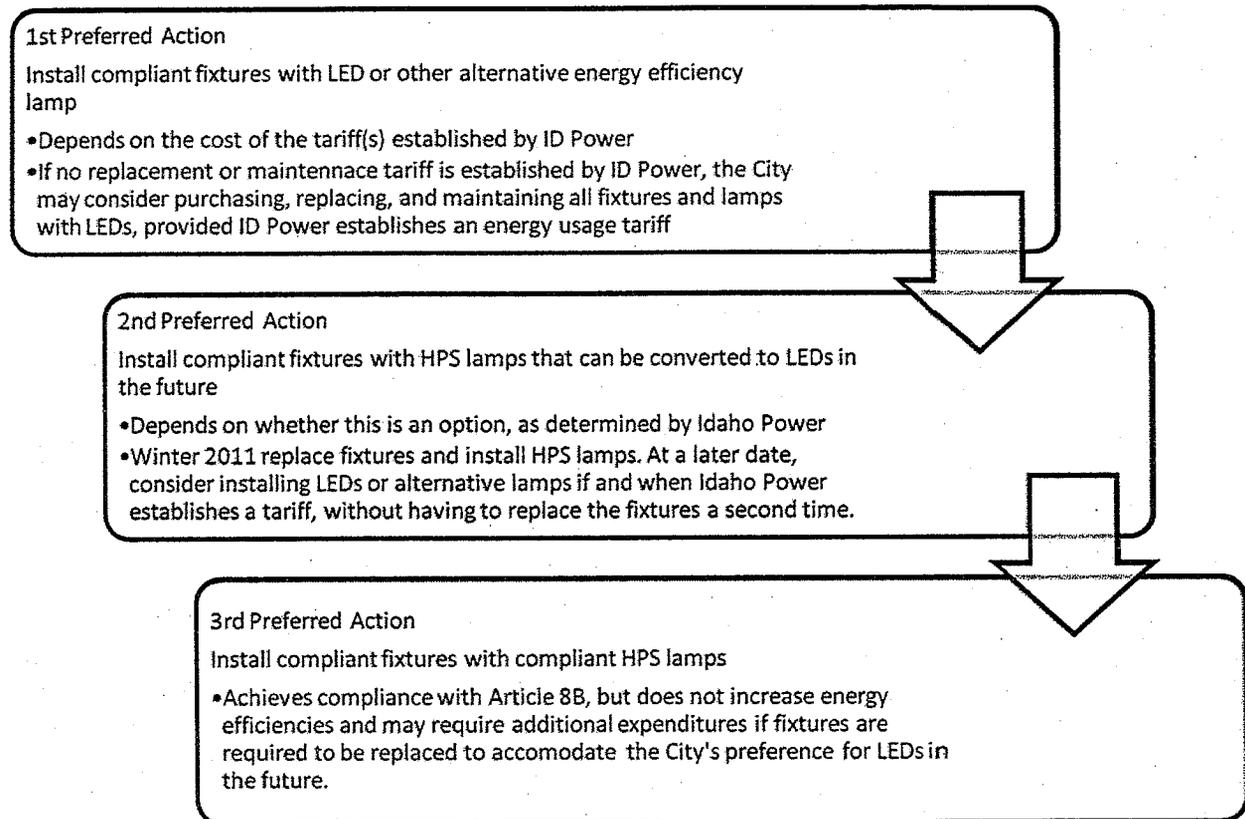
<u>Year</u>	<u>Number of fixtures made compliant</u>
Winter 2011	25
Winter 2012	25
Winter 2013	25
Winter 2014	25

By phasing the replacement of non-compliant fixtures with compliant fixtures the following objectives are achieved:

- 1) Reduced replacement rates charged by Idaho Power. Every winter approximately one fourth (1/4) of all streetlight lamps within Hailey are replaced during Idaho Power’s routine lamp change maintenance. This schedule provides full replacement of all streetlights within Hailey every four (4) years. Idaho Power has not determined the amount of cost savings for replacing non-compliant fixtures with compliant fixtures when routine lamp changes are occurring. However, Idaho Power has stated that the fee in Idaho Public Utilities Commission’s Schedule 41, Street Light Service, would be reduced based on the cost savings.
- 2) Due to the expected increase in costs for replacing fixtures, regardless of cost savings identified by 1) above, Hailey wishes to phase the replacement of non-compliant fixtures with compliant fixtures to spread out the costs over a four (4) year term.

Preferred Action

Due to a lack of established information from Idaho Power, this Street lighting Master Plan addresses a series of preferred actions that may be amended as future information is received from Idaho Power. The determination of a preferred action will be selected by the Council following the receipt of additional information from Idaho Power, which is expected sometime between the fall of 2010 and winter of 2011. In all preferred actions, the fixtures will be made compliant. The differences between the preferred actions specify the type of fixture that will accommodate a specific type of lamp, as detailed below.

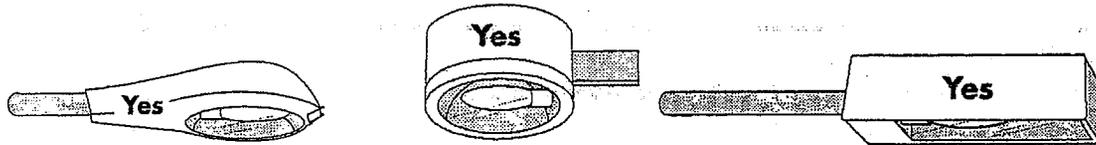


### Lighting Criteria

All non-compliant fixtures will be made conforming with respect to Article 8B as amended during the aforementioned phasing approach. Both the fixture type and the lumens or equivalent foot candle levels established by the ordinance will be made conforming during the upgrades.

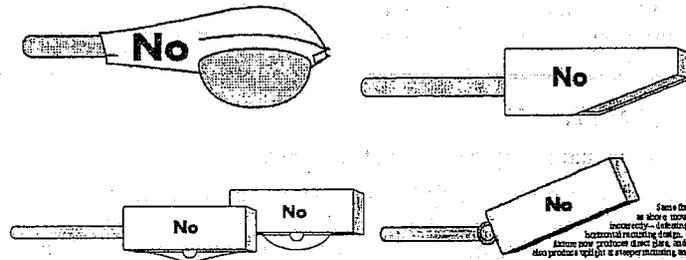
Fixture Type

Article 8B specifies that lamps with Lumens values in excess of 1,000 are required to be downcast and fully shielded or full-cut off. Street lights are not an exception. The following examples are street light fixtures that are downcast and fully shielded and comply with Article 8B.



The conforming fixtures all have a flat glass lens, which eliminates or minimizes direct glare and there is no upward throw of light.

The following are examples of non-conforming street lights:



Lumens Levels

<u>General Area</u>	<u>Zoning District</u>	<u>Maximum Lumens or equivalent foot-candle measurements</u>
Residential and Commercial	General Residential, Limited Residential, Limited Business, New Business, Transitional, Business, Service Commercial Industrial, Technological Industrial, Airport, and Light Industrial	9,500
Traffic Signal Controlled Intersections on State Highways	Any district	27,500

Greater detail can be found in Article 8B, Section 8B.4.4 (d) of the Hailey Zoning Ordinance No. 523. At the City's request, the installation of lights that produce lower levels of lumens or equivalent foot-candle measurements shall be installed so long as Idaho Power has a tariff established for the lamp type requested. Lower light levels may be desirable if the City determines that reductions in energy consumption are a preferred priority.

### **Review and Monitoring**

On June 1<sup>st</sup> of 2011, 2012, 2013, and 2014, following Idaho Power's routine maintenance, Idaho Power will supply the City with a list of all lights changed. The list will specify the location of each light and the change(s) made. The changes made to the street lights should reflect the requirements of Article 8B, Hailey Zoning Ordinance No. 523, as amended.

Date 41 Query Results (132)

New Query Main Menu

Account #	Name	Address	Pole #	USA	Pole Description	Sch/Watts/Type	Cadastral
7264673020	City Of Hailey	Street Lights / Hailey, Id	Add	3787501916	N/A	N/A	
7264673020	City Of Hailey	Street Lights / Hailey, Id	00010	3787501916	Ne Crnr Hwy75 & McKercher	B / 250 / S	1021804
7264673020	City Of Hailey	Street Lights / Hailey, Id	00020	3787501916	Nw Crnr Hwy75 & McKercher	B / 250 / S	1021804
7264673020	City Of Hailey	Street Lights / Hailey, Id	00030	3787501916	Se Crnr Hwy75 & McKercher	B / 250 / S	1021804
7264673020	City Of Hailey	Street Lights / Hailey, Id	00040	3787501916	Ne Crnr Hwy75 & Fox Acres	B / 250 / S	1021815
7264673020	City Of Hailey	Street Lights / Hailey, Id	00050	3787501916	Sw Crnr Hwy75 & Fox Acres	B / 250 / S	1021815
7264673020	City Of Hailey	Street Lights / Hailey, Id	00346	3787501916	Se Crnr Hiway 75 & Airprt	B / 250 / S	1021816
7264673020	City Of Hailey	Street Lights / Hailey, Id	00347	3787501916	Ne Crnr Hiway 75 & Airprt	B / 250 / S	1021816
7264673020	City Of Hailey	Street Lights / Hailey, Id	00348	3787501916	Sw Crnr Hiway 75 & Airprt	B / 250 / S	1021816
7264673020	City Of Hailey	Street Lights / Hailey, Id	00349	3787501916	Nw Crnr Hiway 75 & Airprt	B / 250 / S	1021816
7264673020	City Of Hailey	Street Lights / Hailey, Id	00600	3787501916	Sw Crnr Bullion & Main	B / 250 / S	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	00610	3787501916	Nw Crnr Bullion & Main	B / 250 / S	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	00620	3787501916	Se Crnr Bullion & Main	B / 250 / S	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	00630	3787501916	Ne Crnr Bullion & Main	B / 250 / S	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	01620	3787501916	Woodside Blvd & Glenbrook	B / 100 / S	1021823
7264673020	City Of Hailey	Street Lights / Hailey, Id	01630	3787501916	Glenbrook Dr-Mountain Dr	B / 100 / S	1021823
7264673020	City Of Hailey	Street Lights / Hailey, Id	01640	3787501916	4141 Glenbrook Dr	B / 100 / S	1021823
7264673020	City Of Hailey	Street Lights / Hailey, Id	01650	3787501916	Glenbrook Dr & Black Oak	B / 100 / S	1021823
7264673020	City Of Hailey	Street Lights / Hailey, Id	01660	3787501916	4121 Black Oak	B / 100 / S	1021823
7264673020	City Of Hailey	Street Lights / Hailey, Id	01670	3787501916	4313 Glenbrook Dr	B / 100 / S	1021823
7264673020	City Of Hailey	Street Lights / Hailey, Id	01680	3787501916	Glenbrook Dr-Mountain Dr	B / 100 / S	1021823
7264673020	City Of Hailey	Street Lights / Hailey, Id	01690	3787501916	Woodside Blvd & Glenbrook	B / 100 / S	1021823
7264673020	City Of Hailey	Street Lights / Hailey, Id	Add	6435349084	N/A	N/A	
7264673020	City Of Hailey	Street Lights / Hailey, Id	24'9 00090	6435349084	460 River Trail <sup>NES</sup>	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	23'5 00100	6435349084	NW River St & Myrtle St	A / 200 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	24'6 00135	6435349084	Silver St & River St	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	28'1 00150	6435349084	Carbonate & River	A / 200 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	27'10 00160	6435349084	Bullion & River	A / 200 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	25'8 00170	6435349084	Bullion 300' W Of River	A / 100 / S D	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	26'5 00180	6435349084	Bullion 700' W Of River	A / 70 / S D	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	22'2 00200	6435349084	Paulson St N Of Bullion	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	28'2 00210	6435349084	Bullion & Little Indio	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	28'10 00220	6435349084	River 100' N Of Croy	A / 200 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	29'1 00240	6435349084	Croy And 600' W Of River	A / 100 / S D	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	29'11 00260	6435349084	Walnut & River	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	27'0 00270	6435349084	Crnr Of Willow & Walnut	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	26'2 00274	6435349084	Crnr Of Willow & Cottonwo	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	27'3 00276	6435349084	Crnr Of Willow & Alder	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	28'10 00277	6435349084	Willow & Elm 50' W	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	28'6 00278	6435349084	Crnr Willow & Chestnut	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	28'4 00279	6435349084	Ivy St Btwn Chestnut/Elm	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	30'2 00280	6435349084	Crnr Of Walnut & Aspen Dr	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	29'8 00281	6435349084	Walnut Btwn Willow/Aspen	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	29'5 00282	6435349084	Cottnwd Btwn Willow/Aspen	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	24'1 00283	6435349084	Corner Of Elm & Aspen	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	30'6 00284	6435349084	Crnr Of Cottonwood & Aspe	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	26'8 00285	6435349084	Corner Of Almond & Elm	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	28'7 00286	6435349084	Crnr Of Alder & Aspen Dr	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	33'4 00287	6435349084	520 Almond	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	33'0 00288	6435349084	Chestnut & Aspen	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	28'2 00289	6435349084	Corner Of Chestnut & Ivy	A / 100 / S C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id	26'9 140		River & Galena	100 C	

7264673020	City Of Hailey	Street Lights / Hailey, Id <u>26'6</u>	<u>00295</u>	6435349084	Croy St Behind City Hall	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>26'5</u>	<u>00300</u>	6435349084	Elm & River	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>25'6</u>	<u>00310</u>	6435349084	Chestnut & River	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>28'8</u>	<u>00320</u>	6435349084	Maple & River	A / 200 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>26'6</u>	<u>00330</u>	6435349084	Cedar & River	A / 100 / S	C	1021816
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>27'11</u>	<u>00332</u>	6435349084	On Hills Dr & S Of Cedar	A / 100 / S	<del>C</del>	1021816 <i>brock low</i>
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>29'5</u>	<u>00334</u>	6435349084	Della Vista & Qn Of The H	A / 100 / S	<del>C</del>	1021816
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>29'0</u>	<u>00336</u>	6435349084	Della Vista & Silver Star	A / 100 / S	C	1021816
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>28'1</u>	<u>00338</u>	6435349084	Silver Star & S Of Cedar	A / 100 / S	C	1021816
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>32'7</u>	<u>00340</u>	6435349084	Cedar & Silver Star	A / 100 / S	C	1021816
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>25'3</u>	<u>00350</u>	6435349084	S Main & Bus Parkway	A / 200 / S	C	1021816
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>25'4</u>	<u>00360</u>	6435349084	Lds Church Broadford Rd	A / 100 / S	C	1021816
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>27'7</u>	<u>00370</u>	6435349084	Cedar & Main	A / 200 / S	C	1021816
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>25'8</u>	<u>00375</u>	6435349084	Hospital	A / 200 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>26'9</u>	<u>00380</u>	6435349084	Maple & Main	A / 200 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>25'10</u>	<u>00385</u>	6435349084	Sw Crnr Chestnut & Main	A / 200 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>27'1</u>	<u>00390</u>	6435349084	Chestnut & Main	A / 200 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>28'6</u>	<u>00395</u>	6435349084	Main 240 ' S Of Elm	A / 200 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>26'8</u>	<u>00400</u>	6435349084	Elm & Main	A / 200 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>26'8</u>	<u>00405</u>	6435349084	Main 200 ' N Of Elm	A / 200 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>27'3</u>	<u>00480</u>	6435349084	Aly Btn Main & 1st S Croy	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>22'9</u>	<u>00520</u>	6435349084	Aly Btn Main & 1st S Carb	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>25'3</u>	<u>00550</u>	6435349084	Aly Btn Main & Riv S Croy	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>25'8</u>	<u>00560</u>	6435349084	Aly Btn Main & Riv S Blln	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>28'4</u>	<u>00570</u>	6435349084	Aly Btn Main & Riv S Carb	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>30'9</u>	<u>00750</u>	6435349084	Main 400 ' N Of Myrtle	A / 200 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>27'8</u>	<u>00760</u>	6435349084	State Hwy 75 & W Meadow	A / 200 / S	C	1021805
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>25'2</u>	<u>00770</u>	6435349084	Myrtle & 1st	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>25'1</u>	<u>00780</u>	6435349084	Spruce & 1st	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>26'0</u>	<u>00790</u>	6435349084	Silver & 1st	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>25'11</u>	<u>00800</u>	6435349084	Galena & 1st	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>26'11</u>	<u>00810</u>	6435349084	Carbonate & 1st	A / 200 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>29'9</u>	<u>00860</u>	6435349084	Sw Crnr Croy & 1st	A / 200 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>24'10</u>	<u>00890</u>	6435349084	Pine & 1st	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>25'4</u>	<u>00900</u>	6435349084	Elm & 1st	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>24'5</u>	<u>00910</u>	6435349084	Chestnut & 1st	A / 200 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>25'4</u>	<u>00950</u>	6435349084	Pine & 2nd	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>25'9</u>	<u>00960</u>	6435349084	Walnut & 2nd	A / 100 / S	C	1021809
7264673020	City Of Hailey	3'15 Street Lights / Hailey, Id <u>24'6</u>	<u>00970</u>	6435349084	Croy & 2nd	A / 200 / S	<del>C</del>	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>31'4</u>	<u>00980</u>	6435349084	Bullion & 2nd	A / 100 / S	<del>C</del>	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>26'1</u>	<u>00990</u>	6435349084	Carbonate & 2nd	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>23'11</u>	<u>01000</u>	6435349084	Galena & 2nd	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>26'10</u>	<u>01010</u>	6435349084	Silver & 2nd	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>26'8</u>	<u>01020</u>	6435349084	Spruce & 2nd	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>26'6</u>	<u>01030</u>	6435349084	Myrtle & 2nd	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>26'3</u>	<u>01070</u>	6435349084	Myrtle & 3Rd	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>25'4</u>	<u>01080</u>	6435349084	Spruce & 3rd	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>27'8</u>	<u>01090</u>	6435349084	Silver & 3Rd	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>26'2</u>	<u>01100</u>	6435349084	Galena & 3Rd	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>24'6</u>	<u>01110</u>	6435349084	Carbonate & 3rd	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>26'0</u>	<u>01120</u>	6435349084	Bullion & 3Rd	A / 100 / S	<del>C</del>	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>24'3</u>	<u>01130</u>	6435349084	Croy & 3rd	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>24'4</u>	<u>01140</u>	6435349084	Walnut & 3rd	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>26'7</u>	<u>01150</u>	6435349084	Pine & 3rd	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>24'10</u>	<u>01170</u>	6435349084	Chestnut & 3Rd	A / 100 / S	C	1021809
7264673020	City Of Hailey	Street Lights / Hailey, Id <u>25'2</u>	<u>01180</u>	6435349084	Maple & 3Rd	A / 100 / S	C	1021809

7264673020	City Of Hailey	Street Lights / Hailey, Id 21'6	01190	6435349084	3rd St & Cedar St	A / 200 / S	C	1021810	Needs #
7264673020	City Of Hailey	Street Lights / Hailey, Id	01200	6435349084	Cedar At Armory	A / 100 / S	C	1021810	
7264673020	City Of Hailey	Street Lights / Hailey, Id 27'3	01220	6435349084	Airport Way Impound Yard	A / 100 / S	C	1021815	
7264673020	City Of Hailey	Street Lights / Hailey, Id 25'3	01240	6435349084	4th & Highway 75 250 N	A / 100 / S	C	1021810	
7264673020	City Of Hailey	Street Lights / Hailey, Id 27'4	01243	6435349084	4th St & Hwy 75	A / 100 / S	C	1021810	
7264673020	City Of Hailey	Street Lights / Hailey, Id 29'1	01255	6435349084	4th & Cedar	A / 100 / S	C	1021810	
7264673020	City Of Hailey	Street Lights / Hailey, Id 26'11	01260	6435349084	Maple & 4th	A / 100 / S	C	1021810	
7264673020	City Of Hailey	Street Lights / Hailey, Id 26'0	01270	6435349084	Chestnut & 4th	A / 100 / S	C	1021810	
7264673020	City Of Hailey	Street Lights / Hailey, Id 28'0	01280	6435349084	Elm & 4th	A / 100 / S	D	1021809	Needs #
7264673020	City Of Hailey	Street Lights / Hailey, Id 24'1	01290	6435349084	Pine & 4th	A / 100 / S	C	1021809	#
7264673020	City Of Hailey	Street Lights / Hailey, Id 25'10	01300	6435349084	Walnut & 4th	A / 100 / S	C	1021809	
7264673020	City Of Hailey	Street Lights / Hailey, Id 26'0	01310	6435349084	Croy & 4th	A / 100 / S	C	1021809	
7264673020	City Of Hailey	Street Lights / Hailey, Id 24'3	01320	6435349084	Bullion & 4th	A / 100 / S	D	1021809	
7264673020	City Of Hailey	Street Lights / Hailey, Id 26'3	01330	6435349084	Carbonate & 4th	A / 100 / S	C	1021809	
7264673020	City Of Hailey	Street Lights / Hailey, Id 26'4	01340	6435349084	Galena & 4th	A / 100 / S	C	1021809	
7264673020	City Of Hailey	Street Lights / Hailey, Id 23'11	01350	6435349084	Silver & 4th	A / 100 / S	C	1021809	
7264673020	City Of Hailey	Street Lights / Hailey, Id 26'10	01360	6435349084	Spruce & 4th	A / 100 / S	C	1021809	
7264673020	City Of Hailey	Street Lights / Hailey, Id 26'5	01370	6435349084	Myrtle & 4th	A / 100 / S	C	1021809	
7264673020	City Of Hailey	Street Lights / Hailey, Id 30'10	01400	6435349084	Myrtle & 5th	A / 100 / S	C	1021809	
7264673020	City Of Hailey	Street Lights / Hailey, Id 27'7	01410	6435349084	Spruce & 5th	A / 100 / S	C	1021809	
7264673020	City Of Hailey	Street Lights / Hailey, Id 25'10	01420	6435349084	Silver & 5th	A / 100 / S	C	1021809	
7264673020	City Of Hailey	Street Lights / Hailey, Id 25'8	01440	6435349084	Carbonate & 5th	A / 100 / S	C	1021809	
7264673020	City Of Hailey	Street Lights / Hailey, Id 23'10	01530	6435349084	Croy St East Of R R	A / 100 / S	C	1021809	
7264673020	City Of Hailey	Street Lights / Hailey, Id 23'5	01540	6435349084	Cmr Of Croy & Pike St	A / 100 / S	C	1021809	
7264673020	City Of Hailey	Street Lights / Hailey, Id 24'11	01550	6435349084	Bullion & 6th 100' W	A / 100 / S	D	1021809	
7264673020	City Of Hailey	Street Lights / Hailey, Id 23'6	01580	6435349084	Bullion & 8th 150' W	A / 100 / S	C	1021810	
7264673020	City Of Hailey	Street Lights / Hailey, Id 28'4	01610	6435349084	Hiway 75 & Woodside Blvd	A / 400 / S	D	1021823	

39'3 510258  
 25'0 510253  
 27'2 510132  
 27'6 510131  
 26'2 510228  
 25'11 510128

Bullion W of River  
 Hop Porter Park  
 UPS Store  
 City Hall  
 Old Hospital

100W Area 05L  
 400W Directional  
 200W Directional  
 100W Ariel  
 100W Ariel  
 100W Ariel