

AGENDA ITEM SUMMARY

DATE: 7-21-2014 **DEPARTMENT:** PW/CDD **DEPT. HEAD SIGNATURE:** MA

SUBJECT: Public hearing on proposed amendments to Title 9 of the Hailey Municipal Code for the use of bows and arrows upon the issuance of a city permit.

AUTHORITY: IAR _____ City Ordinance/Code Zoning Ordinance No. 532 (IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

On July 1, 2014, the Parks and Lands Board approved a proposal for an educational archery range business to be conducted within the rodeo arena at Werthheimer Park. While the Parks and Lands Board was in favor of this use of the rodeo arena, Section 9.12.020 specifically prohibits the use of bows and arrows on public property. The proposed amendment allows for bows and arrows "upon the issuance of a park reservation permit and a finding from the Hailey Chief of Police that the use of a bow and arrow in a City Park is not a danger to persons or property." The amendment further states that the person or entity shall comply with the "terms and conditions of the permit" as required by the Chief of Police.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

None

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

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

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Discuss the proposed amendment and hold a public hearing on the bow and arrow amendment.

ACTION OF THE CITY COUNCIL:

Date : _____
City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record *Additional/Exceptional Originals to:

Copies (all info.): _____ Copies (AIS only)
Instrument # _____

HAILEY ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAILEY AMENDING, SECTION 9.12.020 OF THE HAILEY MUNICIPAL CODE, TO ALLOW FOR THE USE OF BOWS AND ARROWS UPON THE ISSUANCE OF A PERMIT BY THE HAILEY CHIEF OF POLICE; BY PROVIDING FOR A REPEALER CLAUSE; BY PROVIDING FOR A SEVERABILITY CLAUSE AND BY PROVIDING AN EFFECTIVE DATE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Mayor and the City Council of the City of Hailey wish to amend the Hailey Municipal Code to ensure the safety of residents of the City of Hailey by allowing the use of bows and arrows upon issuance of a permit by the Hailey Chief of Police; and

WHEREAS, the Mayor and City Council find that the amendments to the Chapter will further the public health, safety and general welfare.

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

Section 1. Section 9.12.020 of the Hailey Municipal Code is hereby amended by the addition of the underlined language and by the deletion of the stricken language, as follows:

9.12.020 Bows and arrows.

A. Except as provided herein, ~~it~~ is a misdemeanor for any person to use a bow and arrow, or cross-bow and arrow, within the city limits in such a manner as to cause any arrow or arrows to leave the property where said person is using a bow or cross-bow and/or cross over or land upon the property of any other person or entity, including public property. Without limiting the foregoing, it is unlawful for any person to use a bow and arrow, or cross-bow and arrow, in such a manner as to cause any arrow or arrows to cross over or land upon any public street, road, path, easement, or right-of-way within the city limits.

B. Upon the issuance of a park reservation permit and a finding from the Hailey Chief of Police that the use of a bow and arrow in a City Park is not a danger to persons or property, a person or entity may use a bow and arrow on public property subject to the terms and conditions of the permit.

C. Any person who violates the conditions of this section shall, upon conviction, be guilty of a misdemeanor and be subject to a fine not exceeding three hundred dollars, imprisonment in the county jail for a period not exceeding thirty days or both such fine and imprisonment.

Section 2. All Ordinances or Resolutions or parts thereof in conflict herewith are hereby repealed and rescinded.

Section 3. 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.

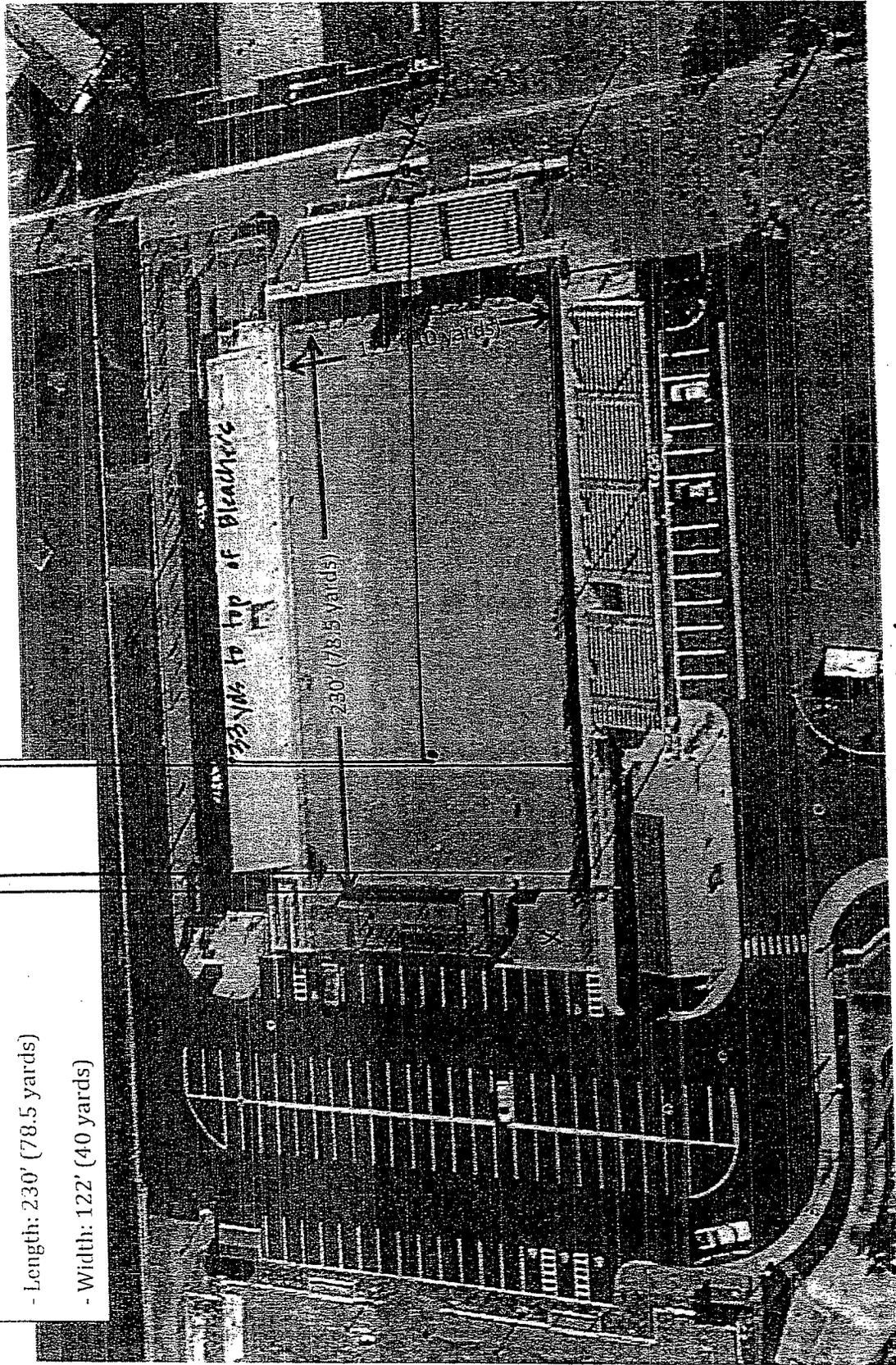
Section 4. This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL and approved by the Mayor this ____ day of _____, 2014.

Fritz X. Haemmerle, Mayor
City of Hailey

ATTEST:

Mary Cone, City Clerk



Rodeo Arena Dimensions:
 - Length: 230' (78.5 yards)
 - Width: 122' (40 yards)

waiting line
 shooting line
 Targets at 20 yds

Roughly 50 yards behind targets set at 20 yards
 10 yards on either side of shooters
 x If the shooting / waiting lines were behind the stalls, we could gain 10 yards

IS ARCHERY A SAFE SPORT? YES!

WHAT RESEARCH REVEALS ABOUT THE SAFETY OF ARCHERY

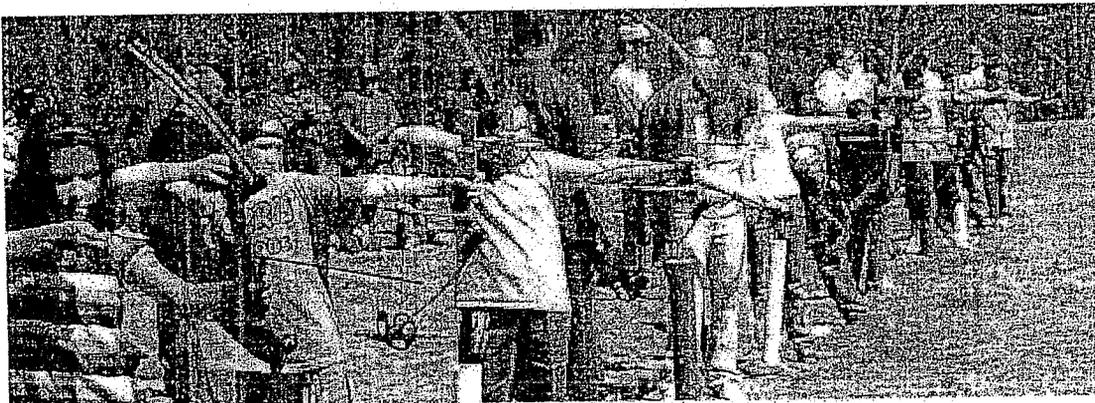
Archery has been part of countless physical education introductory programs in schools, summer camps, Scouts, 4-H Clubs and community recreational programs, to name a few. Throughout its long history in recreational sports, archery ranks as one of the safest activities offered in any organized group setting. Especially impressive is the fact that archery maintains a consistently high safety record despite the fact that participants range from grade-school children to senior citizens, many of whom have never before picked up a bow and arrow.

Archery has become increasingly popular in recent years as schools and recreational programs strive to find activities that appeal to families, both genders, and all age groups in a variety of group settings. Educators, group leaders and recreation instructors find archery is safe and easily learned. Beginners become proficient with minimal assistance, and they improve their skills quickly with practice.

As more administrators at schools, camps, clubs and recreational programs consider adding an archery program, safety questions often arise. This report addresses those concerns, and also compares archery's safety record with the safety record of many recreational activities that regularly draw more experienced participants.

"We implemented archery in schools across Kentucky in 2002, and because we emphasized safety with our students, conducted training for all teachers, and adhered to standard procedures, we have had a remarkable safety record. Vigilant school districts are always concerned about liability issues, especially with sports and recreational activities, and archery consistently proves itself one of the safest sports taught in our public schools' physical education programs."

Commissioner Gene Wilhoit
Kentucky Department of Education



SPORTS PARTICIPATION AND INJURY RATES

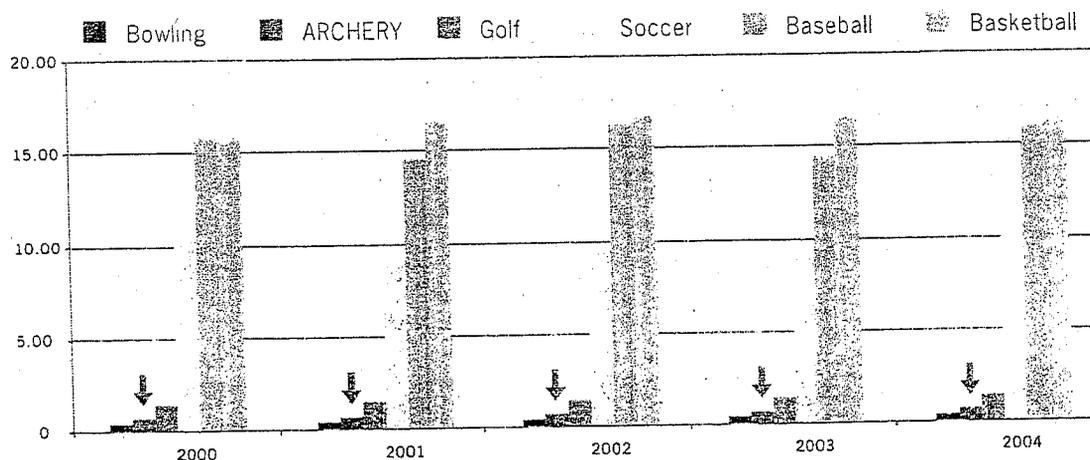
COMPARISON OF SPORTS PARTICIPATION AND INJURY RATES

The U.S. Consumer Product Safety Commission (CPSC) operates the National Electronic Injury Surveillance System (NEISS)¹, which is a database used to track hospital injuries for more than 15,000 kinds of consumer products used in sports and recreational activities in and around homes and schools. Data from the NEISS are a critical resource for consumer groups, manufacturing and industry organizations, the media, educators, researchers and attorneys. The data are also used by the Centers for Disease Control and Prevention which is one of the 13 major operating components of the Department of Health and Human Services, the principal agency in the United States government for protecting the health and safety of Americans. Organizations like the National Safety Council, a nonprofit, nongovernmental, international service organization also use the data from NEISS to compile its annual Injury Facts publication².

We queried the NEISS database to determine the safety of archery compared to other sports. We compared this information to the data on participation obtained from Sporting Goods Manufacturers Association (SGMA)³, a global trade association of manufacturers, retailers and marketers in the sports products industry. The SGMA provides estimates of the number of participants in a number of sports and recreational activities, including archery, through an annual survey conducted for them by American Sports Data, Inc. Since SGMA only tracks participation for ages 6 and above, we queried the NEISS database for safety data for several sports beginning at age 6.

These data indicate that archery is one of the safest sports, with an injury rate of less than one incident per 1,000 participants, in 2004 (Table 1). Recreational activities like golf and fishing have an injury rate of up to 1.5 to 2 times the rate for archery (Figure 1). Common sports like soccer, baseball and basketball have injury rates 15 to 25 times that of archery (Figure 1). Because the National Safety Council cautions about calculating injury rates from these data, we presented the raw injury and participation numbers in the Sports Participation and Injury Table (Table 1) so you can judge for yourself.

Figure 1. Injury rates per 1000 participants in youth sports from 2000 through 2004.



SPORTS PARTICIPATION AND INJURY RATES

"Archery is probably the safest thing we've done in our phys-ed classes. Not one person has been sent to the office for an injury. For most activities, we send down at least one student a day for a turned ankle, jammed finger or an elbow to the face. With archery, no one has ever been hurt. When you're playing football or basketball, and dealing with large and small kids or eighth-graders playing with sixth-graders, kids get hurt when running over each other. Archery is an individual sport, so you don't worry about someone's aggressive behavior."

Joey Chilton, Wellness Instructor
East Hickman Middle School, Lyles, Tennessee

Table 1. Injury data for participants in youth sports in 2004.

	Actual Number of Cases ^a	Estimated Number of Cases ^b	Estimated Number of Participants ^c	Injury Rate per 1000 Participants ^d
Football	11,863	393,088	16,436,000	23.92
Basketball	15,963	557,815	34,223,000	16.30
Baseball	4,050	154,873	9,694,000	15.98
Wrestling	837	32,691	2,303,000	14.19
Soccer	4,819	171,276	15,900,000	10.77
Ice Hockey	548	20,211	1,998,000	10.12
Softball	2,634	112,656	16,324,000	6.90
Cheerleading	763	28,107	4,131,000	6.80
Gymnastics	967	30,820	5,273,000	5.84
Horseback Riding	1,670	74,842	14,695,000	5.09
Volleyball	1,350	55,824	22,216,000	2.51
Inline Skating	991	37,284	17,348,000	2.15
Ice Skating	570	19,589	14,692,000	1.33
Golf	770	33,100	25,723,000	1.29
Fishing	1,164	60,977	47,906,000	1.27
Tennis	508	21,219	18,346,000	1.16
ARCHERY	82	4,373	6,756,000	0.65
Bowling	382	16,405	53,603,000	0.31
Badminton	42	1,843	6,432,000	0.29
Table Tennis	37	1,347	14,286,000	0.09

^a These data are from the National Electronic Injury Surveillance System and represent the hospitals which actually record the information.

^b These data are from National Electronic Injury Surveillance System and represent estimated nationwide injuries based on samples.

^c These data are from the Sporting Goods Manufacturers Association International for ages 6 and older who have participated at least once per year.

^d This rate was calculated by dividing the number of estimated cases by the number of participants and multiplied by 1000. The National Safety Council discourages this calculation because the frequency and duration of participation of each sport is not known.

INSURANCE INDUSTRY SAFETY RATINGS

SAFETY RATINGS FROM THE INSURANCE INDUSTRY

The safe record of archery is also recognized by the insurance industry. Based on evidence from injury reports, the standard general liability coverage maintained by most organizations has been determined sufficient for archery. In these situations, no additional policy amendments are needed when adding an archery program.

Insurance broker Francis L. Dean & Associates⁴ rates archery in the same class as badminton, bowling, cross country, fencing, golf, handball, rowing, tennis and track when calculating policy premiums. Among the sports that require the highest insurance premiums for coverage by Francis L. Dean & Associates are basketball, cheerleading and volleyball.

Archery Shooting Procedure

Beginning archers are taught to respond to whistle commands, much like other sporting activities. Participants are trained to move between stages in shooting by one, two or three whistle commands. In most situations, participants are placed into small groups to share equipment and so each individual can enjoy shooting safely.

Because of the highly organized and sequential nature of archery, the participants are never running, jumping, engaging in physical contact or trying to coordinate their physical activities as a team. Individuals, regardless of physical capabilities, sex, and age all participate on the same playing field and all respond to the same commands.

Archery teachers/instructors should be certified. For information on certification go to www.archerysearch.com or call 866-266-2776. Certification programs are scheduled to be sure every instructor is prepared to teach archery in schools, camps, recreation programs and other organization or group activities.

The progression in archery is to:

1



Start at the waiting line.

2



Proceed upon hearing two whistles to the shooting line.

3



One whistle is blown to indicate that shooting can begin in a sequence of steps.

4



Each step of the shooting sequence is triggered by a command from the instructor.

5



When each archer has shot their arrows and the range is clear, three whistles allow the archers to set their equipment aside.

6



After three whistles, the archers proceed to the target line, and score their arrows.

"The archery training our teachers received was so complete and well done that they were confident in their ability to teach it to students. Much of that's because of the emphasis on safety. Each student can be easily monitored to determine their effort, skills, technique and safe conduct. Teachers can address each student and provide individual feedback. The safety whistle codes make sense to students, and the good equipment and standardized training encourage safe participation."

Julia Jilek, Administrator

White Bear Lake Learning Center, White Bear Lake, Minnesota

SPORTS INJURIES FOR SENIOR CITIZENS

SPORTS INJURIES FOR SENIOR CITIZENS

Archery's safety record also stands out when analyzing sports-related injuries of senior citizens. In 1996, the U.S. Consumer Product Safety Commission⁹ released a report on sports-related injuries for people ages 65 and older. The report lists the 13 sports and activities with the highest number of reported injuries, and archery did not make the list.

Table 3. Estimated sports-related injuries to persons 65 years or older for 1996. The list includes sports with 500 or more reported cases. NOTE: ARCHERY WAS NOT LISTED.

Bicycling	11,002
Exercise Activity/Weightlifting	8,197
Golf & Golf Carts	8,127
Snow Skiing	5,432
Fishing	5,268
Tennis	2,818
Swimming/Diving	2,623
Bowling	2,326
Skating	1,460
Baseball/Softball	1,364
All Terrain Vehicles	818
Horseback Riding	731
Basketball	532
TOTAL ^a	53,003



^a The total includes all sports for which injuries were reported, including those with less than 500 cases (which were not included in the list).

"Target archery is one of the safest sports for kids because the discipline involved teaches participants to be safe while having fun. My international experience with Olympic youth development programs has convinced me that certifying instructors – just like any other major recreational sport – is the key to everyone enjoying an archery shooting experience. We were so impressed with the discipline and responsibility taught as a part of archery that my entire family has been involved in the Chicagoland Junior Olympic Program for many years."

Mark Miller, Past President

USA Archery/International Archery Junior Development Chair, Naperville, Illinois

"Once people see how our archery class is conducted, they see it's very safe. Unlike most sports, archery offers a controlled environment. In comparison, when you put a ball in the air and get kids running, jumping and spinning around, almost anything can happen. You expect injuries, whether it's turned ankles, twisted knees or torn ligaments. It doesn't matter if you're talking about softball, badminton, football or basketball. Archery allows us to teach kids a safe, lifetime skill they can practice almost anywhere."

Dave Bagley, School Superintendent

Antwerp Schools, Paulding County, Ohio

HOW TO START A SAFE ARCHERY PROGRAM

HOW TO START A SAFE ARCHERY PROGRAM

For information about archery programs, go to **ARCHERYSEARCH.COM**

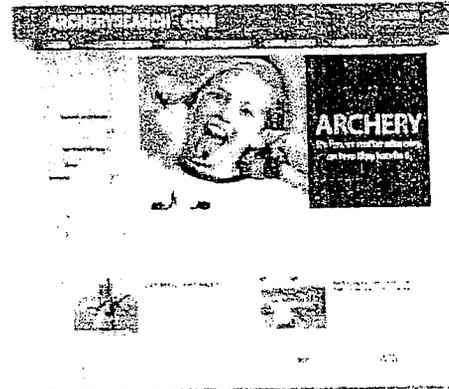
ArcherySearch.com will help you:

- locate your closest retailer
- locate the local range
- locate the closest club
- find the nearest certified instructor

ArcherySearch.com will also link you to information that will guide you through starting an archery program or help you become a certified instructor.

To obtain copies of this publication or for questions contact:

ArrowSport
304 Brown Street E
PO Box 258
Comfrey, MN 56019
(866) 266-2776
www.arrowsport.org



"I have been involved in youth archery programs since 1973 and have never had nor heard of any serious archery accident or injury. The most serious incidents we have had are string burns from kids who did not use arm guards or where an instructor simply failed to watch a new shooter closely. Where good, qualified adults are mixed with motivated kids who are willing and desiring to learn under sound standards of safety and range protocol, archery is extremely safe."

Ronald A. Howard Jr, PhD Professor and Extension Specialist - 4-H and Youth
College Station, Texas

REFERENCES

1. National Electronic Surveillance System
US Consumer Product Safety Commission, Washington, D.C. 20207-0001
(301) 504-7923, www.cpsc.gov/library/neiss.html
2. National Safety Council
1121 Spring Lake Drive, Itasca, IL 60143-3201
(630) 285-1121, www.nsc.org
3. SGMA International
1150 17th Street North #850, Washington, D.C. 20036
(202) 775-1762, www.sgma.com
4. Francis L. Dean & Associates
1776 South Naperville Road, Bldg. B, P.O. Box 4200, Wheaton, IL 60189
(800) 745-2409, www.fdean.com
Ratings for youth sports are at www.fdean.com/youth_sports_teams_insurance_rates.html
5. Sportscover
52-62 Stud Road, Bayswater, 3153 Melbourne, Australia
61 3 9721 4700 www.sportscover.com
The injury calculator is at www.sportscover.com/calculator.html.
6. U.S. Consumer Product Safety Commission
Sports Related Injuries to Persons 65 Years of Age and Older. April 1998.
By: Rutherford, George W., Jr. and Schroeder, Thomas J. 14pp.



MEMORANDUM

TO: Hailey Mayor and City Council Members

FROM: Ned C. Williamson and Micah Austin

DATE: July 21, 2014

RE: Annexation Request by Eccles Flying Hat Ranch, LLC

As you know, the City of Bellevue has received a request by the Eccles Flying Hat Ranch, LLC ("Eccles") to annex 227 acres into the City of Bellevue. We are enclosing a public notice which depicts the proposed area to be annexed and the proposed zoning districts. For your benefit, we are also enclosing a copy of a letter from Mayor Haemmerle to Bellevue Mayor Chris Koch and a letter from Mayor Koch.

As you can tell by the Bellevue letter, Bellevue did not accept Hailey's request to collaborate with the City of Hailey on development in the area to the east of Highway 75 and between the cities of Hailey and Bellevue. In the past, Hailey and Bellevue formed an *ad hoc* committee who suggested a plan for development between the cities. Unfortunately, Bellevue's Mayor does not now appear to be interested in this collaborative approach. Consequently, it appears that Hailey will need to address its concerns during the Bellevue Planning and Zoning Commission's meeting on July 28, 2014.

Mayor Haemmerle would like to discuss the proposed impacts of any annexation during Monday's Council meeting. Before the meeting, we would like to identify the following potential problems for Hailey, Bellevue or both cities with the proposed annexation:

1. During the earlier annexation request by Eccles, the Cities of Hailey and Bellevue recognized the importance of a buffer between the cities. The proposed plan does not recognize any such buffer.
2. The comprehensive plans for both Hailey and Bellevue are remarkably similar about the commitment to a visual corridor between the cities and concentrating development in the towns' respective cores. Pertinent provisions of the cities' comprehensive plans are attached and the pertinent language is highlighted. The proposed plan is not consistent with both cities' comprehensive plans.
3. Bellevue Area of City Impact ("ACI") ordinance establishes an ACI boundary at the northern end of Bellevue running east and west. A copy of Bellevue's ACI Ordinance is attached. *See City of Bellevue Idaho Ordinance No. 2006-14.* The northern ACI area is called (ACI)-N. The Bellevue ACI ordinance provides that

Mayor Fritz Haemmerle
Hailey City Council Members
July 21, 2014
Page 2

Bellevue may annex lands in the ACI-N. That ordinance requires Bellevue “to mitigate development in the (ACI)-N zone, preserving the visual corridor between Bellevue and Hailey” and provides for “[a] visual distinction between the cities of Hailey and Bellevue shall be provided and maintained.”

4. The proposed plan is vague and does not appear to be properly planned. The plan fails to identify streets, access points, number of lots, density, specific uses, open spaces or parks, grades and elevations.
5. There is no study about the impact the annexation will have on Bellevue’s infrastructure, such as water, sewer, streets, police, fire and general services.
6. The plan shows a large “Business” zone adjacent to Highway 75. This parcel is 91.5 acres in size. The size of the proposed “Business” zone is conducive to one or more big boxes.¹ The developer and/or the City of Bellevue should be required to disclose the intended businesses. If certain businesses are intended for this area, then there should be disclosure to determine the impact on infrastructure and on existing businesses. If certain businesses are not intended for this area, then there would be no need for such an extensive business district.

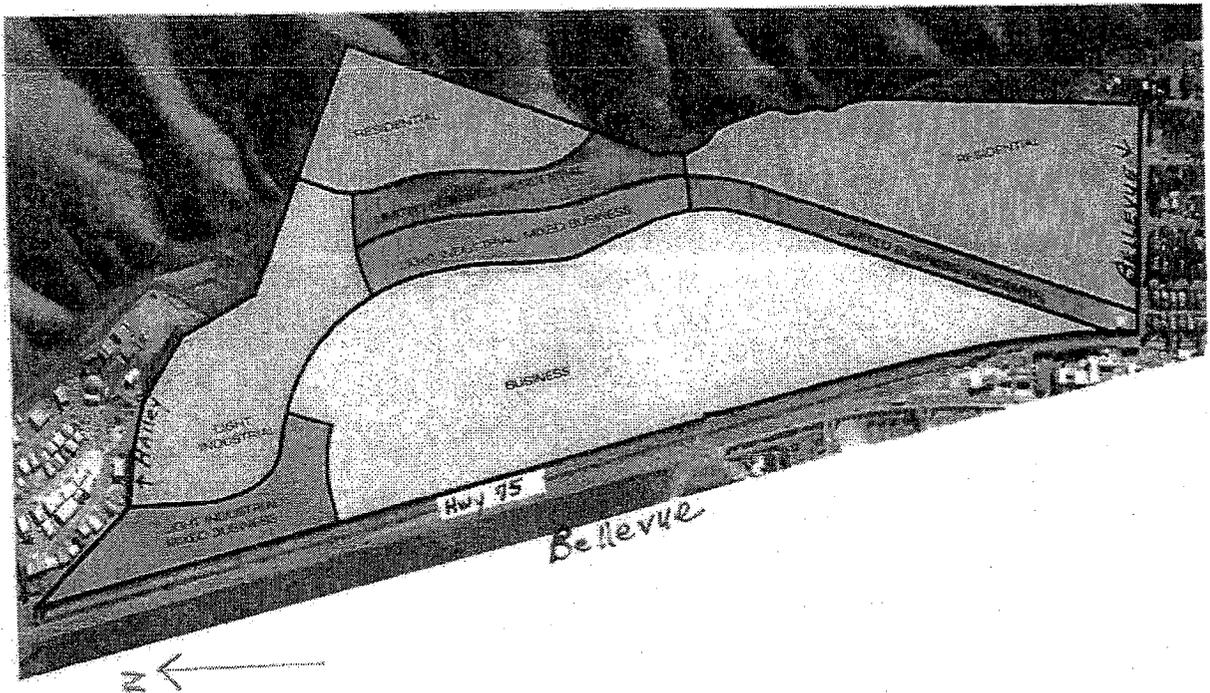
During Monday’s meeting, we would like input on whether Hailey representatives should appear at the Bellevue Planning and Zoning Commission meeting, and if so, we would like direction on our presentation. We would like direction whether you want us to raise some or all the points mentioned in this memo or other points. In addition, we would like a discussion on whether Hailey should conduct a town hall meeting sometime after the Bellevue Planning and Zoning Commission meeting. Depending on what happens at the Bellevue Planning and Zoning Commission, there may or may not be a need for such a town hall meeting.

Representatives of the Blaine County Planning and Zoning Department have been invited to attend the City Council meeting on Monday. Apparently, the Blaine County Commissioners will be discussing this application on Tuesday, July 22. In light of the application for the Life Springs Subdivision, we have suggested to the Blaine County Planning and Zoning Department that there is a need to revisit the ACI ordinances for Hailey and Blaine County. For your information, both Council Member Cooley and the City Attorney will not be present during the Monday Council meeting.

¹ Both Hailey and Bellevue regulate large retail structures. Hailey prohibits an individual retail/wholesale structure in structures in excess of 36,000 square feet. Bellevue has established stringent standards for any buildings in excess of 28,000 square feet.

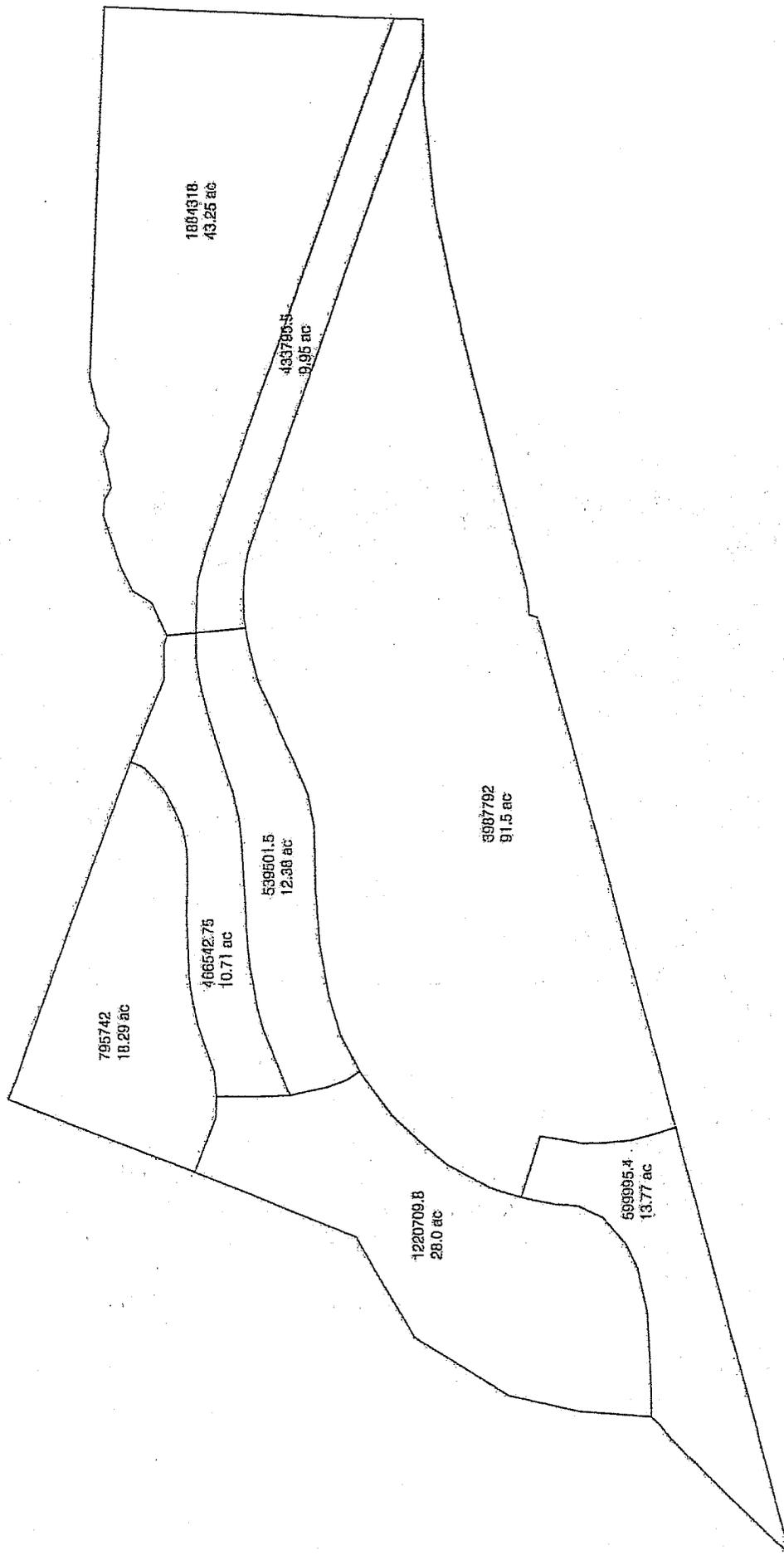
NOTICE IS HEREBY GIVEN that on Monday July 28th, 2014 at 6:00 P.M. in the Bellevue City Hall located at 115 East Pine Street, Bellevue, Idaho, the Bellevue Planning and Zoning Commission will hold a Regular Meeting. Public Hearings shall be heard during the noticed meeting on the following.

PUBLIC HEARING: Eccles Flying Hat Ranch, LLC requests annexation and establishment of the following zoning designations of Business, Light Industrial Mixed Business, Light Industrial, Limited Business Residential, and Residential of approximately 227 acres located East of HWY 75, north and adjacent to Bellevue City limits extending to the South Hailey City limit boundary east of HWY 75 as shown on attached map.



NOTICE IS HEREBY GIVEN: that at the aforementioned time and place all interested persons may appear and shall be given an opportunity to comment on the matter stated above. Comments may also be submitted in writing and mailed to the Bellevue City Clerk at P.O. Box 825, Bellevue, Idaho, 83313 or written comments may be delivered to Bellevue City Hall at 115 East Pine Street, Bellevue, Idaho attention Development Services Director All written comments must be received by the Bellevue City Clerk prior to July 24, 2014 to be made part of the public record at the hearing.

Craig Eckles,
Development Services Director



City of Hailey

OFFICE OF THE MAYOR

115 MAIN STREET SOUTH, SUITE H
HAILEY, IDAHO 83333

(208) 788-4221
Fax: (208) 788-2924

July 1, 2014

Honorable Chris Koch
City of Bellevue
P.O. Box 825
Bellevue, Idaho 83313
Via Regular U.S. Mail and e-mail

Dear Mayor Chris Koch,

The City of Hailey respectfully requests involvement with the current annexation application from Eccles Flying Hat Ranch to annex 227.74 acres into Bellevue city limits. Since this potential annexation will impact the residents of Hailey and has far reaching land use planning implications, it is important the City of Hailey have a clear understanding with the City of Bellevue on any and all proposals regarding this annexation.

In reviewing the record on a past annexation request for the Eccles property, a cooperative and mutually beneficial effort was made to bring impacted stakeholders together to determine whether the annexation request should be granted. In 1998, the City of Hailey received an application from Spencer Eccles to annex 152 acres east of Highway 75 into the City of Hailey. Eventually, Mr. Eccles amended his application in 2000 to request annexation of all "land south of Hailey on both sides of highway," which comprised approximately 696 acres. The applicant eventually withdrew the annexation application in 2001.

Following submittal of the original application in 1998, an *ad hoc* committee was formed consisting of representatives from the City of Hailey, the City of Bellevue, the Friedman Memorial Airport and various other property owners and citizens. The purpose of the committee was to develop a unified approach between the two cities for a mutually agreeable approach to development between Hailey and Bellevue. During a six month period, the Committee held eight meetings and finalized a recommendation to the Hailey Planning and Zoning Commission that was acceptable to both the City of Hailey and the City of Bellevue. As part of this process, both cities recognized the importance of creating a buffer between our cities. The desire to maintain a buffer between our towns is now entrenched in the comprehensive plans for both cities.

Hailey and Bellevue have strong historical roots. After the creation of Alturas County, Hailey, Bellevue and Rocky Bar each argued that it should be the county seat. Eventually, Hailey was selected. But, Bellevue is now the only chartered city in the State of Idaho. Each city is unique and I believe wants to retain its autonomy. But, our cities have always enjoyed a close and

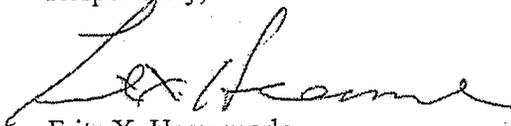
Honorable Chris Koch
July 1, 2014
Page 2

mutually beneficial relationship. As recent examples of our joint efforts, we have worked closely together on the dispatch issue, we have entered into a contract of services for law enforcement services, we mutually provide fire protection services and we have taken a strong position against any southern expansion of the runway at Friedman Memorial Airport. We should continue our joint efforts by collaborating on land use and growth related issues which impact both municipalities. Much like the earlier Eccles annexation application, we hope the City of Bellevue will continue to cooperate with Hailey on matters which impact both cities. Acting unilaterally on critical land use matters involving the buffer zone between our cities is not in anyone's best interest.

At your earliest convenient, please indicate whether the City of Bellevue is interested in collaborating with the City of Hailey and potentially others to establish a sustainable and well-planned vision for the corridor between our two fair cities.

Thank you for your consideration. I look forward to hearing from you.

Respectfully,



Fritz X. Haemmerle

cc: Hailey City Council



CITY OF BELLEVUE

website:bellevueidaho.us

115 East Pine, P.O. Box 825; Bellevue, ID 83313
208-788-5351 • 208-788-2128 • Fax 208-788-2092

July 8, 2014

Honorable Fritz Haemmerle
City of Hailey
115 Main Street South, Suite H
Hailey, Id. 83333
Send Regular U. S. Mail and E-mail

RE: Eccles Annexation request - Bellevue

Dear Mayor Fritz Haemmerle

The City of Bellevue appreciates the request for the involvement of Hailey in the Eccles annexation. Bellevue will follow the applicable Idaho Codes 50-222 as well as 67-6509 while processing the subject annexation.

This process starts with the Planning and Zoning Commission hearing on July 28th at 6:00 p.m. and will then be followed by Council action at a future date and time.

We look forward to hearing or receiving Hailey's comments.

Sincerely,

Christopher Koch

Cc: Bellevue Council

Rick Allington

Craig Eckles

RECEIVED

OCT 09 2008

CITY OF BELLEVUE IDAHO
ORDINANCE NO. 2008-14

BLAINE COUNTY
PLANNING & ZONING/BUILDING

~~AN ORDINANCE OF THE CITY OF BELLEVUE IDAHO, ESTABLISHING A BELLEVUE/BLAINE COUNTY AREA OF CITY IMPACT; PROVIDING CRITERIA FOR ANNEXATION; PROVIDING FOR DEVELOPMENT PROPOSAL CRITERIA SUBJECT TO THIS ORDINANCE; PROVIDING FOR GOVERNING PLANS, MAP AND ORDINANCES; PROVIDING FOR RENEGOTIATION, APPEALS, AND ENFORCEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.~~

WHEREAS, this ordinance is enacted to ensure that development of land surrounding Bellevue does not directly or indirectly negatively impact Bellevue City services, infrastructure or quality of life in accordance with the Bellevue Comprehensive Plan for the desirable future physical development of the City of Bellevue;

WHEREAS, this ordinance is adopted pursuant to authority granted by Idaho Code §67-6526, as amended, and

WHEREAS, both Blaine County and Bellevue have found that a negotiated area of City impact, subject to the plans and ordinances described herein, is consistent with their respective Comprehensive Plans.

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

CHAPTER 1

Title, purpose and interpretation

1.1 Title. This Ordinance with attached Exhibit (A) shall be known as the Bellevue/Blaine County Area of City Impact Ordinance

1.2 AUTHORITY AND PURPOSE.

This ordinance is enacted to ensure that development of land surrounding Bellevue does not directly or indirectly negatively impact Bellevue City services, infrastructure or quality of life, all in accordance with the Bellevue Comprehensive Plan for the desirable future orderly development of the City of Bellevue.

This ordinance is adopted pursuant to authority granted by Idaho Code §67-6526, as amended or subsequently modified.

Both Blaine County and Bellevue have adopted this Ordinance and shall ensure that the contents herein are enforced consistent with this ordinance.

Both Blaine County and Bellevue find that this ordinance is consistent with their respective Comprehensive Plans.

CHAPTER 2

DEFINITIONS

2.0 "Blaine County Land Use Ordinances" shall mean the zoning ordinance, subdivision ordinance, international building and residential codes and/or other applicable Blaine County ordinances.

2.1 "City" shall mean the City of Bellevue, Idaho.

2.3 "Community Park" "Section 5-Bellevue Parks & Recreation Green Space Classifications" "These serve a broader purpose than other parks; the focus is on meeting community recreation needs, as well as preserving unique landscapes and green space. Needed improvements include picnic shelters, restrooms, skate parks, public plazas or large gathering places, outdoor performance venues, a community center, tennis and basketball courts, swimming pools, large athletic fields, trailheads and trails or connections to the rest of the community. Community parks are distributed from 1 to 4 miles throughout the community, and connected to the community, neighborhoods and each other through trails, sidewalks and greenways. Community Parks can also provide opportunities for shared public uses, such as transit shelters or a transit station that includes a public plaza."

2.4 "Regional Park" "Section 5-Bellevue Parks & Recreation Green Space Classifications" This would serve a broad range of regional recreation needs and would require partnership with landowners and neighboring jurisdictions, and of course a substantial funding source. Landowner participation in regional planning efforts is crucial. The size, location, unique features and scope of the park would dictate improvements, recognizing that the entire Wood River Valley would likely use those assets."

2.5 "Common Usable Green Space" shall mean that area, not including required setbacks or encumbered by any roadway, parking area, substantial structure, or slopes over twenty-five (25) percent grade, which is maintained for the purpose of being used and enjoyed for either informal or structured recreational uses by the residents or employees of a development or by the public.

2.6 "Open Space, Public:" Common Open Space "shall mean an area held for the use and benefit of the owners of dwelling units or lots in a PUD and which is devoid of streets, parking areas or buildings not intended for recreational or community purposes:

2.7 "Development Proposal" shall mean and include all applications for conditional use permits and subdivisions required by the zoning ordinance, subdivision ordinance, uniform building code and/or other applicable Blaine County ordinances within the Bellevue ACI.

2.8 "Bellevue ACI" shall mean those lands in the unincorporated area of Blaine County as depicted on the Bellevue Area of City Impact (ACI) Map, as three zones, (ACI) Advisory / (ACI)-A, (ACI) Impact / (ACI)-I and (ACI)- North / (ACI)-N, adopted by Blaine County and the City of Bellevue.

2.9 "Institutional Use" shall mean that use by an established organization, especially of a public character, including but not limited to schools, colleges, governments, and non-profit organizations.

2.10 "Live/Work Unit" shall mean one dwelling unit as the primary use of subject property, where the accessory use is dedicated to the making, servicing or selling of goods, or the providing of services including but not limited to the following:

- i) artist studio;
- ii) making, processing, assembly of products and sales;
- iii) personal and professional services;
- iv) testing, servicing, and repairing of goods.

2.11 "Wetlands" shall mean those areas of Blaine County that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas (Army Corps of Engineers Regulation, 33 CFR, 328.3, 1988) and tend to be found in transitional areas between dry land and water where the water table is usually at or near the surface or the land is covered by shallow water. Wetlands, for the purpose of this classification, means an area where three (3) of the following attributes, as defined in the current and future amended editions of "The Federal Manual for Identifying and Delineating Jurisdictional Wetlands" exist: 1) hydrophytic vegetation, 2) hydric soils, and 3) wetland hydrology.

CHAPTER 3

Annexation

3.1 City Annexations. The City may annex lands in the (ACI)-N, (ACI)-I and (ACI)-A Zones in compliance with Idaho Code 50-222 and any future amendments thereof.

3.2 Discretionary Act. The provisions of Section 14-02-050 shall not in any way obligate the City to annex any land, or vest any property within the Bellevue ACI with any development right or privilege.

3.3 Sewer and Water Districts. A sewer and water district shall be prohibited within the Bellevue ACI, unless the property owners therein have entered into a contractual agreement with the City of Bellevue to provide water and wastewater service, should such district be found to be in the best interest of the public health, safety and welfare.

3.4 Governing Plans and Ordinances.

3.5 Governing Ordinances. Development Proposals shall conform to the applicable Blaine County Land Use Ordinances and to the applicable standards described in Section 14-02-090. Blaine County shall review and approve, conditionally approve or deny all applications for Development Proposals within the Bellevue ACI.

CHAPTER 4 APPLICABILITY

4.1 Applicability. Any Development Proposal within the Bellevue ACI shall be reviewed in accordance and comply with this ordinance. No structure or land within the Bellevue ACI shall be subdivided, used or occupied and no structure shall be erected or altered except in accordance with this ordinance.

4.2 Subdivisions. Proposed subdivisions within the Bellevue (ACI)-N, (ACI)-I are encouraged to be developed as planned unit developments.

4.3 Density. Density shall be controlled by the standards of the underlying County zoning district.

4.4 Uses. Any permitted, conditional or accessory uses allowed in the underlying county zoning district may be allowed. Conditional uses shall be subject to conditional use permit review as set forth in Title 9 of the Blaine County Code.

4.5 Modifications and Waivers. The Board of County Commissioners may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this ordinance and the land use policies of Blaine County pursuant to Title 9 of the Blaine County Code.

4.6 Standards. Each Development proposal within the Bellevue ACI shall comply with the applicable standards of Blaine County Land Use Ordinances and as set forth in Chapter 5.

CHAPTER 5

General Standards

5.1 Services and Infrastructure. Each Development Proposal within the Bellevue ACI shall not directly or indirectly negatively impact Bellevue City services, infrastructure or quality of life in accordance with the Bellevue Comprehensive Plan for the desirable future physical development of the City of Bellevue.

5.2 Pathways. An integrated system of non-motorized pathways as well as multi-modal roadways, shall be provided for safe and convenient connectivity between uses within and adjacent to the new development, including connectivity to the Wood River Trail System and existing and/or planned transit routes. New developments adjacent to the Wood River Trails System and existing and/or planned transit routes shall incorporate site designs enhancing the trail system such as covered kiosks/rest stations and EMS site connectivity.

5.3 Public Access. Connections to existing public access and recreation opportunities, such as the Big Wood River and adjacent gulches shall be provided.

5.4 Subdivision Improvements. Any subdivision application for lands within the (ACI)-N, (ACI)-I and (ACI)-A Zones of the Bellevue ACI, shall meet and conform with the applicable standards set forth in Blaine County's Ordinances and when applicable with ARTICLE IV Section 4 of Bellevue's Subdivision Ordinance #91-01, except the prohibition of private roads, cul-de-sacs and dead end roads. The controlling Jurisdiction's approval should provide for design standards which would support future connection to City infrastructure including but not limited to private and public right-of-ways, pedestrian paths, irrigations systems, water systems, sewer systems and utilities.

CHAPTER 6

ACI ZONES

6.1 AREA of CITY IMPACT NORTH (ACI)-N

Purpose: 8A.1.1 The characteristics of the (ACI) North Zone, include lands located between the cities of Hailey and Bellevue, agricultural uses, BLM land open space, floodplain and riparian areas, and lands near the Friedman Memorial Airport. The purpose of the (ACI)-N Zone includes:

- a. Preservation of floodplain and riparian areas; development out of floodplain areas is encouraged.
- b. Consideration of heritage and scenic features including open spaces currently in agriculture.
- c. Maintaining a visual distinction between the cities of Bellevue and Hailey utilizing applicable design guidelines at time of development, compatible with adjacent lands currently developed as, but not limited to school sites, high density residential developments, single family and multiple family developments, associated commercial uses, light industrial uses, public utilities, thrift stores, fuel stations, warehousing, contractor storage yards, self-storage units and engineering firms.
- d. Achieving a compatible and balanced relationship between the variety of uses in and adjacent to proposed planned unit developments, including airport, light industrial, existing agriculture, residential, green space, and recreational uses.
- e. Enhancement of the Wood River Trails System.
- f. Development that mirrors the City's development standards including but not limited to lot size, building design and street layout.
- g. Clustering the developments to most efficiently use land and achieve goals (a) through (f) above.

B. General Requirements:

- a. Development within the floodplain areas shall incorporate no rise FEMA criteria with extensive mitigation. Riparian areas shall be enhanced and protected according to the standards of Titles 9 and 10 of the Blaine County Code, as adopted and subsequently amended.
- b. Encourage drought resistant/low water tolerant landscape buffers, to mitigate development in the (ACI)-N zone, preserving the visual corridor between Bellevue and Hailey.
- c. A visual distinction between the cities of Hailey and Bellevue shall be provided and maintained. Identified Open Space as required by the underlying zoning district shall be granted in perpetuity on the plat. A property owners association shall be responsible for the long term

maintenance of the Open Space, and restrictions shall be provided against any encroachment into the Open Space.

- d. Each proposed planned unit development shall also provide one (1) or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:
- i. Large recreational or cultural asset, such as existing agriculture, a golf course, regional park, that includes non-vehicular connections (e.g. tunnels under the highway) to existing assets, such as the Wood River Trails.
 - ii. Provision of "live/work" units that provide dwelling space within the same building or group of buildings as the occupants' place of employment, and designed and located to provide a buffer between commercial or light industrial uses and lower density residential uses or green space/recreation areas.
 - iii. Preservation of significant existing vegetation on the site, to include the preservation or mitigation of at least 75% of mature trees greater than 6-inch caliper on the site.
 - iv. Dedication or conveyance of real property or an interest in real property to a Public entity approved by Blaine County and the City of Bellevue.
 - v. Other project amenities and/or benefits to the community that are found, by recommendation of the Blaine County Commission and approval of the Council, to promote the purpose of this Article and the goals and objectives of the Blaine County Comprehensive Plan.

6.2 AREA OF CITY IMPACT, IMPACT Zone (ACI)-I

A Purpose. The (ACI)-I Zone includes characteristics such as immediate proximity to established residential neighborhoods, existing agriculture, environmentally sensitive areas such as riparian and wetland areas, wildlife corridors and wintering grounds, and recreation corridors including the Big Wood River and the Wood River Trails. The purpose of the (ACI)-I Zone includes:

- a. Preservation of floodplain, riparian and wetland areas.
- b. Consideration of wildlife migration corridors and wintering habitat
- c. Achieving a compatible relationship between the uses and scale of development in and adjacent to new development.
- d. Connecting and combining parks, trails and green space.
- e. Mitigating to the extent feasible the impact of traffic from new development throughout existing neighborhoods.
- f. Compatible layout of streets and other infrastructure to allow seamless connections to city infrastructure, emphasizing connectivity between all developments.
- g. Clustering the developments to most efficiently use land and achieve

goals (a) through (f) above.

h. Encouraging cooperation between property owners to achieve master planning of parcels in separate ownership.

B. General Requirements

a. Development within the floodplain areas shall incorporate no rise FEMA criteria with extensive mitigation. Riparian areas shall be enhanced and protected according to the standards of Titles 9 and 10 of the Blaine County Code, as adopted and subsequently amended.

b. Identification of the specific locations of wildlife corridors and wintering grounds and mitigation or protection measures for them, in response to recommendations from relevant agencies.

c. Transportation and pedestrian improvements as recommended by a traffic study to mitigate the effects of traffic from the proposed development through established residential areas.

d. Each proposed planned unit development shall also provide one (1) or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:

i. Active recreational facilities, such as a golf course or playing fields, of a size appropriate to the needs of the development. The planned unit development agreement shall contain provisions requiring that such facilities be maintained in perpetuity, or replaced with another similar recreation facility.

ii. Significant transportation and pedestrian improvements in the vicinity of the proposed development, such as pedestrian underpasses or bridges, transit facilities, or sidewalk and boulevard improvements.

iii. Preservation of significant existing vegetation on the site, to include the preservation or mitigation of at least 75% of mature trees greater than 6-inch caliper on the site.

iv. Dedication or conveyance of real property or an interest in real property to a Public entity approved by Blaine County and the City of Bellevue.

v. Other project amenities and/or benefits to the community that are found by recommendation of the Commission and approval of the Council, to promote the purpose of this Article and the goals and objectives of the Blaine County Comprehensive Plan.

6.3 AREA OF CITY IMPACT ADVISEMENT ZONE (ACI)-A

A. **Purpose.** The (ACI)-A Zone includes lands that are environmentally sensitive areas such as riparian and wetland areas, wildlife corridors and wintering grounds, and recreation corridors including the Big Wood River and the Wood River Trails. The City of Bellevue recognizes that the (ACI)-A Zone contains lands that are not anticipated to be annexed or developed in the near future utilizing Bellevue City zoning ordinances. These areas still impact the City of Bellevue. The City of Bellevue and Blaine County agree that applicable PUD applications and Subdivision applications and non residential development applications in the (ACI)-A zone shall be forwarded to the City of Bellevue for comment.

- a. Preservation of floodplain, riparian and wetland areas.
- b. Consideration of wildlife migration corridors and wintering habitat
- c. Achieving a compatible relationship between the uses and scale of development in and adjacent to new development.
- d. Connecting and combining parks, trails and green space.
- e. Mitigating to the extent feasible the impact of traffic from new development throughout existing neighborhoods.
- f. Encourage compatible layout of streets and other infrastructure to allow seamless connections to city infrastructure, emphasizing connectivity between all developments.
- g. Encourage clustering the developments to most efficiently use land and achieve goals (a) through (f) above.

CHAPTER 7
NOTICE & APPLICATION REQUIREMENTS

7.1 Notice to Blaine County. The Bellevue Planning and Zoning Administrator shall provide Blaine County with copies of all applications for annexation to the City of Bellevue and give official notice of public hearings no less than thirty (30) days prior to said hearing. The purpose of the notice is to receive official comment on the application from Blaine County. Blaine County shall return written comment on the application no less than seven (7) days prior to the scheduled date of hearing.

7.2 Notice to Bellevue. The Blaine County Planning and Zoning Administrator shall provide copies of applications and give official notice of public hearings no less than thirty (30) days prior to the hearing, to the City of Bellevue, for all applications pertaining to land within the Bellevue ACI. The purpose of the notice is to receive official comment on the application from the City of Bellevue. The City of Bellevue shall return written comment on the application no less than seven (7) days prior to the scheduled date of hearing.

7.3 Pre-Application Meeting. A pre-application meeting shall be held between the applicant and representatives of each jurisdiction within 30 days of certification of application for all applications for annexation to the City of Bellevue and all applications for Development Proposals to Blaine County within the Bellevue, (ACI)-N and (ACI)-I zones, excluding the (ACI)-A zone.

7.4 Post-Application Meeting. An additional planning meeting shall be held between the applicant and representatives of each jurisdiction within 30 days prior to Bellevue City Council's or Board of County Commissioners' initial hearing of all applications for annexation to the City of Bellevue and all applications for Development Proposals to Blaine County within the Bellevue (ACI)-N, (ACI)-I zones.

CHAPTER 8
RENEGOTIATION

8.1 Renegotiation. The Bellevue AGI may be reviewed and renegotiated at any time upon the request of either party, as provided for in Idaho Code §67- 6526, as amended. The provisions hereof may only be modified by ordinances identical in substance duly passed by each of the parties hereto.

CHAPTER 9
GENERAL PROVISIONS

9.1 SEVERABILITY CLAUSE. Should any section or provision of this ordinance be declared in a court of law 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.

9.2 REPEALER CLAUSE. All ordinances, including Bellevue Ordinance Nos. 649 and 731, or parts thereof in conflict herewith are hereby repealed.

9.3 EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

PASSED AND APPROVED by the City Council and Mayor of the City of Bellevue, Idaho, this 25th day of September, 2008.

○ ATTEST:

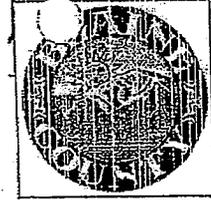
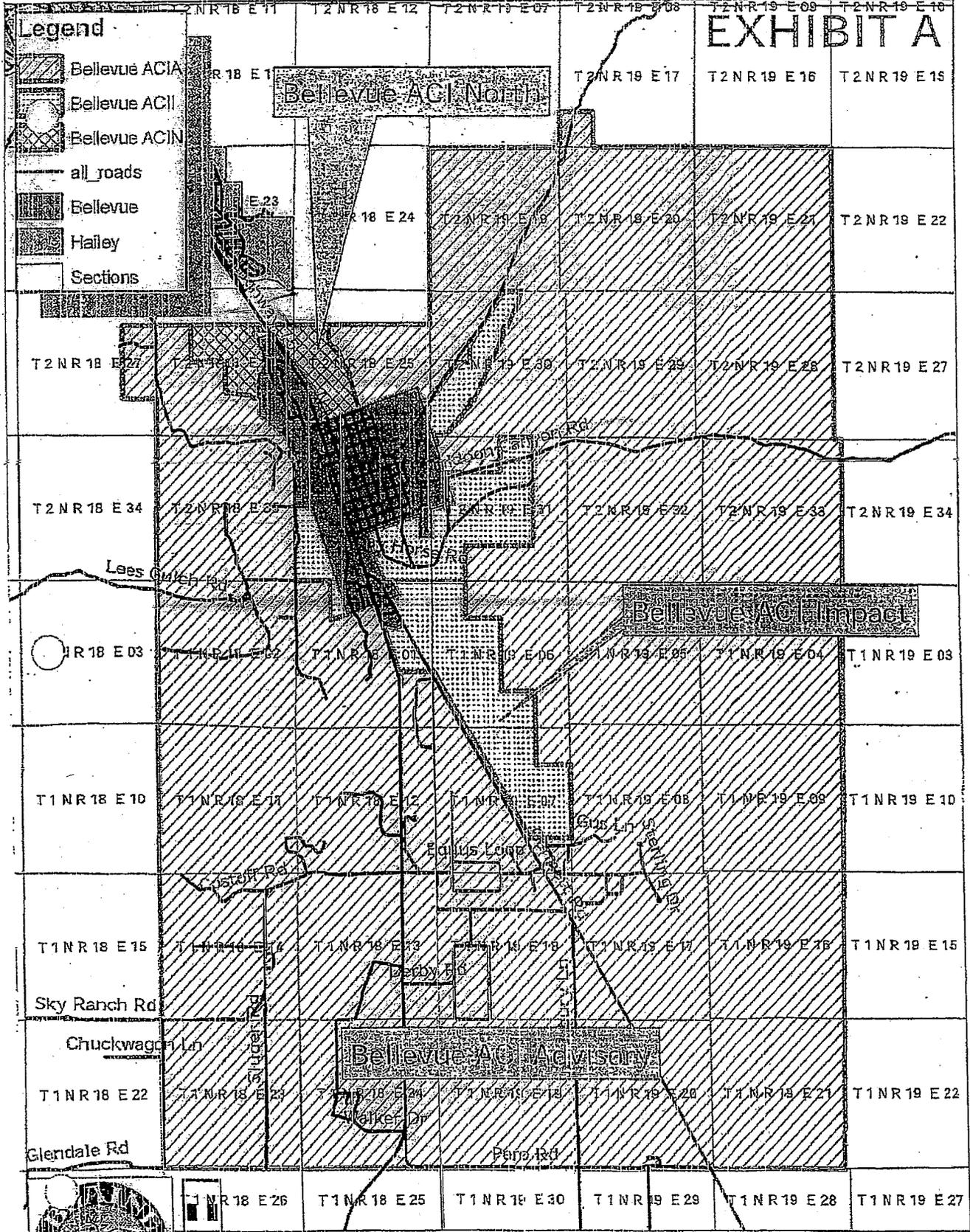
Nancy L. Barton
CITY CLERK

CITY OF BELLEVUE IDAHO

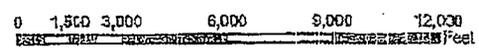
Jon Anderson
Mayor Jon Anderson



EXHIBIT A



Bellevue ACI



This information is to be used ONLY for reference purposes and Blaine County is not responsible for any inaccuracies herein contained

The Comprehensive Plan

For

The City of Bellevue

Idaho

A Vision for the Future

Resolution Number 325

Adopted September 26, 2002

Year	# of Permits	Beg. Population	End. Population	Growth Rate
2001	34	1888	1980	4.9%
2000	25	1821	1888	3.7%
1999	29	1743	1821	4.5%
1998	16	1700	1743	2.5%
1997	31	1616	1700	5.2%
1996	51	1478	1616	9.3%
1995	26	1408	1478	5.0%
1994	27	1335	1408	4.1%

The average growth rate over the last 8 years was just under 5.0%. Using the 4.9% growth rate experienced in 2001, indicates that in 5 years the population would be 2515 by yearend 2006, requiring approximately 198 new residences to be constructed. At the 4.9% growth rate, the 185 undeveloped lots will be fully developed by 2006. New lots should be developed prior to 2006 so that a shortage of inventory does not cause lot prices to artificially increase as a result of market demand.

Few undeveloped parcels exist within the city limits. An approximate 23-acre parcel exists south of Muldoon Road and east of Eighth Street, a portion of which is now the new Maple Ridge 24-lot subdivision. Another 10-acre parcel exists northeast of Sunrise Ranch.

Assuming approximately 2.5 lots per acre can be developed with the current zoning and subdivision ordinances, these parcels combined may create 25-30 new lots. As a result, the City should plan to annex and develop residential land within the next 5 years to provide for the anticipated demand. To supplement this, the City plans to adopt a PUD ordinance to permit higher densities to be developed within the existing City lands.

GUIDING POLICY 1

Maintain Bellevue's historic, small town, rural atmosphere by strictly enforcing both the intent of the Comprehensive Plan and Bellevue's Zoning and Subdivision Ordinances.

IMPLEMENTING ACTIONS

1. Establish growth boundaries (Area of City Impact) for the Future Land Use Map to indicate the target community size for Bellevue. In implementing the growth plan, the city would take into account a number of factors in greater precision, including existing property ownership boundaries and topography.
2. Development of properties adjacent to the corporate limits shall be arranged so they are orderly, convenient, and compatible to each other and their natural setting. Protection

To develop land use ordinances and development requires that provide for a balanced mix of land uses suitably related to each other and their natural surroundings.

IMPLEMENTING ACTIONS

1. Representative input from citizens should be requested at every stage of the land use process before decisions are made.
2. The Comprehensive Plan and Land Use Maps should be referred to continually and updated a minimum of every ten (10) years to reflect current community goals and values.
3. Protection and enhancement of the general public's safety, health, and welfare shall be evaluated prior to the allowing of any land use.

GUIDING POLICY 5

Encourage development within the corporate limits of Bellevue prior to annexation of undeveloped fringe areas.

IMPLEMENTING ACTIONS

1. Annexation could only occur if the public services necessary to promote the health, safety, and welfare of those individuals who are being annexed can be provided.
2. When annexation is considered, those areas adjacent to the corporate limits and within the Bellevue Area of City Impact should be developed first. They should also be developed in conformance to city regulations to assure continuity of development.

GUIDING POLICY 6

Establish land use policies that insure orderly residential development relative to public facilities and services.

IMPLEMENTING ACTIONS

1. Decent and suitable housing should be available to all socioeconomic levels in cooperation with private efforts to provide adequate housing.
2. Developers must provide adequate on-site construction for connection to the municipal water and sewer systems. Additionally, they are responsible for providing other utilities such as power, gas, telephone, cable TV, and streetlights.
3. Enact a Planned Unit Development (PUD) ordinance so that the city will continue to provide a mix of housing types.

GUIDING POLICY 7

Maintain high standards for residential development, construction and maintenance.

IMPLEMENTING ACTIONS

1. Housing policies should be developed to assure that the upgrade and rehabilitation of homes is encouraged.
2. Research and discuss the enforcement of the parking ordinances requiring that all vehicles be parked off the city streets in residential areas for the purpose of better traffic safety. The off-street requirement should also include all large vehicles, such as motor homes, travel trailers, and large trucks.
3. All new streets and roads shall, and those which are reconstructed should be designed and built in accordance with adopted standards. The costs of new streets and roads shall be borne by the developer.
4. Properties impacted by noise from the airport should be constructed with materials that will minimize the noise created by inbound and outbound aircraft.

GUIDING POLICY 8

Business development should occur in and near those areas where there is an established pattern of business use (i.e. Main Street). This development should be compatible with existing land uses as much as possible.

IMPLEMENTING ACTIONS

1. Business development should occur in and near those areas where business activity now exists and which provides access to major transportation systems. This would minimize traffic conflicts and maintain smooth circulation.
2. The City should explore acquiring property in the downtown business area to create parking and temporary snow storage space.
3. Require business property owners to comply with local, state, and federal fire protection codes. Sprinkler systems are one method of lessening the severity of business fires. Retrofitting or sprinklers in older buildings and requiring them in new buildings should be considered.
4. Encourage commerce to occur within Bellevue by supporting local businesses. Welcome and encourage new businesses.
5. Strictly adhere to any and all Design Review criteria set forth by the Planning & Zoning Commission.

GUIDING POLICY 9

Provide an area of the location of light industrial uses, which will have minimal adverse effects on the physical and social environment.

IMPLEMENTING ACTIONS

1. Encourage the location of light industrial use in or adjacent to those areas where that use exists.

Chapter 6 - Natural Resources

The geology of Bellevue is underlined with a river bottom consistency. The area is located in the valley floor of the Wood River Valley. A larger concentration of soil and loam is typical at the mouth of the canyons on the east side of the city.

The riparian area of the Bigwood River is of great recreational and aesthetic value to the City of Bellevue. Development of this riparian area should be discouraged and the lands set aside to ensure the protection of the natural vegetation, fish habitat, and wildlife along the riparian area.

The Bigwood River flows the entire length of the city down below the obvious bench that most of Bellevue encompasses. The river continues to the south, ending up in Magic Reservoir. During the spring run-off, especially after a heavy snow year, flooding in these low-lying areas is a problem. For this reason, riverbank conservation needs to be actively pursued. A priority of the City's is to protect the natural vegetation, fish habitat, and wildlife along the riverbank, as well as the quality of the water and the air in Bellevue.

The canyons east of Bellevue, including Seamons and Slaughterhouse Canyons should also be preserved for aesthetic, recreational, and wildlife habitat. Accesses to these canyons provide recreational opportunities for Bellevue citizens, and serve as important winter range for elk, deer, and antelope.

Last but not least, one of the greatest assets to the City is the beautiful visual corridor heading north towards Hailey. The lands are agricultural, and the citizens of Bellevue would like to preserve this visual corridor, as it not only gives Bellevue it's own distinction from it's neighbor to the north, but gives the sense of what is left of the wide open spaces.

GUIDING POLICY 1

Conserve those natural resources that exist while encouraging a visually pleasing and healthful atmosphere.

IMPLEMENTING ACTIONS

1. Actively engage in a program that promotes environmentally sensitive stream bank conservation and stabilization where protection is needed.
2. Develop a system of non-motorized paths and trails as shown on the Land Use map. Explore and encourage the development of a green belt along the river.
3. Maintain a perennial vegetative cover on soils to keep them protected from erosion. Actively pursue a regeneration program of planting various conifer and deciduous trees along the main transportation routes. Replant trees where large mature trees have been removed.
4. Continue working with the County and the City of Hailey to ensure that the land between Hailey and the City of Bellevue is developed in a responsible manner, so that a visual corridor remains.

Chapter 13 – Community Design

INTRODUCTION

The community design component focuses on the analysis of beautification, landscaping, site design, signage, and development patterns to maintain and enhance the livability of the community. Community design also relies on conserving the area's natural and historic features; protecting its scenic vistas; enhancing entrance corridors; and ongoing efforts to upgrade unique areas of the city and surrounding area.

Bellevue's important cultural and historic resources stem from the city's rich history. The city's past is heavily linked to mining and farming activities, as well as railroad development.

EXISTING CONDITIONS

The City of Bellevue is a growing community adjacent to the cities of Hailey, Ketchum, and Sun Valley. The area has its roots in mining and agriculture, and is the Gateway to the Sawtooths.

Community design has been dictated by subdivision ordinances, which regulate physical layouts, lots, and blocks. Bellevue currently has design regulations, including a design review ordinance, and a sign ordinance. The Wood River Trail System link Bellevue to the adjacent Cities of Hailey, Ketchum, and Sun Valley.

Downtown is the commercial and social center of Bellevue. The downtown strengths include a variety of retail establishments and services, financial institutions, and a government center. Several outstanding historic structures are located in the downtown area. An excellent opportunity exists to strengthen the downtown as a shopping, office, culture, and entertainment center.

Entryway corridors are a community's "front door." It is acknowledged that the corridors' trees (or lack thereof), commercial signage, and site character provide the first, and often times the most lasting, impression of the entire community.

FUTURE CONDITIONS

Bellevue will continue to grow and attract new development. All of the natural and man-made features that make Bellevue a special place need to be enhanced and/or preserved through good site planning and ordinance review by City officials. Landscape and site development standards within the City of Bellevue Zoning Ordinance must be periodically updated to address community and neighborhood values, as well as special areas within the City.

Upgrading community design standards for landscaping, building design, and unique signage can be accomplished through the design review criteria to make sure that development occurs in a quality manner.

The development review process in Bellevue should involve these major elements:

GUIDING POLICY 3 / Entrance Corridors Goal

Promote, encourage, develop, and maintain aesthetically pleasing entrances.

IMPLEMENTING ACTIONS

1. Encourage landscaped setbacks for a new development on entrance corridors. The city should require, as a condition of development approval, landscaping along all entrance corridors.
2. Use the Comprehensive Plan, subdivision regulations, and zoning to discourage strip development and encourage clustered, landscaped business or appropriate light industrial development on entrance corridors.
3. Encourage use of native and drought resistant species in landscaping.
4. Use the Area of City Impact agreement with the County to maintain a clear separation between the City of Bellevue, and our neighbor to the north, the City of Hailey.

GUIDING POLICY 4 / Neighborhood Identity Goal

Assure a quality environment, which contributes to the composite of livability and business development in Bellevue.

IMPLEMENTING ACTIONS

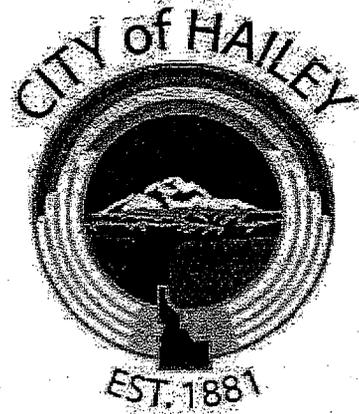
1. Encourage housing rehabilitation to preserve neighborhoods viability and quality.
2. Promote well-planned, well designed housing in all Bellevue neighborhoods.
3. Continue property maintenance programs through code enforcement.
4. Develop housing rehabilitation incentive programs.
5. Encourage the planting of live trees and shrubs within the Bellevue City limits, and residential subdivisions.
6. Continue to promote cooperation and coordination between utility companies and property owners.

GUIDING POLICY 5 / Historic Goal

Preserve and enhance all of the features of the community's heritage that define and contribute to Bellevue's unique quality of life.

IMPLEMENTING ACTIONS

1. Preserve the aesthetic natural and cultural resources of the Bellevue area.
2. Encourage programs that will increase the community's awareness of its heritage and the economic, as well as aesthetic value of preservation.
3. Support private and public investment in the restoration of historic buildings, open spaces, and natural features.
4. Ensure that all new development enhances the visual quality of its surroundings.



COMPREHENSIVE PLAN

Adopted 1978

Updated 1982

Updated 1998 – 2003

Updated 2010

2010 Comprehensive Plan Adopted by Resolution 2010-18

Updated 2012 (Resolution 2012-58)

The following pages contain excerpts from the Hailey Comprehensive Plan addressing the corridor between the cities of Hailey and Bellevue. To view the entire Comprehensive Plan, a copy can be obtained from the Community Development Department or downloaded online from www.haileycityhall.org.

Section 3 Special Areas or Sites and Features

Section Purpose

The purpose of this section is to provide an analysis of areas, sites, or structures of historical, archeological, architectural, ecological, or scenic significance. (Idaho Code Section 67-6508(k)).

Related Master Plan or Work Plan: Hailey Downtown Strategy

Background Information

Special sites, areas, and features are diverse in nature and help to create a “sense of place” that many Hailey residents value. Special sites, areas, and features reveal aspects of our city's origins and development through their form and use. For example, today many of the historic churches are located off Main Street and on the side streets in the historic residential portion of Hailey. However, the churches were originally located on Croy Street which was the main travel route through Hailey. Only later did the main travel route change to a north-south orientation leaving the churches to the side streets.

Special Sites include historic buildings and landmarks, such as the Ezra Pound House, the Blaine County Courthouse, the Blaine County Historical Museum, the Masonic Lodge, the Rilato Hotel (Hailey Hotel), historic churches, Hailey Public Library and City Hall, and the Rodeo Grounds (Wertheimer Park).

Special Areas include cultural and scenic amenities, such as trails along the Big Wood River, the original townsite grid pattern and historic downtown area. Open space surrounding Hailey, including the undeveloped area between the cities of Hailey and Bellevue, visible ridgelines, undeveloped hillsides and agricultural areas are also Special Areas that help define the rural character of Hailey.

Special Features include undeveloped hillsides, the night sky, street names and business names that reflect the local mining heritage, easy access to side canyons such as Colorado Gulch, Croy and Quigley Canyon, the Blaine County Recreation District trail system, mature trees, historic architecture, and the lilac bushes that originally marked the corners of city lots.

Overlay districts or other special planning tools can be utilized to help plan for special sites, areas and features. For example, the Original Hailey Townsite Overlay District allows for reasonable flexibility in ordinance requirements, which helps achieve dual goals of a compact community core and retaining the character of Old Hailey.

Section 5 Land Use, Population and Growth Management

Purpose

The purpose of this section is to provide an analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities. A map shall be prepared indicating suitable projected land uses for the jurisdiction. (Idaho Code Section 67-6508(e)).

Additionally this section provides an analysis of trends in population growth (Idaho Code Section 67-6508(b)) and growth management.

Related Master Plan or Work Plans: Hailey Downtown Strategy

Background Information

Land use is the one element of a Comprehensive Plan that ties the others together. Every other component of the Plan, from natural resources to housing to transportation, is influenced by land use.

The livability and quality of life in Hailey cannot be maintained and enhanced without residential neighborhoods that are supported, protected, and connected.

Land use within the City of Hailey is directed by the natural and geographic features of the area, such as the hillsides confining the valley, and the Big Wood River flowing along the western City limits. Transportation infrastructure, including Highway 75, interconnectivity and transit routes and stops, also influence land uses.

At the time of the first revisions to the Comprehensive Plan (1998 – 2003) the City pursued a master infrastructure and services planning approach to managing growth. A Capital Improvement Plan for various City departments, an updated method of calculating annexation fees, and a cost-revenue analysis that quantified the revenues needed to meet the costs of providing services was adopted and included as a component of the Comprehensive Plan.

Carrying capacity, geography and economic constraints also affect future growth. The biological concept of carrying capacity is the number of individuals an environment can support without significant negative impacts to the individuals and its environment. Geographic limitations include the topography of the area, county subdivisions adjacent to Hailey that will most likely not be annexed, and the desire to maintain open space between Hailey and the City of Bellevue to the south. Economic limitations include the prices of land and construction, fluctuations in national economy, and limited transportation access.



Land Use Implications of Population Growth Scenarios

Impacts resulting from growth pressure, such as environmental degradation, inadequate social and infrastructure services, and loss of small town character are concerns associated with unrestricted growth of the community; therefore it is the responsibility of the city to plan for potential future population growth.

Within the context of Hailey's existing overall land use patterns and allowed density, 4 to 5 units per acre is a reasonable target for development to balance expansion and infill. A target density of 4 to 5 units per acre would translate into developments with a mix of lot sizes; some similar to the larger 12,000 square foot lots found in the Limited Residential zoning district and some similar to 6,000 square foot lots found in the General Residential zoning district. Some sources use Residential Units per Residential Acre¹⁸ as a measure; 4 to 5 Units per Acre is approximately equivalent to 7 to 10 Residential Units per Residential Acre and an average lot size of 6,000 square feet.

Amount of Land Adjacent to Hailey for Annexation

There are 760 acres of un-platted, un-developed land within the current ACI. Of that, only 266 acres is adjacent to city limits; south of Della View Subdivision and west of Airport West Subdivision (26 acres) and Quigley Canyon (240 acres). Only the mouth of Quigley Canyon (55 acres) is developed at city density (4+ U/A). There are 515 acres south of the current airport site proposed to be included in a new Area of City Impact agreement with Blaine County (referred to as the Heritage Zone). The community and city decision makers have expressed the desire to maintain open space between the City of Hailey and the City of Bellevue. The acreage for potential development in this area is further reduced if open space between Hailey and Bellevue is maintained. The total land available for annexation based on this information is 781 acres. It is reasonable to assume that some of this land will be left as open space and not all of it will be developed at city level densities (e.g. only the 55 acres at the mouth of Quigley Canyon). Open Space and density levels will be an important consideration in the evaluation of annexation applications.

Economic Implications of Limiting Population Growth

Mechanisms that can be implemented to limit expansion of city boundaries range from limits on water and sewer hookups to the creation of a growth boundary.¹⁹ Annexations are highly discretionary. The City may limit expansion based on factors such as availability of public services or demand.

Little is known about what, if any, the economic impacts are regarding the less stringent growth limiting mechanisms. To differing degrees the following economic impacts may occur as a result of the more stringent or no growth policies:

¹⁸ Residential Units per Residential Acre (RU/RA) - the number of households (residential lots, sub-lots or units) divided by the underlying acreage, excluding all land in non-residential use, easements and public right-of-way. Units per Acre is a more inclusive measure and provides a better overall sense of the relative walkability (uses within ¼ to ½ mile) of a location and perceived density.

¹⁹ where no annexation can occur beyond an established physical boundary and population growth must be accommodated through approved increases in density or not at all

Goals	Indicators ²²	Desired Trends or Benchmarks
<p>5.1 Retain a compact City comprised a central downtown with surrounding diverse neighborhoods, areas and characteristics as depicted in the Land Use Map:</p> <p>a. Main Street Corridor – area of high density commercial, mixed use and residential development.</p> <p>b. Downtown - the historic commercial center containing the greatest concentration of commercial, cultural and civic activity. Downtown is the priority area for encouraging higher density commercial and mixed use (commercial and residential) development.</p>	<p>Density at activity centers compared to the density of other areas of the city.</p>	<p>Ⓢ</p>
<p>c. Community Activity Areas – located at the north and south ends of the Main Street Corridor. High density residential is encouraged. Commercial and mixed use (commercial and residential) development is appropriate, but should be subordinate and secondary to the infill of Downtown.</p> <p>d. High Density Residential – high density residential infill is encouraged in the area along Main Street and River Street between Downtown and the north and south ends of Main Street.</p> <p>e. Residential Buffer – medium density residential, providing a buffer between lower density residential neighborhoods to the east and west and the Main Street District.</p> <p>f. Traditional Residential – Density varies depending on the qualities of different neighborhoods, generally density is higher within a ¼ mile of Downtown, Community Activity Areas or Neighborhood Service Centers and connected by transit service.</p> <p>g. Neighborhood Service Centers – Small commercial areas serving residents within walking distance (¼ to ½ mile) where commercial use is subordinate to residential uses and to Downtown or Community Activity Areas.</p> <p>h. Light Industrial – Areas containing uses important to a variety of business sectors that focus on the production of products and services that are less compatible with, and do not compete with, uses in Downtown and the Community Activity Areas.</p> <p>i. Airport Site Redevelopment – a diversity and integration of uses and community assets that complement and support Downtown and are connected within and to existing neighborhoods.</p> <p>j. Community Gateways – areas where one has a sense of arrival or sense of being within a part of town distinguished from others providing opportunities for special design considerations.</p>	<p>Rate of growth of activity centers compared to other areas of the city.</p>	<p>Ⓢ</p>

²² Average annual growth rate and the number of acres added to city will be used as part of the annual monitoring of the land use indicators.

PART THREE GOALS & INDICATORS
 Section 5 Land Use, Population and Growth Management

Goals	Indicators	Desired Trends or Benchmarks
5.2 Maintain Downtown as the area containing the greatest concentration of commercial, cultural and civic activity and the priority area for encouraging higher density commercial and mixed use (commercial and residential) development.	Density and Rate of growth of Downtown compared to other areas of the city.	
5.3 Continue cooperation with Blaine County and the Friedman Memorial Airport Authority in regional planning efforts to optimally relocate the airport and plan for the long term redevelopment of the site within the city limits to ensure that changes in land use are beneficial to the community of Hailey.		
5.4 <u>Protect open space within and surrounding Hailey, including visible ridgelines, undeveloped hillsides and agricultural areas which help define the unique character of Hailey.</u> ²³	Total developable acres per capita	
	Acres of open space and parks per capita	
5.5 Lessen dependency on the automobile.	Amount of development (number of units and units/acre) within ¼ mile of a commercial activity area, neighborhood service area and/or transit stop.	
5.6 Manage and accommodate population growth by infill development and, when appropriate, minimal expansion by annexation and/or density increases.	Citywide land use efficiency (U/A)	
	Acres of vacant land within city boundaries	
5.7 Encourage development at the densities allowed in the Zoning Code.		

²³ also refer to Sections 1.0 Natural Resources, 3.0 Special Sites, Areas and Features and 4.0 Recreation, Parks & Lands

5.4 Land Use Districts

 Goal: To provide for a balanced mix of land uses suitably related to each other and their natural setting. Include sufficient space in all types of districts to accommodate future growth. Direct density of development towards the community core, with increasing green space and generally decreasing density toward the edges of the community and within the Area of City Impact.

1. 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.

5.4.1

Implementation:

- Permit, with appropriate use control and design review, neighborhood service centers designed to serve and benefit residents within a half-mile radius, or walking distance. Create a new zoning district with standards for such service centers, ensuring the commercial uses remain subordinate to residential.
- a. Accommodate higher density in and near the community core. Consider ordinance changes such as smaller minimum lot size requirements for areas near the community core.
 - b. Consider allowing increased building height in commercial districts in order to achieve identified city goals.
 - c. Consider higher density housing in appropriate locations throughout the City, for example where served by public transit.
 - d. Review the Transitional District section of the zoning ordinance to ensure that residential uses remain in that district, while allowing limited commercial uses. The district should serve as a buffer between residential and intense business uses. Evaluate actual adjacent uses when considering any rezone from residential to transitional zoning.
 - e. Continue support of the overlay district for the Original Townsite lots, which allows flexibility of ordinance requirements, to retain neighborhood character while allowing efficient use of those properties. Review overlay district regulations to ensure the primary goals of the district are being met.
 - f. Discourage subdivision or rezone of property, within the Hailey / Blaine County Area of Impact that would be in conflict with City goals for areas identified for future municipal growth or as identified on the future acquisitions map.
 - g. Use methods to preserve green space areas and critical environmentally sensitive areas within the Area of Impact, including land preservation agreements or other techniques.
 - h. Consider creating new zoning districts as needs and opportunities arise, such as a health services district.
 - i.
 - j. Direct conflicting or incompatible land uses away from each other.

2. Enhance the Central Business District as defined in this plan, maintaining it as Hailey's primary retail center. Consider ordinance amendments that will support a dynamic and vital downtown core. Expand the Business and like districts in accordance with the established Land Use Map.

5.4.2

Implementation:

- Discourage the zoning of additional business district areas outside of the Central Business District, except those neighborhood service centers that are unquestionably oriented and designed to be subordinate to the neighborhood in which they are contained
- a. Allow the development of neighborhood service centers, with appropriate use, design and location constraints, within residential areas of the City. Limit the height of neighborhood service centers to the height of adjacent residences.
 - b. Maintain the established maximum floor area of retail and wholesale buildings in order to maintain community character.
 - c. Encourage the infill of existing Central Business District property, for example along River Street, with business and accessory residential uses prior to expanding the Business district. Discourage any further lengthening of the Central Business District.
 - d.

- a. Encourage varying lot sizes within subdivisions, thereby creating a mix of housing types and supporting a more diverse community.
Permit only compatible types of uses in residential zoning districts, such as neighborhood service centers and home occupations that do not negatively impact the residential neighborhood.
- b. Assure that compatible land uses are located adjacent to existing residential areas.
- c. Consider the needs of residents adjacent to the highway.
Recognize that transportation uses and traffic patterns affect adjacent land uses, and vice versa. Expedite the provision of sidewalk and pedestrian safety amenities in all residential areas, prioritizing those experiencing high traffic, such as along Second Avenue.
- d. Encourage Local Improvement Districts, if necessary, in existing neighborhoods in order to install neighborhood amenities.
- e. Consider a downtown overlay district that would promote mixed use projects with residential uses.
- f. Consider allowing accessory dwelling units throughout the Limited Residential District as a means of promoting a mix of housing options.
- g. Consider conservation design standards or other planning techniques for residential development along the Big Wood River and within the side canyons, allowing for creative design that preserves and protects environmentally sensitive or culturally or historically significant areas.
- h. Consider additional (annexed) residential land uses to be most appropriate to the east and north of the existing city limits, to the west with consideration of floodplain and wetland areas, and least appropriate to the south (while the airport is in its current location).
- i.

6 Provide adequate areas for institutional and public facilities, such as schools, senior care, medical, judicial and other community facilities, integrated within the community. (See also Policy: 9.0 Public Facilities, Utilities and Services, and 15.0 School Facilities and Transportation.)

5.4.6 Implementation:

- a. Reference the City's future acquisition map that identifies parcels that are optimally located for identified public facilities and infrastructure needs.
Locate institutional uses where services may be provided efficiently, while not negatively impacting surrounding residential uses. Avoid isolation of institutional areas within the community.
- b. Encourage and support regional planning efforts for provision of institutional and public facilities.
- c.

7. Include preservation of green space and the creation of public park spaces with all development.

5.4.7 Implementation:

- a. Ensure that all development contributes to the provision and/or improvement of green space. Review and refine the parks' dedication requirements of the Hailey Subdivision Ordinance as needed. Consider revisions to include requirements for commercial development if recognized standards can be referenced as a basis for those requirements.
- b. Zone green space areas as Recreation Green Belt where feasible.
- c. Consider density bonuses or other incentives for the provision of green space beyond the minimum required or contiguous to public lands.
Cluster development as a method to preserve green space and to protect sensitive resources.
- d. Strive to provide a continuous corridor that preserves green space contiguous to public lands.
- e. Encourage owners of land adjacent to the city to use appropriate land use planning techniques in order to create and connect green space around the City, including the area between Hailey and the nearest neighboring city, Bellevue, and adjacent to public lands;
- f.

5.5 Overlay Districts/Special Planning Tools

Section 5 – Land Use Districts

- Require strict adherence to all Design Review standards. Consider prohibition of certain types of metal siding in light industrial areas.
- e.
4. Policy: Promote human scale architecture in all single-family, multi-family, and mixed residential areas. Encourage architecture and land planning which, while accommodating the automobile, places greater importance on pedestrians. Use creative design to integrate multi-family dwelling units with single-family residences.
- 13.1.4 Implementation:
- a. Provide for residential streets that include sidewalks and are interconnected, thereby creating a place for pedestrians.
- b. Provide for a City street tree program to promote and maintain trees as a part of any neighborhood.
- c. Provide for a sense of human scale as part of any street. Elements that define places for people include lights, trees, sidewalks, and planting strips.
- d. Encourage residential architecture that places emphasis on the entry to the home rather than the garage.
- e. Review architecture in planned unit developments to ensure that proper design adequately addresses higher densities.
- f. Establish proportional building envelopes for all single-family homes.
- g. Establish maximum floor area ratios for multi-family residences on single lots or as part of infill development.
- h. Require architectural and site design in multi-family projects that emphasize the individuality of each unit and does not appear repetitive or monotonous.
- i. Consider design review for all duplex residences.
5. Policy: To enhance visual aesthetics and beautification of the community with specific efforts directed to the central core.
- 13.1.5 Implementation:
- a. Encourage attractive landscaping, lighting, and street furniture throughout the community.
- b. Establish and adopt criteria protecting existing vegetation and trees.
- c. Consider selection of new, or modification of existing, Main Street light fixtures that are consistent with the City's standards for exterior lighting.
- d. Promote downtown beautification and year-round maintenance by businesses.
- e. Require or create incentives for two story buildings or minimum building heights within the business core in order to ensure and promote relative scale with the street.
6. Policy: Define, preserve, and promote neighborhood physical characteristics.
- 13.1.6 Implementation:
- a. Identify and define physical characteristics that enhance the older grid section of town as well as the new subdivisions.
- b. A mixed balance between single family and multi-family uses should be defined and incorporated into the zoning ordinance.
- c. Allow flexible building setbacks in neighborhoods establishing visual diversity, vegetation to provide edges and to heighten contrast between neighborhoods and the city core.
- d. Develop green space policies to compliment new developments. (see Growth Management.)
7. Policy: Preserve community identity
- 13.1.7 Implementation:
- a. Create a juxtaposition between incorporated areas and unincorporated areas by developing incorporated areas at high density and un-incorporated areas at very low density.
- b. Establish clear and distinct boundaries between Hailey and Bellevue and encourage the retention of green space at all entrances to the City.