

**Airport Site Workshop Notes
December 10, 2009**

- Encourage uses that do not currently exist in Hailey
- Encourage bike/ped/transit connections
- Provide incubator spaces for start up businesses
- Diversity and integration of lot sizes and uses
- Provide range of housing opportunities
- Provide public use/space
- Green space – greenbelt
- Soccer fields
- Convention Center
- Community gardens or green house
- Discovery center
- Mixed use
- Provide space for large businesses (not necessarily LI)
- Cultural Center – Performing Arts
- Intelligent phasing
- Integration and compatibility with existing goals (downtown, etc) and neighborhoods
- Soften Hwy 75
- Provide way to cross Hwy 75 (connect neighborhoods)
- Set portion aside to attract business or industry
- University (or other institute of higher learning) campus integrated with residential and commercial
- Lodging on north end

**Airport Site Workshop Notes
December 17, 2009**

- Designate portion of the site to incentivize / attract new businesses (or expand existing)
- Develop site for long term benefits
- Complement downtown (do not replace downtown)
- Promote / Utilize Grey water – Green Building – Geothermal (ground heat exchange)
- Consider areas of higher density (taller buildings)
- Create Visitor attractions
- Adaptive reuse of hangers
- Hotels
- Long term rentals (e.g. visiting professors)
- Include single family homes
- Avoid lengthening Main Street (limit curb cuts between Fox Acres and S. Woodside Blvd)
- Provide a diversity of housing
- Provide short term RV space
- Facilities for sports tournaments
- Campus with coaching programs
- Convention Center
- Provide vehicular and non-vehicular connectivity east/west (river to canyons) and to downtown
- Parks and green space
- Shared parking
- Transit hub
- Include in URA
- Gateway
- Clean Industry
- Liberal Arts College
- Entertainment District
- Art District
- Civic use/space – e.g. city offices, auditoriums, performing arts venue, convention hall
- Public use/space – e.g. plazas, parks, community garden, athletic field.
- Commercial vibrancy
- Live/Work space
- Maximize profit for current property owners (well planned = most profit)
- Mixed use
- Mutually benefiting businesses
- No car zones (even if only 2 blocks)
- Agriculture and/or engineering campus (e.g. U of I)
- Attract an elite university
- Provide student housing with open space at southern end
- Create “future” historic district

FOR IMMEDIATE RELEASE

September 18, 2009

Contact: Beth Robrahn, 208 788-9815 x 13

City of Hailey Planning Department to Kick Off 2010 Comprehensive Plan Update

The City of Hailey Planning Department will kick off an update of the Hailey Comprehensive Plan in October with a series of neighborhood workshops.

The success of the update depends on the involvement of citizens, businesses, community groups and appointed and elected officials. In the past, public meetings have been held that were geared toward specific topics like housing, recreation, natural resources, growth and transportation. For the 2010 update the City still wants to hear what people have to say about these topics, but with a focus on what is important in their neighborhood. The City especially wants to hear from people who do not normally come, or have never been, to a city meeting. A diversity of thoughts and experiences are welcomed.

Individuals may participate in their Neighborhood Workshop scheduled for a Thursday in October and sign up to participate in a Community Focus Group. Individuals may also provide their thoughts on sections of the comp plan that are of interest to them. The current Comprehensive Plan can be found at www.haileycityhall.org/planning. To share ideas or ask questions contact the Planning Department 2010compplan@haileycityhall.org or 788-9815 x 13. People interested in the update process can visit the Hailey website for news on the update. People are encouraged to spread the word about the Neighborhood Workshops and other opportunities to be involved. Brochures explaining the process are available from the Planning Department.

The 2010 update will involve three parts:

Part 1 – Neighborhood Workshops

Neighborhood workshops will be held every Thursday in October. The workshops will facilitate a lively discussion among neighbors on 3 questions; what do you like about your neighborhood and Hailey? What would you change if you were “king for the day”? What do you want your neighborhood and Hailey to be like in 20 years?

Neighborhood Workshop	Date and Time	Location
West Hailey (west of Main St)	October 1 6:00pm to 7:30pm	Hailey City Hall
North Woodside (north of Baldy View) and East Hailey (all subdivisions east of Wood River Trail)	October 8 6:00pm to 7:30pm	Community Campus Room 301-302
Hailey Townsite and North Ridge	October 15 6:00pm to 7:30pm	Wood River Middle School
Central and South Woodside (all subdivisions south of Baldy View Dr)	October 22 6:00pm to 7:30pm	Woodside Elementary Library
All commercial areas	October 29 8:00am to 9:30am	Hailey City Hall

Part 2 – Community Focus Groups

Throughout the months of October, November and December input from citizens, businesses, city appointed commissions and community organizations will be contacted, and work sessions scheduled as necessary, to update the factual information contained in the Comprehensive plan and identify goals, policies and implementation steps that have been accomplished. The focus groups will also generate recommendations for revisions. This work will also incorporate the input gathered from the Neighborhood Workshops.

Part 3 – Planning Commission and City Council Public Hearings

Parts 1 and 2 will culminate in a draft document with proposed revisions to the Comprehensive Plan. A series of public hearings will be held by the Planning Commission to review and receive comment on the draft document. It is estimated that 6 to 8 public hearings will be required to sort through all 15 sections of the Comprehensive Plan. These public hearings will take place as part of the Commission's regular monthly meetings in January, February and March, 2010 with the goal of having recommendations to the City Council for review starting in April, 2010. Final adoption of the revisions is targeted for June 2010.

What is a Comprehensive Plan?

The Hailey Comprehensive Plan guides changes within the City over 20-30 years. The purpose is to ensure that changes within the community retain, enhance, and create the kind of place valued by the people who live here. The Plan sets out the goals and objectives that are valued in the present and desired for the future.

The Plan does not sit on the shelf; it is used regularly by the Planning Commission and City Council to evaluate projects submitted to the city for approval and provides direction for well-informed land use planning and zoning and subdivision regulations.

Why Update the Hailey Comprehensive Plan?

A comprehensive plan is not a permanent document. In order for the comprehensive plan to be relevant to the community it must remain current. A plan should be updated every five to ten years. The Hailey Comprehensive Plan was last updated in 2003. Now is a good time to touch base with each other and make any needed adjustments.

The Current Hailey Comprehensive Plan...

- Emphasizes the creation of community rather than the mere development of land.
- Encourages a population which has ethnic, cultural, generational, and economic diversity; and community in which families can thrive, has attractive homes and neighborhoods, safe streets, clean air and water, open space, cultural amenities, and compact form.
- Calls for lessening dependency on the automobile, ensuring adequate infrastructure, facilitating a strong and viable education and social support system, and providing abundant open space and parks.
- Challenges the citizens of Hailey to find ways to preserve community history and character, manage and accommodate anticipated growth, and maintain a healthy and viable city center with sustainable economic growth for both business and individuals.

Components of a Comprehensive Plan Updated

Identify Issues. Current issues of concern to residents, workers, property owners, and businesses and the emerging issues that will be important in the future are identified by citizens, community organizations and community leaders.

Determine Goals. Once the community identifies issues, goals can be established. Goals are community visions and establish priorities for the community and help community leaders make future decisions. In the 2010 update the Planning Department will compare each of the goals stated in the current Comprehensive Plan with the input community members give at the neighborhood workshops and community focus group sessions to ensure the goals are still relevant and consistent.

Collect Data. Data is needed in order to evaluate current city conditions and to predict future conditions. Data about the environment, traffic, economic, social (such as population and income), and land use conditions (such as housing and zoning) and public services will be updated by the Planning Department. Outcomes of the data collection process include population projections, economic condition forecasts, and future housing needs.

Prepare the Plan. The Plan is prepared by the Planning Department using the information gathered during the data collection and goal assessment stages. The Comprehensive Plan begins by giving a brief background of the current and future conditions found in the data collection step. Following the background information are the community goals and the policies that will move those goals forward into the future. The goals and policies are organized by issue, such as transportation or housing.

Create Implementation Steps. Methods to implement the goals of the Plan are discussed by City staff. These methods, or steps, focus on issues such as cost and effectiveness. When more than one alternative is possible, each alternative is weighed given its potential positive and negative impacts on the community and city government. One alternative should be chosen that best meets the needs and desires of the community for meeting the goal.

Adopt a Plan. The Comprehensive Plan is officially adopted by the City Council after public hearings are conducted. The City Council may choose not to adopt the plan, which would require the draft to be refined. Once the plan is accepted by the City Council it becomes a legal statement of community policy in regards to future development.

Implement and Monitor the Plan. Using the implementations steps defined in the earlier stages, the city will carry out the goals in the comprehensive plan. The Planning Department monitors the outcomes of the plan and may propose future changes if the results are not desired.

Section 1

Year	Plans	Standards Adopted	Committees	Projects and Initiatives
2000	“Wellhead Protection Plan”			Water meters

Section 2

Two Goals in the 1982 Comprehensive Plan identified were to “retain historic and cultural landmarks” and “retain and protect features of special interest to the community.” Accomplishments since then include:

Year	Plans	Standards Adopted	Committees	Projects and Initiatives

- The Main Street Improvement Project, including the construction of sidewalks and the planting of street trees, was completed in 1993.
- Tree Committee was established in 2008 by Ordinance 1013.
- Townsite Overlay District was adopted in 2002 by Ordinance 824
- Dark Sky standards were adopted in 2002 by Ordinance 812.
- The Hailey Historic Preservation Commission was established in 2005 by Ordinance 899.
- Properties within the Hailey Townsite potentially eligible for the National Register have been identified in _____ (add title and date of inventory).
- Hillside Overlay District was adopted in _____

Section 3

Year	Plans	Standards Adopted	Committees	Projects and Initiatives

Section 4

Year	Plans	Standards Adopted	Committees	Projects and Initiatives
				Bullion Bridge Restoration Riverside Pond Restoration Croy Creek Wetland Restoration Hailey Greenway

Section 5

Year	Plans	Standards Adopted	Committees	Projects and Initiatives
2004				A long standing goal of down zoning 13 acres of Business district in central Woodside was approved.
2007 - Ord 982		Article 4.4 Neighborhood Business		5.6.3.a - Create a separate zoning district establishing standards for neighborhood service centers to ensure compatibility with residences and to restrict the allowable uses within such centers.
Nov 30, 2009		Resolution 2009-15		Support the Airport Authority's master plan and their decision regarding relocating the airport if an acceptable alternative site can be found, and then closing the current airport to both commercial and private aircraft
2004 -Ord 889		Title 14, Municipal Code		Annexation issues

The following "land use mapping exercises" listed in the 1997-2003 Comp Plan are now maintained by the City of Hailey Planning Department using ARC View GIS software.

- Map all existing land uses, including vacant land, within the City.
- Maintain inventory of City owned lands for future facility growth.
- Update as needed the future acquisitions map that identifies parcels that are optimally located for identified public facilities and infrastructure needs.

Maps of zoning, existing land uses, including vacant land, within Hailey / Blaine County Area of Impact are maintained by the Blaine County Regional Planning Department or Blaine County GIS Department.

Section 6

Year	Plans	Standards Adopted	Committees	Projects and Initiatives

Section 7

Year	Plans	Standards Adopted	Committees	Projects and Initiatives

Section 8

Year	Plans	Standards Adopted	Committees	Projects and Initiatives

Section 9

Year	Plans	Standards Adopted	Committees	Projects and Initiatives
2002	Municipal Water System Master Plan			Hailey Showcase Lawn Program (in conjunction with WRT Trout Friendly Lawn program)
1997, update in process	Wastewater Master Plan			
Resolution 2007-06	Capital Improvement Plan			
May 2007	Development Impact Fees	Ord 985		

Section 10

Year	Plans	Standards Adopted	Committees	Projects and Initiatives
2007 (Resolution 2007-18)	Transportation (Traffic) Master Plan			

Section 11

Year	Plans	Standards Adopted	Committees	Projects and Initiatives

Section 12

Year	Plans	Standards Adopted	Committees	Projects and Initiatives

Section 13

Year	Plans	Standards Adopted	Committees	Projects and Initiatives

Section 14

Year	Plans	Standards Adopted	Committees	Projects and Initiatives

1.0 Natural Hazards

1.1 Big Wood River and other Watercourses

Goal: Retain, preserve and protect the natural state of watercourses and wetlands in and around Hailey.

1. Policy: Encourage land use development that is optimally harmonious with the Big Wood River as a natural, scenic, and wildlife resource.

Implementation:

- a. Review the impact of development to ensure that it does not hinder or impair the course of the river, or alter the perception of the river, by those on or adjacent to it, so that it remains a natural and free flowing stream.
- b. Review all stream alteration permits to maintain the natural environs of the river while preserving private property. Stream alteration and bank stabilization shall not be permitted to lessen the cross section of the channel of the river or substantially depart from the character of the natural bank in the vicinity of the work being done.
- c. Establish and maintain a riparian area which will provide separation between land uses and the river. Appropriate vegetation for screening and bank stabilization is that which is naturally found in the vicinity of the stream bank.
- d. Continue to prohibit all structures and roads, not to include pathways, within the Big Wood River Floodway.
- e. Coordinate management efforts with other governmental agencies having jurisdiction over and around watercourses.
- f. Allow intentional reconfiguration of the stream or river, or the removal of natural materials from the river channel, only when necessary to protect the public health, safety, or welfare.

2. Policy: Preserve and establish water-related recreation opportunities.

Implementation:

- a. Utilize as a tool the Resources Map showing water resources within the City and Area of Impact. Establish and maintain access to the River at as many points as possible. Establish and maintain a natural trail system parallel to the River.
- b. Continue to prohibit removal of riparian vegetation within the 100 foot wide riparian setback along the Bigwood River. Vegetation helps prevent flood damage, increases fish habitat, and furthers the natural setting.

3. Policy: Preserve and protect watercourses in and around Hailey as natural, scenic, and wildlife resources.

Implementation:

- a. Establish and restore, in all new developments or at any point possible, wildlife and natural vegetation corridors along all waterways including but not limited to the Big Wood River. These streams include, but are not limited to, Croy Creek, Quigley Creek, and Indian Creek.
- b. Continue to prohibit the removal of any riparian vegetation within established riparian areas adjacent to the bank of any stream.
- c. Continue to require stream alteration permits for all work to be done on any watercourse. Discourage alterations of any stream that alter the course or change the character of the stream. Provide for emergency application review.
- d. Establish a hierarchy system whereby watercourses are preserved and protected.

4. Policy: Preserve and protect wetlands in Hailey and the Area of City Impact as natural,

scenic, and wildlife resources.

Implementation:

- a. Require all new developments containing wetlands to fully comply with agency requirements for wetlands identification, retention and/or mitigation.

1.2 Community Forest

Goal: Increase and augment the number, variety, size and health of trees throughout the community.

1. Policy: Establish policies, regulations, and standards necessary to ensure that the City will continue to realize the benefits provided by a community forest.

Implementation:

- a. Establish a Resolution that promotes the planting and maintenance of public and private trees in Hailey.
- b. Establish an entity that will create a community forestry master plan and will oversee its implementation.
- c. Require street trees, of appropriate size and species, in all new commercial and residential development. Provide for developer installation, irrigation and maintenance of those trees for a defined time period. Support the replacement of trees when removed by development.
- d. Establish incentives for property owners to care for street trees adjacent to their property. Care would include irrigation, fertilization, and prevention of damage. Consider City review of any removal of street trees.
- e. Retain the services of an arborist for periodic review of trees on public property.
- f. Support efforts to establish Hailey as a Tree City USA.
- g. Maintain the 100 foot wide riparian setback from the Big Wood River to preserve native tree growth along waterways.

1.3 Upland and Green Space

Goal: Preserve and protect upland sage steppe and green space in unincorporated areas adjacent to the Hailey/Blaine County Area of Impact for recreation, wildlife, responsible agricultural uses, and for future growth areas.

1. Policy: Encourage the retention and stewardship of green space and large parcels in unincorporated land in, and adjacent to, the Area of City Impact.

Implementation:

- a. Support County plans for unincorporated areas adjacent to Hailey for less density or land preservation agreements that preserve green space.
- b. Encourage regulations by Blaine County that promote stewardship of agricultural land adjacent to Hailey, including but not limited to; water conservation measures, careful use of fertilizers, and sound waste management.
- c. Wherever possible, keep green space in a natural state, so as to minimize maintenance costs and preserve ecosystems. If redevelopment occurs on property, require the planting of new trees where appropriate.
- d. Negotiate an amended Area of City Impact ordinance that encourages or creates contiguous green space within the Area of City Impact.
- e. Preserve green space that is contiguous and interconnecting with adjacent green space. Provide public pathways or trails within such connecting greenways.

2. Policy: Control noxious weeds.

Implementation:

- a. Promote weed control by property owners in areas of disturbed soil. Require subdivision development to restore disturbed areas with native plants to minimize weeds.
- b. Require all City property and all City initiated projects to implement noxious weed control as set forth in State regulations.
- c. Provide contact information to the public for agencies such as the Blaine County Weed Control Office.

1.4 Wildlife Resources

Goal: Enhance, preserve and protect the wildlife population in and around Hailey, including continuous migration corridors.

1. Policy: Protect wildlife populations, migration areas, winter ranges and wildlife habitats for all types of wildlife species including fish, waterfowl, rangeland birds, and game animals.

Implementation:

- a. Provide protection against erosion, sedimentation and denudation of all watercourses. Increase and promote fish, aquatic mammal, and waterfowl habitat by discouraging channel alteration and promoting channel re-vegetation.
- b. Coordinate with the State and Federal agencies efforts to maintain and properly manage wildlife, water and air habitats.
- c. Refer to the resources map showing general areas of wildlife migration corridors and critical winter ranges.
- d. Require development to more specifically identify the location of these areas and mitigate or protect them, especially along the Big Wood River and in all canyons to the east and west of Hailey.
- e. Seek updates on all natural resource inventories from appropriate agencies, to assess the incremental impacts of development on the resource and as a basis for regulatory amendments, as necessary.

1.5 Physical Environment

Goal: Protect and enhance the physical environment of Hailey.

1. Policy: Ensure enforcement of all Federal, State and Local environmental quality regulations. These standards include but are not limited to regulations on water and wastewater quality, air quality, or stormwater drainage.

Implementation:

- a. Assist Federal, State and Local agencies to insure enforcement of environmental standards and regulations.
- b. Coordinate state emission, water quality, sewer system, and other environmental standards with local regulation.
- c. Discourage the use of septic systems within the Area of City Impact, and prohibit the use of any septic system in any location which is within a delineated wellhead zone.
- d. Encourage catalytic converters, or other pollution control devices, on all wood stoves installed in the City to prevent the deterioration of air quality. Provide an educational brochure for proper wood stove use.
- e. Ensure the installation of City standard drywells or drainage systems that function as well if not better, at containing drainage on private property within City limits. Promote these systems in delineated wellhead zones and Area of City Impact.
- f. Ensure that City ordinances require that all construction meet Federal, State and

- Local regulations for storm water runoff.
2. Policy: Protect and maintain the quality view that is inherent in the Wood River Valley.
Implementation:
- a. Extend the Area of Impact to the ridgelines visible from Hailey, as mapped.
 - b. Continue the building height of 35 feet, with the possible exception of increased height limits within the Central Business District.
 - c. Enact a hillside ordinance in order to maintain unobstructed view and visual aesthetics that draw people to the area.
 - d. Continue to enforce and periodically review and update the outdoor lighting ordinance to protect the quality view of the night sky.
 - e. Cluster development away from sensitive resources.
3. Policy: Recognize the value of and preserve, enhance or restore natural resources such as: water resources, scenic areas, view corridors, wildlife habitats, and ecosystems.
Implementation:
- a. Establish an overlay district to manage the Big Wood River waterways, wetlands, floodways and floodplains.
 - b. Establish a wellhead protection plan.
 - c. Establish a Historic District to preserve and enhance our heritage.
 - d. Establish a Hillside Overlay District and Hillside Ordinance.
 - e. Identify, establish and protect view planes from identified special places, i.e., the view of Della Mountain from the Old Courthouse, Carbonate Mountain from Main Street, and others.
 - f. Establish a Scenic Highway Corridor Overlay District to preserve the views at the entrances to the community (See the Sawtooth Scenic Byway Corridor Study).
 - g. Establish Wildlife and Ecosystems Overlay Districts to protect wildlife corridors and ecosystems.

1.6 Alternative Energy and Resource Conservation

Goal: Promote the use of alternative renewable energy sources as well as the conservation of natural resources.

1. Policy: Protect, enhance, and develop alternative energy sources.
Implementation:
- a. Promote the study and use of all types of renewable resources as alternatives to traditional energy sources.
 - b. Support the development of geothermal resources as both an alternative energy source and a recreational amenity.
2. Policy: Promote design features that conserve energy and natural resources.
Implementation:
- a. Consider possible incentives for site design and/or design features in buildings that result in energy and resource conservation.
3. Policy: Promote water conservation.
Implementation:
- a. Implement a water metering system for all residential and non-residential uses.
 - b. Require dual water systems, one for domestic use and one for irrigation use in large, new developments.
 - c. Promote water efficient landscaping, such as drought tolerant or native plantings.

1.7 Mineral
Resources

Goal: Ensure the aesthetic and environmental preservation of the area by discouraging the extraction of mineral resources.

1. Policy: Prohibit, when possible, the extraction or processing of any mineral resources within the City. Discourage such uses on lands in the Hailey / Blaine County Area of Impact.

Implementation:

- a. Maintain current zoning regulations, which do not permit extraction and processing uses within any zoning district.
- b. Review and comment on any application for the extraction or processing of minerals within the unincorporated areas of Blaine County, the Area of City Impact.

Hazardous
 2 Areas
 2.4 Seismic and Geologic Hazard

The Goal of this section is to provide information to the public concerning threat to human health, safety and property associated with a landslide, earthquake, or other geologic or seismic event.

I. Goal:

1. Policy: Establish and maintain a thorough knowledge of the location and severity of hazards related to faults, seismic activity areas, soils, slope, geo - and hydro - thermal activity and water table levels.

2.4.1.1 Implementation:

- As feasible, locate and map areas containing faults, slopes at or above 10%, geo - thermal activity, ground water levels which are typically less than three feet below the surface, and soils inappropriate for development due to instability or other factors.
- a. Provide public access to information concerning the location and severity of any known seismic or geologic hazard.
- b. Referencing available studies, including the 1973 Soils and Hydrology Analysis for the Woodside Subdivision, discourage development in areas of unstable soils.
- c. Adopt a hillside ordinance addressing potential hazards of hillside development.
- d.

2. Policy Maintain building standards and provide information that address known radon hazards.

2.4.1.2 Implementation:

- Continue to address the mitigation of structural damage by seismic activity through enforcement of the Uniform Building Code.
- a. Recommend radon testing and the installation of passive radon removal systems in all new residential construction. Said systems should be constructed in such a manner that they can be converted to active removal systems with a minimum amount of homeowner expense.
- b. Provide information to the public on the risks of radon, testing services and/or materials available, and passive and active removal systems.
- c.

2.5 Flood Hazard

The goal of this section is to reduce the potential threat to loss of life, limb or property and minimize public expenditures due to flooding.

I. Goal:

1. Policy: Develop and maintain a thorough knowledge of the location and severity of hazards related to flooding.

2.5.1.1 Implementation:

- Maintain a thorough knowledge of the primary sources for flood hazard analysis as identified by the Federal Insurance Administration. Those sources include Floodplain Information Studies prepared for the Big Wood River by the United States Army Corps of Engineers; the Flood Insurance Study, City of Hailey, Idaho, prepared by the Federal Emergency Management Agency (FEMA); and the Flood Insurance Rate Map/Flood Hazard Boundary Map also issued by FEMA.
- a. When appropriate, support or require Letters of Map Amendment or Revision. Amendments or revisions may be appropriate at locations or properties where empirical evidence of flood or other conditions does not appear to correspond directly to the most current information available to the City.
- b.

- Discourage development along watercourses, including drainage areas, especially in known flood prone areas.
2. Policy:
- 2.5.1.2 Implementation:
- a. Continue to prohibit any construction, with the exception of recreational trails, emergency access ways and stream alterations, where approved, in floodways. Prohibit the installation of any new individual septic systems within the floodplain within Hailey's Area of City Impact.
 - b. Restrict and closely supervise construction in the floodplain, and allow no construction which would not comply with the 'no - rise' standards established by FEMA.
 - c. Conduct planning studies of areas where development and subdivision have already occurred in the floodplain and define limitations on future development in those areas.
 - d. Continue to educate the general public about hazardous areas and restrictions therein by means of the city newsletter or similar publication.
 - e. Consider an increased setback from the bank full level of watercourses and a specific and substantially adequate setback for all construction from existing, drainage areas with intermittent or perennial stream flow.
 - f. Continue to encourage Planned Unit Developments in which all residential construction takes place outside the designated floodplain.
 - g. Consider implementing a Design Review process for development along watercourses.
 - h. Continue to require preservation of native riparian vegetation along watercourses.
 - i. Support public acquisition, or protection by tools such as landscape easements, of property directly adjacent to the Big Wood River for greenbelts.
 - j. Establish a method to transfer development rights from floodplain areas into designated receiving areas.
 - k.

2.6 Avalanche Hazard

I. Goal: The goal of this section is to reduce the potential threat to loss of life, limb or property and minimize public expenditures due to avalanche.

1. Policy: Develop and maintain a thorough knowledge of the location and severity of hazards related to avalanches within the City and the Area of City Impact.
- 2.6.1.1 Implementation:

- a. For new development and lands under consideration for annexation, require applicant to provide a site specific avalanche study, in order to locate and map areas which are either prone to avalanche, or which would be within the pathway of an avalanche.
- b. Establish and map 'red zones', areas in which the frequency of return of an avalanche is less than 30 years, or the load of any avalanche may be greater than 600 pounds per square foot.
- c. Establish and map 'blue zones', areas in which the frequency of return of an avalanche is more than 30 years and less than 100 years, and the load of any avalanche does not exceed 600 pounds per square foot.

2. Policy: Establish and enforce land use patterns that restrict development in avalanche hazard areas.
- 2.6.1.2 Implementation:

- a. Develop an avalanche ordinance by which to restrict future construction in said hazardous areas.
- b. Prohibit building in any area designated as a 'red zone'.

- c. Require a site specific study and engineered building plans for any planned structure, at the cost of the developer, prior to issuance of any building permit in any area designated as a 'blue zone'.

Wildfire
2.7 Hazard

The goal of this section is to reduce the potential threat to loss of life, limb or property and minimize public expenditures due to wildfires which threaten natural resources, or which threaten structures within the urban interface.

I. Goal:

- 1. Policy: Develop and maintain a thorough knowledge of the location of lands which may be subject to wildfire, and the location of structures which would be threatened should a wildfire occur.
- 2.7.1.1 Implementation:
 - Officially adopt an urban interface area as may be delineated by the Hailey Fire Department.
 - a. Establish and maintain a wildfire hazard rating for parcels, buildings and structures within the urban interface.
 - b.
- 2. Policy: Establish and enforce land use patterns and building criteria that mitigate the threat to property from wildfire.
- 2.7.1.2 Implementation:
 - Establish building criteria for all building and structures within areas having high or moderately high wildfire hazard ratings. These criteria shall include: Class A fire resistant roofs, building clear zones to maintain a minimum 10-foot wide fire safe area around structures, and maintaining a minimum 20-foot wide vehicle access as per the Uniform Fire Code.
 - a. Encourage infill development on vacant property within City limits in order to limit the amount of wildfire fuels available.
 - b. Establish or encourage maintenance programs, either public or private, for the urban interface. These programs include the removal of high volatility fuels from areas adjacent to structures.
 - c.

Man Made
2.8 Hazard

The goal of this section is to reduce the potential threat to loss of life, limb or property and minimize public expenditures due to man made hazards such as pollution, toxic waste, electromagnetic emissions, hazardous utility or transportation facilities, or the storage and transport of noxious, radioactive, or hazardous material.

I. Goal:

- 1. Policy: Segregate uses that are known or suspected hazards to human health and restrict those uses to locations that are most appropriate.
- 2.8.1.1 Implementation:
 - Encourage businesses that avoid the use of materials, emissions or facilities that pose a direct threat to human health safety and welfare.
 - a. Continue to uphold Blaine County required setbacks from electric power lines within the Area of City Impact.
 - b. Encourage private sector education of the public about potential health concerns related to exposure to electromagnetic fields, as information becomes available.
 - c. Establish highway 75 as the sole corridor for the through transport of hazardous or radioactive materials.
 - d.
 - e. Prohibit mining operations within City Limits and Area of City Impact.

- Regulate uses that are known or suspected to diminish water quality. Where regulation is not appropriate, provide education on voluntary steps to maintain water quality.
2. Policy:
2.8.1.2 Implementation:
- a. Adopt a Wellhead Protection Plan and Ordinance for the City of Hailey.
 - b. Encourage Blaine County to adopt a Wellhead Protection Plan and Ordinance. For proposed developments within the City or Area of City Impact that are located in another municipality's wellhead protection area, seek comments from that municipality.
 - c. Enforce Hailey Pretreatment Ordinance to inventory businesses that store or use hazardous materials.
 - d.

- Seek cooperation between the City of Hailey and the Friedman Memorial Airport Authority, recognizing both the benefits and potential hazards presented by the airport's near proximity to both residential and commercial areas of the city.
3. Policy:
2.8.1.3 Implementation:
- a. Discourage physical expansion of Airport grounds.
Discourage aircraft activity necessitating any deviation from standards or waivers from standards due to more demanding types of aircraft.
 - b. Discourage any changes in airport use or design that would increase off-site land use restrictions.
Discourage any changes in airport use or design that would result in a significant increase in air pollution.
 - c.
 - d.
 - e. Continue to have adequate City representation on the Airport Authority Board. Maintain cooperative agreements between the City of Hailey and Friedman Memorial Airport.
 - f.

2.6 Hazard Response Readiness

- I. Goal: The Goal of this section is to ensure City readiness to respond to emergencies caused by natural or man-made hazards.

1. Policy: Maintain or improve the overall effectiveness of the Emergency Operations Plan (EOP).
2.6.1.1 Implementation:
- a. Review and update as necessary the 1993 EOP, and establish a schedule for periodic updates.
 - b. Provide training as necessary to ensure appropriate City personnel maintain a high level of familiarity with EOP.
2. Policy: Continue participation in and cooperation with the Local Emergency Planning Committee.
2.6.1.2 Implementation:
- a. Maintain or increase City representation on the Local Emergency Planning Committee.
Direct City staff most familiar with City's EOP to assist with the Committee's rewriting of the County Emergency Plan to ensure integration of the City's procedures in the County's plan.
 - b.

3.1 Historical Sites and Cultural Landmarks

I. Goal: The Goal of this section is to research, establish and retain historic sites and buildings and preserve cultural landmarks in order to provide and retain a sense of the history of the Community. That history will increase the sense and identity of the community and will provide a foundation for future direction.

- 1 Policy: Establish and maintain a thorough knowledge of historical or culturally significant sites in order to create a comprehensive inventory of significant landmarks.
- 3.1.1.1. Implementation:
 Complement the existing historical inventory with information from the historical Society survey of the City of Hailey.
- a. Research and document the mining, commercial, agricultural and livestock, or other history of the area in order to establish mines, building sites, trails, or associated locations as culturally significant to the area.
- b. Research and document the history of diverse cultural and ethnic groups in order to establish and preserve sites that were or are of historical or cultural significance.
- c.
- 2 Policy: Develop a historic preservation ordinance to enhance the identified historic and cultural landmarks, provide for public information concerning those landmarks, and recommend guidelines for promoting the preservation, rehabilitation and development of those landmarks.
- 3.1.1.2. Implementation:
 Develop a Historic Preservation Committee, thereby developing a point of reference to acquire and distribute information.
- a. Establish recommended criteria for reviewing development and rehabilitation plans.
- b. Compile an inventory of historic residential and commercial buildings.
- c. Designate each historically or culturally valuable site as a landmark to be noted, preserved, rehabilitated, or relocated.
- d. Establish an historic core or district, including areas within the Hailey / Blaine County Area of Impact, define and map that district, and create regulations for the preservation of that area.
- e.

3.2 Cultural and Scenic Amenities

I. Goal: The goal of this section is to retain and protect features of special interest to the community, and to protect the scenic value of the Wood River Valley.

- 1 Policy: Preserve hillsides in and around Hailey as green space in order to preserve those areas as a community resource.
- 3.2.1.1. Implementation:
 Continue the building height restriction, and encourage amendment of the ordinance to include a height limit for all structures also.
- a. Prohibit construction on hillsides in order to maintain unobstructed view and visual aesthetics that draw people to the area.
- b. Implement a hillside ordinance or create a mountain overlay district.
- c.
- 2 Policy: Preserve the architectural and ambient quality of the Hailey Business district.
- 3.2.1.2. Implementation:
 Encourage compatible, attractive, and functional design in all commercial areas.
- a. Promote infill development of commercial areas in order to increase the efficiency of streets and parking areas, and promote storefronts adjacent to property lines in
- b.

order to promote pedestrian traffic.

3 Policy: Preserve residences, or residential areas, which demonstrate the heritage or diverse architectural styles of the community.

3.2.1.3 Implementation:

- a. Encourage the preservation and restoration of residences and residential areas that have unique or characteristic vernacular.
- b. Consider overlay district for old Hailey Townsite that would allow flexibility in bulk requirements.
- c. Encourage healthy and diverse landscaping throughout the community.
- d. Design a tree-planting program to maintain the visual aesthetics of the community.

3.3. Big Wood River and other Watercourses

I. Goal: The goal of this section is to retain, preserve, and protect the natural state of watercourses in and around Hailey in order to preserve and establish water-related recreation opportunities and to preserve the scenic quality of the River.

1 Policy: Encourage land use development which is optimally harmonious with the Big Wood River as a natural and scenic resource.

3.3.1.1 Implementation:

- a. Review all stream alteration permits to maintain the natural environs of each stream. Stream alteration and bank stabilization will not be permitted to lessen the cross section of the channel of any stream or substantially depart from the character of the natural bank in the vicinity of the work being done.
 - b. Continue to prohibit all structures and roads, not to include pathways, within the Big Wood River Floodway.
 - c. Prohibit the removal of any materials from the channel of the River, and allow intentional reconfiguration of the stream only when the public health, safety, or welfare is threatened.
 - d. Adopt green space designation for floodplain areas through the use of restrictive setbacks.
 - e. Establish and maintain access to the River at as many points as possible.
- Establish and maintain a natural trail system parallel to the River.

3.4 Green space

I. Goal: The goal of this section is to promote the creation and preservation of green space and green space corridors.
Support and establish regulations that enhance the value of, preserve, or require green space.

1 Policy: green space.

3.4.1.1 Implementation:

- a. Develop regulations to protect shorelines of watercourses, hillsides, and green spaces for the perpetual use by the general public.
The City, through acquisition, lease, easement, development policy or ordinance should assure that development along shorelines, in drainages, and within flood control channels is regulated in order to preserve or restore green space corridors and public access.
 - b. Promote the establishment of a Transfer of Development Rights program to protect green space.
 - c. Encourage cooperation with developers to create green space corridors accessing outlying areas with link-ups into and through the City.
- 2 Policy:

- 3.4.1.2 Implementation:
- a. Encourage transfers of density and density bonuses in developments where green space corridors and green space areas are designated. Set aside, require the dedication of, or encourage easements for lands to be permanently maintained as green space and wildlife corridors. Portions of the land area surrounding Hailey should be acquired for or dedicated to permanently maintained green space. Wildlife corridors should be established in all canyons to the east and west of Hailey, and should be interconnected through the community.
 - b. Maintain access to public lands by requiring vehicular or non-vehicular easements and/or pathways through new developments.
 - c.

- To create and maintain an interconnected system of parks, recreational facilities, trails, green spaces and natural lands for the community of Hailey in order to provide diverse recreation opportunities for Hailey residents.
- 4.1 Goal:
- 1 Policy: Ensure long-term planning, development, and maintenance of an interconnected and integrated recreational system.
- 4.1.1 Implementation:
- Continue to use standards for recreation assets properly distributed throughout the community. Use the Parks, Trails and Green Space Map to determine where additional park space and connections are needed for existing and future development.
- a. Expand the Map of existing, proposed and potential trails and pathways to include Hailey's Area of Impact. Require future development to connect to that network.
- b. Encourage development of a greenway or greenbelt that surrounds, connects and helps to define the community of Hailey.
- c. Greenways/greenbelts are defined as an area of green space that surrounds and stretches into cities; ties park components together to form a continuous park environment. This language is consistent with the Hailey Parks, Lands and Trails Master Plan.
- d. Support the Hailey Parks, Lands & Trails Master Plan that provides for an interconnected system of parks, recreational facilities, trails, green spaces and natural lands that meets the needs of current and future residents of Hailey.
- e. Support the Hailey Parks & Lands Board to oversee the Master Plan and standards.
- 2 Policy: Promote recreation opportunities within walking distance of the greatest number of residents.
- 4.1.2 Implementation:
- a. Ensure connection of assets through trails, greenways, sidewalks and designated pedestrian and bicycle routes.
- b. Encourage public spaces to retrofit into denser or older neighborhoods that may be lacking adequate green spaces.
- c. Encourage public spaces within the Central Business District that include street furniture, landscape planters, public art and other elements to create pocket recreation opportunities.
- d. Encourage neighborhood participation in design, development and maintenance of parks and trails
- e. Explore funding mechanisms such as neighborhood or local improvement districts to fund development of parks and trails.
- 3 Policy: Promote land development that discourages urban sprawl and provides green space resources. Preserve green spaces while allowing development that is sensitive to that green space.
- 4.1.3 Implementation:
- a. Encourage cluster subdivisions in designated areas to provide larger connected tracts of green space while protecting development rights.
- b. Support, establish and encourage a system for land preservation agreements that protect open lands and provide larger connected tracts of green space within the Area of Impact.
- 4.2 Goal: Establish a permanent means of funding land acquisition, capital improvements, and maintenance of recreation facilities.
- 1 Policy: Establish permanent funding to ensure long-term creation and maintenance

of recreation assets and opportunities.

4.2.1 Implementation:

- a. Explore funding options such as levies, enterprise funds, local option taxes and other means of a permanent funding source for parks and lands.
- b. Ensure that such funding provides for land acquisition, capital improvements, and maintenance.
- c. Encourage development of facilities that are self-sustaining through user fees and other revenues.
- d. Support and partner with the Hailey Parks Foundation to create an endowment fund for permanent funding.

4.3 Goal: Maximize recreation opportunities and minimize tax dollars.

1 Policy: Partner with other resources.

4.3.1 Implementation:

- a. Work with the Blaine County Recreation District to provide community recreation assets that support and enable the District's Recreation Programs.
- b. Work with the Blaine County School District to ensure that adequate active recreation assets are available. Cooperate with planning and development efforts.
- c. Partner with the Hailey Parks Foundation to provide an avenue for philanthropic support for recreation opportunities.
- d. Explore development and maintenance costs sharing with neighborhood or homeowner associations, philanthropic and community service groups in order to encourage community pride.
- e. Explore maintenance partnerships, such as pooled equipment and crews for maintenance of trails and parks.

2 Policy: Ensure that amenities do not create an excessive demand on city services.

4.3.2 Implementation:

- a. Encourage standards of low-maintenance, drought-tolerant landscaping for public areas, as well as low-maintenance alternative paving surfaces.
- b. Encourage planting of trees and street trees, recognizing that trees can reduce energy and maintenance costs, as well as water usage. Require diversity standards as set in the City of Hailey Tree Selection & Planting Guide. Support efforts to establish Hailey as a Tree City USA.
- c. Encourage green spaces that are left in a natural state with minimal maintenance, where appropriate.
- d. Discourage green spaces that are leftover parcels, non-connective, water-consumptive or costly to maintain.
- e. Minimize potential conflicts between uses by planning for and designating separate areas, routes and accesses for each.

3 Policy: Promote and explore opportunities to create a regional park or community recreational assets.

4.3.3 Implementation:

- a. Explore funding options and partnerships with community and regional resources.
- b. Partner with landowners of large parcels to provide recreation and green space opportunities while protecting property and development rights.
- c. Partner with other jurisdictions and resources in Blaine County to create community assets.

4.4 Goal: Ensure that future growth does not place undue demands on our current quality of life, recreational opportunities, and/or facilities.

- 1 Policy: Require future growth to provide for itself.
- 4.4.1 Implementation:
 - a. Enable impact fees for parks and lands.
Require future development to meet City standards for parks, trails and greenways distribution, size and configuration criteria, developed amenities, and level of maintenance as referenced in the Hailey Parks, Trails and Lands Master Plan.
 - b. Require recreation contributions from non-residential development that benefit both current and future employees, customers and users of that development, as well as the entire community.
 - c.
- 2 Policy: Preserve public lands and access for recreational use.
- 4.4.2 Implementation:
 - a. Identify current accesses, and status of each. Work with landowners to accommodate uses while protecting property and development rights.
 - b. Ensure that accesses present no threat to wildlife or the surrounding lands. Direct motorized uses away from non-motorized uses in order to minimize conflicts.
Work with State and Federal agencies to ensure that public lands adjacent to Hailey are managed in the best interests of the residents of Hailey and the public at large.
 - c.

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.
- Policy: 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.
- Policy: 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.

- e. Consider allowing increased height limits in certain districts in order to achieve identified city goals, including but not limited to underground parking and residential uses in the core. Study current parking requirements to determine whether the number of parking spaces required for various uses is appropriate and/or adequate. Studies and future requirements should incorporate and support regional transportation planning.
 - f. Consider provisions for promoting diversification of the local economy, such as business incubators or research parks, in the Central Business District or elsewhere that supporting facilities are available.
 - g. Encourage mixed use projects with residential uses to create more diversity and vibrancy in the Central Business District.
 - h. Encourage the creation of a town center as a gathering place near the center of the community core.
 - i. Expedite the provision of appropriately placed centralized parking, sidewalks and other pedestrian amenities in the Central Business District.
 - j. Consider using the space below city rights-of-way for underground parking.
 - k.
3. Policy: Expansion of light industrial areas is preferred adjacent to the existing Light Industrial, Service Commercial, and Airport districts.
- 5.4.3 Implementation:
- a. Encourage maximum utilization of property within light industrial districts prior to providing for expansion of those areas.
 - b. Support uses within light industrial areas, which provide services for employees of that area. Examples include on-site cafeterias, day care facilities and employee housing.
 - c. Revise the industrial district section to include an allowance for other industry by special review, (i.e. industries that do not fall under light industrial criteria, but are ecologically clean and provide jobs and economic prosperity to the community).
 - d. Examine feasibility of having future Light Industrial areas utilize development rights from green space areas or environmentally critical areas.
4. Policy: Continue cooperation between the City of Hailey, Blaine County and the Friedman Memorial Airport Authority, recognizing the benefits of a local airport, but also the increasing land use limitations presented by the Airport's near proximity to both residential and commercial areas of the city.
- 5.4.4 Implementation:
- a. Work with the Friedman Memorial Airport Authority in long term planning. Ensure that changes to Friedman Memorial Airport complement, not detract from the community of Hailey. Support continued compliance with the adopted Friedman Memorial Airport Master Plan.
 - b. Recognize the existing Runway Protection Zone and restrictions on development in that zone.
 - c. Support regional planning efforts to optimally relocate the Airport. If a new site for the public airport is found, recognize that any private airport would not be funded by the FAA and therefore would not be subject to FAA regulations. Consider whether a private airport would benefit the City of Hailey.
 - d. If the Airport relocates, create a master plan for former airport lands that becomes a mixed-use asset to Hailey.
 - e. Review and revise all relevant sections of the Comprehensive Plan after the final decision regarding relocation of the Airport has been made.
 - f. Continue to require Aviation Easements and noise disclosure notes on recorded residential plats.
5. Policy: Promote land use policies that protect and enhance new and existing neighborhoods in residential zoning districts. Encourage a diversity and mix of residential housing throughout the city in order to create a fully integrated community.
- 5.4.5 Implementation:

- a. Encourage varying lot sizes within subdivisions, thereby creating a mix of housing types and supporting a more diverse community.
- b. 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.
- c. Assure that compatible land uses are located adjacent to existing residential areas.
- d. Consider the needs of residents adjacent to the highway.
- e. 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.
- f. Encourage Local Improvement Districts, if necessary, in existing neighborhoods in order to install neighborhood amenities.
- g. Consider a downtown overlay district that would promote mixed use projects with residential uses.
- h. Consider allowing accessory dwelling units throughout the Limited Residential District as a means of promoting a mix of housing options.
- i. 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.
- j. 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).

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.
- b. Locate institutional uses where services may be provided efficiently, while not negatively impacting surrounding residential uses. Avoid isolation of institutional areas within the community.
- c. Encourage and support regional planning efforts for provision of institutional and public facilities.

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.
- d. Cluster development as a method to preserve green space and to protect sensitive resources.
- e. Strive to provide a continuous corridor that preserves green space contiguous to public lands.
- f. 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.

5.5 Overlay Districts/Special Planning Tools

Goal: To use overlay districts and/or other special planning tools to address areas of special concern or areas with specific needs or objectives, such as wetlands, floodplains and floodways, river or scenic setbacks, wildlife corridors, avalanche hazard areas, hillsides, historic or cultural districts, wellhead protection areas and any other area authorized through this Plan.

1. Establish and map overlay districts for any and all geographic areas of special concern;
Policy: establish ordinance language governing those overlay districts.

5.5.1 Implementation:

- a. Create overlay mapping and language for special environmental concerns that can be objectively delineated, such as hillsides and avalanche hazard areas. .
Continue to use overlay mapping and language to allow for flexibility in ordinance requirements, as appropriate, for Original Hailey Townsite lots, specifically as a tool to promote infill.
- b. Consider creation of a downtown overlay district that would revise regulations such as parking standards and density, to promote a mixed use, pedestrian oriented community within the Central Business District.
- c. Utilize planning tools, such as Design Review Guidelines, Planned Unit Development standards, or other special standards or ordinances, to address other areas of special concern.

2. Policy: concern.

5.5.2 Implementation:

- a. Create appropriate planning tools for special cultural or community design concerns, such as historic districts and gateway/junction areas, to enhance community character.

5.6 Efficient Use of Resources

Goal: To emphasize efficient use of resources, including all infrastructure, and the land itself.

1.

Policy: Ensure that land development does not exceed water capacity.

5.6.1 Implementation:

- a. Where available, require ground or surface water rights with annexation of lands into the City. Water rights will be viewed as an important element of any annexation.
Collaborate with Blaine County and Wood River Valley municipalities toward funding a comprehensive ground water study that would include recommendation of best management practices to assure a sustainable water supply for future generations..
- b. Consider landscaping requirements that would conserve water used for irrigation, such as use of drought-tolerant and native plantings.
- c.

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

5.6.2 Implementation:

- a. Concentrate housing densities within the existing community in order that they may be provided with the most efficient and economical services and commercial necessities.
- b. Periodically review levels of service and ensure that new development is not negatively impacting levels of service for current residents.
- c. Promote higher density developments adjacent to commercial areas, collector roads, or other services or infrastructure that can efficiently serve those developments.

3. Promote the creation of neighborhood businesses in order to protect environmental quality, provide for greater convenience, and furnish residents with neighborhood centers.

5.6.3

Implementation:

- a. Allow the development of neighborhood service centers, with appropriate design and location constraints, within residential areas of the City. Create a separate zoning district for neighborhood service centers, which will require a residential scale, including setbacks

- and building heights, for all neighborhood businesses, and which limits uses to those appropriate to residential neighborhoods.
- b. Create guidelines for the appropriate spacing, population base and operation of neighborhood businesses.
 - c. Implement review of neighborhood businesses using the Design Review process, and if necessary, the Conditional Use Permit process.
- 4. Encourage energy efficient design in the use of land through sound land use planning policies.
- Policy: 5.6.4 Implementation:
 - New development should maximize solar exposure and protect solar access for existing residential developments.
 - a. Allow for incentives for developers who follow criteria established by City for energy efficient subdivisions, for example, through density bonuses as may be allowed in the Planned Unit Development section of the Zoning Ordinance.
 - b. Promote land use development that lessens dependency on the automobile.
 - c. Plan for future transit areas and park and ride lots.
 - d. Where appropriate, require development to provide adequate transportation infrastructure that may include transit shelters and/or pedestrian/bicycle connectors.
 - e. Consider incentives for developers who are re-using/re-furbishing existing structures within the city limits.
 - f.

5.7 Density

Goal: To increase opportunities for alternative transportation, reduction of vehicle traffic, creation of safe and walkable neighborhoods, creation and preservation of public spaces and green space, and efficiency of services by promoting appropriate housing densities.

- 1 Policy: Promote the highest housing density within the community core and discourage sprawling residential development.
- 5.7.1 Implementation:
 - a. Consider density bonuses for the provision of recreation space, public areas and amenities, deed restricted affordable housing, or other identified goals.
 - b. Educate the general public about the potential beneficial aspects of density, i.e. efficient services, retention of green space, community integration and social interaction, increased convenience, greater amenities and lessened traffic.
 - c. Encourage the incorporation of residences within commercial buildings in the Central Business District, and consider incentives for adding third story dwelling units to existing structures.
 - d. Allow residential densities greater than twenty units per acre within the Central Business District or generally along and between River Street and First Avenue. Community amenities should accompany developments with increased density.
 - e. Consider increased height and/or other revisions to bulk requirements and parking requirements within the community core and in other appropriate locations to allow higher density residential infill development.
 - f. Support text amendments to the Townsite Overlay district to allow residential infill development on smaller lots, which will be compatible with the character of Old Hailey.
 - g. Create new residential development standards, which will allow for small clustered housing development projects near the Core or in other appropriate areas.

5.8 Due Process and Public Input

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

1. Policy: Amend Hailey City ordinances as necessary to ensure general consistency between those documents and the Land Use Map.

5.8.1 Implementation:

- a. Proactively amend the Hailey Zone District Map to resolve significant conflicts between the Land Use Map and the Zoning Map. Strive for consistency between the Land Use Map and any amendment to the Zoning Map. Zone changes not consistent with the Land Use Map are generally discouraged. As conditions change, it may be appropriate for an existing zoning district to be rezoned to a transitional type of district.
- b. Encourage consistency between the Land Use Map and annexation of land into the City.
- c. Encourage consistency between the Land Use Map and annexation of land into the City.

2. Policy: Adopt reasonable time limits for approval procedures, while still providing for public review and input.

5.8.2 Implementation:

- a. Clearly explain and provide literature for all public processes with both the Planning and Zoning Commission and City Council.
- b. Streamline the review/approval process for applications as much as possible. Ensure that conditions imposed are readily understood by the applicant and can be monitored and enforced by City staff.
- c. Streamline the review/approval process for applications as much as possible. Ensure that conditions imposed are readily understood by the applicant and can be monitored and enforced by City staff.

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

5.8.3 Implementation:

- a. Review all Ordinances and procedures on a regular basis to ensure that the restrictive provisions found therein provide substantial benefit to the public health, safety and welfare, while respecting private property rights.

6.1 Central Business District.

- I. Goal: To maintain and encourage a healthy and diverse community center.

The City of Hailey should have a Central Business District, as defined in this Plan, which should be the primary commercial center of the community. All regional commercial activity, with the exception of industry, should be concentrated in the Central Business District. The Central Business District of the City of Hailey should be the Business and Limited Business districts on or adjacent to Main Street, River Street, and First Avenue in the Hailey Original Townsite and should not extend east or west of those streets. Additionally, the Central Business District, until properly filled, should not extend further south than the intersection of Third Avenue and Main Street or further north than

1. Policy: McKercher Boulevard.

6.1.1 Implementation:

- Maintain a cohesive development strategy for the Central Business District and continue the use of design standards as an ordinance.
- a. Consolidate business zone boundaries and buffer business areas from residential areas, where appropriate, with intermediate Districts.
 - b. Encourage the infill of the Central Business District, as outlined above, prior to expanding business-zoned areas for commercial development, while recognizing the properties previously designated as Business and Limited Business where outside the area outlined above.
 - c. Evaluate the effectiveness of a limitation of the maximum floor size of commercial buildings in order to limit commercial sprawl and maintain community character.
 - d. Contemplate an increase height limits within the Central Business District in order to limit sprawl and increase the efficiency of Business District property.
 - e. Discourage new Business District areas, which are not within the Central Business District, on any property larger than one acre.
 - f. Encourage uses which provide benefit to the public at large.

Identify business areas and types of uses which can be mixed in order to create a more dynamic and useable marketplace. Promote the use of Conditional Use Permits to provide for appropriately mixed uses in all commercial districts.

2. Policy:

6.1.2 Implementation:

- a. Review and expand, where appropriate, those uses which are permitted under the Conditional Use Permit process in the Business, Limited Business and Transitional Districts.
- b. Apply design standards and the Conditional Use Permit process to ensure both a dynamic environment and a level of compatibility between existing and proposed developments.

Explore the creation of an area within the Central Business District to encourage business by allowing flexibility with applications and requirements due to the physical limitations of Original Townsite Lots. Encourage the retention of historic Hailey with renovations and new buildings to mirror the old Hailey design and character.

3. Policy:

6.1.3 Implementation:

- a. Map the Historic District.
- b. Encourage in - fill development and architectural re - models, to buildings within the Historic District, to be consistent with those of the historic character of the community in appearance and scale.

4. Policy: Expedite, to the extent possible, the public review process for commercial development.

6.1.4 Implementation

- a. Provide developers of commercial projects with examples of previously approved commercial developments.

- b. Conduct pre - review meetings with developers in order to resolve potential problems.
- c. Ensure applications are processed in a timely manner.
- d. Review guidelines for commercial development to ensure that those guidelines are clear and flexible.

6.2 Service, Office Park and Industrial Expansion.

- Provide for sufficient area, appropriately located, to accommodate the demand for services, offices and industries which, due to their nature, do not readily fit the fabric of either the Central Business District or neighborhood location. Encourage a balanced mix of appropriate uses on that property.
- I. Goal:

- Services and offices which do not fit within the Central Business District, and industrial areas of any type, should be located in those areas where impact from Friedman Memorial Airport, or adjacent non - residential uses, make commercial use appropriate.
1. Policy:

6.2.1 Implementation:

- Encourage maximum utilization of property within light industrial districts prior to providing for expansion of those areas.
- a. Allow accessory uses within service, office and industrial areas which are useful to employees of that area. Examples include cafeterias, day care facilities, accessory residences, and offices.
 - b. Revise the industrial district section to include allowance of individual industrial uses by special review to ensure that environmental and other impacts are addressed (i.e. industries that do not fall under light industrial criteria, but are ecologically clean and beneficial to the community).
 - c. Provide for expanded types of mixed use within the service, office and industrial districts. Include residential uses as appropriate. Ensure appropriateness of these uses with the Conditional Use Permit process or through size limitations.
 - d.

6.3 Neighborhood Businesses

- I. Goal: Allow and encourage the creation of neighborhood business in order to increase convenience to neighborhood residents and decrease distance traveled.

- Neighborhood business are those which are designed and operated to primarily serve and/or employ residents in the areas in which they are located, and are generally less than an acre in size.
1. Policy:

6.3.1 Implementation:

- a. Allow the development of neighborhood service centers, with appropriate design and location constraints, within residential areas of the City. Require a residential scale and appearance, including setbacks and building heights, for all neighborhood businesses. Create guidelines for the appropriate spacing, population base, maximum traffic and noise impact, and operation of neighborhood businesses.
- b. Implement review of neighborhood businesses using both the Design Review and Conditional Use Permit processes.
- c.

6.4 Home Business

- I. Goal: Foster entrepreneurship by permitting the use of residences for some business activities. Create guidelines for the use of residence for business activities, and allow those uses which are not significantly detrimental to the residential neighborhood.
1. Policy:

6.4.1 Implementation:

- a. Allow cottage industry and home occupation, by the occupant of the residence, where appropriate.

- b. Provide guidelines to ensure that home occupations have little or no impact on surrounding residences.

6.5 Marketplace Standards

- I. Goal: Provide the area's residents with an active, usable market place. Be responsive to the economic needs of the community, but uncompromising in protecting the integrity, by demanding high quality projects that would ensure a satisfactory long term relationship between company and community.

1. Policy: Maintain the quality and character of the City.

6.5.1 Implementation:

- a. Apply design standards and the Conditional Use Permit process to ensure both a dynamic environment and a level of compatibility between existing and proposed developments. Cooperate with the Blaine County Planning and Zoning Department to retain the quality of the surrounding lands and encourage businesses, industry and other commercial development into the cities.
- b. Ensure, through market analysis and fiscal impact study, that large commercial buildings and developments do not detract or draw from the Central Business District.
- c. Encourage commercial entities which have locally sensitive architecture, menus, operations, advertising, or signage.
- d. Encourage national or regional commercial entities to support local design, character and economic policies.
- e. Retain open space and access to recreation, facilitate public education and economic diversity, and preserve community character, all as directed in other parts of this Plan, in order to retain the quality of life which is an economic foundation of the community.
2. Policy:

6.6 Commercial Infrastructure

- I. Goal: Ensure that all commercial development adequately addresses infrastructure needs associated with the development.

1. Policy: Encourage orderly and efficient development thereby allowing public services to keep pace.

6.6.1 Implementation:

- a. Review all development within the Business, Limited Business and Transitional Districts to ensure that adequate public and private infrastructure is provided by the development. Request infrastructure studies from large commercial projects in order to demonstrate that the demand on services has been anticipated and accommodated. Infrastructure includes all utilities and services (such as fire and police protection) and accommodations for public and private parking, access, transportation and safety.

7.1 Population Increase

I. Goal: Ensure that increasing total population does not diminish the quality of life in Hailey and its environs.

1 Policy: It is the policy of the City of Hailey to generally allow and not restrict the provision of social services to meet the needs generated by any segment of the population.

7.1.1.1 Implementation:

- a. Coordinate and cooperate with other public entities and social service providers to allow maximum benefit to, and minimum burden on, the general public.
- b. Allow social services within residential areas as appropriate. Use the conditional use permitting process to ensure compatibility with the neighborhood.

2 Policy: It is the policy of the City of Hailey to generally allow the provision of infrastructure to meet the needs generated by any segment of the population, commensurate with preservation of the quality of life in Hailey and its environs, and which can be sustained economically and affordably by the residents and businesses of Hailey.

7.1.1.2 Implementation:

- a. Encourage and, where appropriate, require market, private, volunteer, and/or philanthropic provision of services and amenities in order to limit tax burden.
- b. Formulate and implement an impact fee ordinance.

3 Policy: Preserve agricultural, natural and recreational open space as a community asset.

7.1.1.3 Implementation:

- a. Direct population densities into areas that can best accommodate, through the provision of infrastructure and services, that population.
- b. Encourage transfer of development rights, or density transfers, as a means of preserving open space and wildlife habitat.
- c. Consider purchase of existing open space areas that are considered a valuable asset by and for the public.

4 Policy: Maintain or improve the quality of our air and water.

7.1.1.4 Implementation:

- a. Regulate, by ordinance, air emissions from sources including, but not limited to, wood burning stoves and open burning.
- b. Encourage industry that does not generate harmful air emissions.
- c. Preserve or improve the quality of Hailey's water supply using all legal and technical means. Provide adequate quality and quantities of safe drinking water through master planning, anticipating population growth.
- d. Provide appropriate wastewater treatment facilities to serve growing populations and protect the environment through master planning.
- e. Regulate, by ordinance, any possible contaminant source within the delineated wellhead protection areas.
- f.

5 Policy: Assure that clean, renewable energy sources and measures to manage transportation and energy demand are given priority.

II. Goal: Hailey shall provide the greatest good for the greatest number by recognizing, acknowledging, and responding to increasing population growth and its impact on city services and infrastructure.

1. Policy: Utilize master planning as a method of managing population growth.

7.1.II.1 Implementation:

- a. Implement master planning within all city departments.
Proactively solicit the input of Hailey citizens in the master planning and growth management process, to ensure that Hailey's growth does not outpace the development of essential services and infrastructure (police, fire, ambulance, water, sewer, etc.).
- b.

7.2 Population Diversity

I. Goal: Maintain and improve the quality of Hailey's social fabric.

1. Policy: Encourage diversity within Hailey's population.

7.2.I.1 Implementation:

- a. Encourage new subdivisions to provide a varied mix of lot sizes and dwelling units. Allow a mix of housing types and sizes.
- b. Encourage proposals that seek to improve Hailey's social environment, such as educational facilities and programs, cultural events, and community amenities.
- c. Encourage provision of housing which is affordable by those with limited incomes. Examples include use of deed restrictions and business plans that help meet housing needs of their employees.
- d. Encourage proposals that help meet the needs of those who risk suffering effects of discrimination or are economically less advantaged.

8.1 Community and Neighborhood Character

I. Goal: To establish and encourage community and neighborhood character through the use of innovative design, diversity of housing types, and individuality of homes.

1. Policy: Encourage the provision of adequate, diverse, and attractive housing.

8.1.1 Implementation:

- a. Encourage the rehabilitation and upgrading of existing units to strengthen neighborhoods and protect investments.
- b. Encourage infill development within the original Hailey Townsite, recognizing the large number of substandard lots, by implementing strategies including, but not limited to, the creation of an overlay district allowing flexibility in bulk regulations.
- c. Encourage the use of innovative design by builders and developers that will produce desirable housing at all cost levels.
- d. Ordinances and codes should encourage the use of energy conservation techniques and alternative energy sources in new residential construction and in rehabilitation of older homes.

2. Policy: Maintain high standards for residential design, development, construction, and maintenance.

8.1.2 Implementation:

- a. Maintain and refine Design Review guidelines for multi-family housing projects. Apply guidelines consistently through Planning and Zoning Commission or Design Review Committee review.
- b. Promote effective enforcement and review of building codes and zoning regulations for new construction, to assure quality in housing units.

3. Policy: Promote and ensure compatibility between different types of residences.

8.1.3 Implementation:

- a. Allow and encourage a blend of housing types, which mixes smaller multi-family units into single-family areas.
 - b. Allow and encourage, where appropriate, accessory dwelling units in all areas.
 - c. Provide guidelines for the location and size of those units.
 - d. Encourage or require the use of creative architecture in blending multi-family units into single-family neighborhoods.
 - e. Require Design Review approval for all multi-family buildings.
 - f. Avoid placing all subsidized housing, or all multi-family housing, clustered together in any one area of the City.
 - g. Encourage varied lot sizes within any given development in order to promote varied housing types.
- Discourage Covenants, Conditions and Restrictions (CCR's) which encourage or require a set architectural pattern, prohibit multi-family units where not prohibited by zoning, or include minimum size restrictions.

4. Policy: Encourage pedestrian oriented design of residences and developments in order to encourage social and community interaction, and to provide for multi-modal transportation and community character. Encourage architecture and land planning which, while accommodating the automobile, places greater emphasis on the pedestrian.

8.1.4 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. Encourage residential home architecture that places emphasis on the entry to the house rather than the garage. Promote minimum street setbacks for
- d. garages that are in excess of those for the remainder of the residence. Establish proportional and three-dimensional building envelopes in order to tie
- e. the size of residential structures to the property on which they are located. Allow for more variable use of properties by residences, such as accessory
- f. dwelling units and appropriate home occupations. Review architecture in Planned Unit Developments to ensure that proper design
- g. adequately addresses higher densities. Encourage and allow mixed uses as well as mixed housing types within
- h. Planned Unit Developments.

5 Policy: Promote human scale architecture in all multi-family and mixed housing residential areas. Use creative design to integrate multi-family dwelling units with single-family residences.

- 8.1.5 Implementation:
- a. Establish maximum floor area ratios for multi-family residences on single lots or as part of infill development.
- 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 house rather than the garage.
- e. Require architectural and site design in multi-family projects that emphasizes the individuality of each unit and does not appear repetitive or monotonous.
- f. Continue to review architecture in Planned Unit Developments to ensure that proper design adequately addresses higher densities.

8.2 Community Housing

I. Goal: Ensure a viable economy by providing home ownership and rental opportunities for individuals and families of all socio-economic levels.

1. Policy: To require the provision of community housing at a level that is deemed in the City's best social and economic interests.

- 8.2.1 Implementation:
- a. Adopt an inclusionary ordinance that requires a certain percentage of housing units or subdivision lots to be set aside for community housing for individuals and families in certain targeted income categories. The community housing units are encouraged to be provided on-site, and designed and assimilated with the free market housing units or lots.
- b. Encourage creative options and other alternatives to achieve community housing contributions.

2. Policy: Cooperate and coordinate with County or regional efforts concerning the provision of affordable or community housing. Recognize the Blaine-Ketchum Housing Authority as a resource for the provision of community housing.

- 8.2.2 Implementation:
Cooperate and coordinate with the local housing authority to set restrictions on market value appreciation in any type of subsidized housing.
- a. Cooperate with Blaine County on planning for location and scale of community housing in developments near the City but outside City Limits, due to potential impacts on City infrastructure and services.
 - b.

3. Policy: Continue to examine the fiscal and economic relationship between housing and other types of land use.

- 8.2.3 Implementation:
Support economic development to achieve a balance between residential and non-residential uses.
- a. Adopt impact fees to offset the cost of services for all new residential development. Consider deferral or reduction of development impact fees for community housing.
 - b. If property is annexed into the City, require annexation fees that will, to the extent possible, ensure that new residential development will not cause present residents to pay for costs of future development.
 - c.

Goal: Maintain or improve service levels of all City utilities and facilities to adequately and efficiently provide for the health, safety, welfare and convenience of the City. Recognize that infrastructure limitations may at certain times necessitate certain controls or restrictions on development in order to maintain acceptable service levels.

9.1

1. Policy: Continue to improve City streets and transportation services to meet projected needs.

9.1.1

Implementation:

- a. Support the planned construction of a new City Shop.
- b. Review and support street expansions where needed, such as Fox Acres Road.
- c. Develop street and sidewalk upgrade and replacement program.
- d. Complete the stop sign master plan.
- e. Ensure adequate signage, including near all school and park areas.
- f. Provide signage or other means to appropriately route truck traffic away from residential streets.
- g. Explore and implement alternative traffic calming devices.
- h. Work cooperatively with Idaho Transportation Department to obtain adequate signalization including directional turn signals at appropriate intersections.
- i. Work cooperatively with Idaho Transportation Department in the Highway 75 corridor study to obtain improvements to the highway within city limits, particularly pedestrian safety improvements and amenities.
- j. Complete the retrofitting of Main Street lights to comply with the Outdoor Lighting Ordinance.

2. Policy: Upgrades of the municipal water storage and distribution systems should be accomplished according to the adopted Master Plan. Recognize that water is a finite resource in the Wood River Valley.

9.1.2

Implementation:

- a. Support the installation of the new water storage tank.
- b. Support the completion of City-wide metering system.
- c. Review and support needed distribution system improvements.
- d. Create additional pressure zones as required.
- e. Consider providing water service to areas outside city limits by encouraging water/sewer districts in those areas.
- f. Develop public education on source water protection.
- g. Develop water conservation programs, or incentives for conservation.
- h. Continue to monitor water usage and needs.
- i. Develop public education on water usage.
- j. Develop ordinances that relate to water usage as needed, such as additional Design Review guidelines and/or implementing Low Impact Development strategies for promoting conservation and water quality.
- k. Cooperate with other entities providing valley-wide or regional water conservation programs.

3. Policy: Upgrades of the municipal wastewater treatment systems should be accomplished as

needed or according to a revised Master Plan as adopted.

9.1.3

Implementation:

- a. Establish visual (camera) inspection program of sewer mains.
Conduct sewer main capacity studies and support upgrades for projected needs.
- b. Consider providing sewer service to areas outside city limits by encouraging water/sewer districts in those areas.
- c. Add redundant filter system for improved operations.
- d. Conduct river monitoring to improve TMDL process.
- e. Continue to research beneficial reuse projects.
- e. Continue to monitor system quality and department needs.

4. Policy: Continue to strive for improvements and augmentation of the City park system according to the adopted Recreation Master Plan.

9.1.4

Implementation:

- a. Seek input from Hailey Parks and Lands Board on all land developments and parks, recreation, and trails projects.
- b. (Refer to Section 4, Recreation, Parks & Land, of this Plan.)

5. Policy: Support Police Department improvements to meet projected Law Enforcement needs.

9.1.5

Implementation:

- a. Support additional staffing and vehicles as population grows and new development continues.
- b. Examine needs for and plan for new department facility.

6. Policy: Support Fire Department improvements to meet projected fire protection and emergency incident response needs.

9.1.6

Implementation:

- a. Consider most appropriate locations for new fire stations in Woodside and Northridge areas.
Protect three-story and higher building construction with the addition of an aerial ladder.
- b. Review site specific needs for newly annexed areas.
Support implementation of an urban/interface fire prevention code to apply to wildland and hillside areas.
- d. Support additional staffing as population grows and new development continues.
- e.

7. Policy: Support Library improvements to meet projected needs of the Community.

9.1.7

Implementation:

- a. Provide and maintain a sufficient quantity of quality materials in a variety of formats to meet the needs of the community, including upgrades of personal computer network and software.
Provide a library facility with adequate space for needed services, materials, and programs, recognizing needs for reorganization and
- b.

- expansion.
- c. Encourage increased use of library services through new memberships, and promotion and expansion of programs.
 - d. Provide a well-trained staff to serve clientele of the library.
8. Policy: Ensure adequate service to citizens at City Hall.
- 9.1.8 Implementation:
- a. Plan for expansion of City offices at present location on Main Street as College of Southern Idaho offices move to another location.
 - b. Provide for public meeting space at City Hall.
 - c. Ensure staffing of all City departments keeps pace with demands for services.
 - d. Maintain inventory of City owned lands for future facility growth.
- 9.2 Goal: Recognize and generally support the provision of utilities and services by other entities within the City of Hailey.
1. Policy: To balance the services provided by other utilities with the impacts that may result. Strive to mitigate negative visual impacts of utilities and facilities.
- 9.2.1 Implementation:
- a. Work to develop guidelines for public utilities as relates to the use of the public right-of-way.
 - b. Consider requiring pre-design conferences and/or pre-construction meetings between utility providers and City staff.
 - c. Promote undergrounding of utility lines and continue to require installation of all utilities underground in new developments.
2. Policy: Maintain an understanding of services provided by other entities including non-profit organizations and how they will cover projected needs for residents of Hailey.
- 9.2.2 Implementation:
- a. Review and support provision of services by other entities at appropriate locations.
 - b. Consider public/city provision of services currently met by other entities if projected needs exceed ability of other entities to provide.

10.1 Engineering

Goal: Create and maintain a pedestrian and bicycle-friendly community that provides safe, convenient and efficient multi-modal transportation for all Hailey residents, that moves people and not just cars, and that preserves and enhances our quality of life.

- I. 1. Policy: Provide adequate routes and accesses to accommodate different uses and circulation.

- 10.1.1.1 Implementation: Minimize potential conflicts between uses by planning for and designating separate areas, routes and accesses for pedestrians, bicycles, automobiles and trucks:
Designate truck routes that keep large trucks and heavy traffic on Main Street and away from residential neighborhoods. Delivery traffic should use the alleys in the Central Business District instead of residential streets.
- a. Designate pedestrian and bicycle routes that connect neighborhoods to the community core and each other, in a safe and direct manner.
 - b. Ensure that Main Street traffic flows smoothly and safely to discourage use of other streets by trucks and other commercial vehicles as "shortcuts to the highway".
 - c. Designate properly distributed pedestrian crossings on Main Street that connect neighborhoods in a useful manner, while allowing fewer traffic stops along Main.
 - d. Discourage future curb cuts on Main Street where alternative access exists (that would accommodate on-site parking, driveway or drive-through access) in order to preserve the present sidewalk integrity for pedestrians.
 - e.

2. Policy: Protect residential districts by building streets that encourage pedestrians and bicycles, while allowing automobiles at slower safe speeds.

- 10.1.1.2 1. Implementation: Consider city standards that allow traffic to flow smoothly and safely while encouraging lower traffic speeds.
Consider standards for alternatives to stop signs and traffic lights, such as vertical displacements, traffic circles or roundabouts, innovative intersection designs and other traffic calming devices.
- a. Consider street standards for less pavement and narrower travel and turn lanes, to encourage lower vehicle speeds.
 - b.
 - c. Encourage limiting the length of streets; shorter blocks keep vehicles at a slower speed.

10.1.1.2

- 2 Implementation: Street standards should encourage pedestrian and bicycle use.
- a. Sidewalks or pathways should be provided for pedestrians and bicycles along designated routes and in business districts. Encourage sidewalks or pathways for pedestrians and bicycles in neighborhoods and other districts.
 - b. Encourage appropriate street trees in all neighborhoods that create a canopy that does not interfere with pedestrian use or create visual obstructions for vehicles. Require street trees in all commercial districts. Trees are recognized as a resource and can contribute to reduced energy and maintenance costs.
 - c. Explore medians and tree planting strips that would create boulevards or parkways.
 - d. Adopt street rights-of-way that are proportional to the heights and setbacks of the adjacent structures.
 - e. Adopt residential setbacks that place an emphasis on the entrance to the house and not the garage. Encourage garage entrances on alleys.
 - f. Adopt residential standards that include pedestrian access and on-site mail delivery to all homes.

- 10.1.1.2 3 Implementation: Establish procedures determining the need for traffic control and traffic calming measures.

- a. Use information from a traffic counting program to determine areas of the city that require further study and possible installation of traffic control measures.

- b. Establish a procedure to allow neighborhoods to petition the city for traffic calming measures to be installed. Set guidelines to determine the appropriate-ness of the requests and to determine the correct measure to be installed.
- c. A community-wide plan for stop signs should be implemented. Recognize that stop signs do not work well to control vehicle speeds.

3. Policy: Ensure an interconnected community that provides multi-modal access from and to all neighborhoods.

10.1.1.3 Implementation:

- a. Provide safe corridors for pedestrians and bicycles throughout our community. All new streets should connect, wherever possible, to existing streets, as well as future potential development
- b. Include transit shelters in neighborhood and business development along designated routes.
- c. Continue to prohibit cul-de-sacs and dead-end streets except by special exception.

Policy: Promote long-term planning and development of an interconnected and inte-grated multi-modal transportation system. Contain or reduce the number of single-occupant vehicle

4 trips.

10.1.1.4 Implementation:

- a. Create and implement a Transportation Master Plan.
- b. Participate in, and support, regional transportation planning for traffic and transportation management.
- c. Support efforts to create a public transportation system that includes a local circulator shuttle within walking distance of most Hailey residents, as well as commuter service within the Wood River Valley corridor.

5. Policy: Promote land development that discourages urban sprawl, connects the com-munity, and encourages multi-modal use.

10.1.1.5 Implementation:

- a. Create clear entrances at our north and south to define Main Street and our community (where to slow down). Balance parking needs with multi-modal transportation needs. Minimize the effect of large parking lots with landscape buffers and islands.
- b. Encourage neighborhood service centers that serve the adjacent neighborhoods
- c. Encourage or require transit shelters along designated transit routes.
- d. Encourage multi-use development closer to or along transportation corridors.

Education

10.2 n

I. Goal: Recognize that Engineering and Education are better tools for traffic management than enforcement - use creative street designs to manage transportation demands, and use education to encourage healthy transportation choices.

1. Policy: Maximize transportation opportunities and minimize tax dollars.

Implementation: Explore, create and foster cooperative opportunities with other 1 county and regional resources.

- a. Ensure that Hailey participates in long-term county wide transportation efforts

- b. Work with other resources and jurisdictions to provide a cohesive transportation system for our countywide community.

10.2.1.1 2 Implementation: Explore and support efforts for a public transportation system that provides regional commuter service and connects to a local circulator shuttle service within Hailey.

10.2.1.1 3 Implementation: Support and enable a cooperative relationship with the Friedman Memorial Airport Authority, recognizing the benefits the airport brings to the community, while mitigating the impacts of the airport on the community.

a. Support the Airport's Community Appreciation Day, noise abatement programs and other public relations efforts.

b. Direct conflicting land uses away from the airport impact area.

c. Transportation connections should direct airport-related traffic away from Broadford Road and other residential areas, with a possible future connection to Highway 75.

d. Support and coordinate with long-term airport planning. Ensure that airport needs do not place an undue burden on the city's infrastructure.

10.3 Enforcement

- I. Goal: Ensure that future growth does not place undue demands on our current quality of life, transportation infrastructure, rural character, or environmental quality, including clean air.

1. Policy: Standards for development should encourage multi-modal transportation.

10.3.1.1 Implementation:

a. Residential development of 20 units or more, and commercial development of 20,000 square feet or more should provide a Transportation Management Study and should construct the infrastructure necessary to meet the transportation needs of that development, such as transit shelters, sidewalks and pathways, park and ride parking spaces, etc.

b. Review the parking ordinance to establish appropriate minimum and maximum numbers of parking spaces for development. Encourage creative alternatives to larger parking lots, such as shared parking, public transit, special event shuttles, etc. Explore other means to balance parking needs, such as parking meters.

c. Use ordinances to keep vehicles at safe speeds and to encourage alternative modes of transportation. Support legislation that enables enhanced fines for speeding in school zones, park zones, or other such designated zones.

d. Balance the number and types of signs needed to direct or inform traffic. Avoid too many or too few signs.

e. Carefully consider the long-term consequences on existing and future development of a waiver of standards that address transportation issues.

f. Consider prohibiting the use of off-road vehicles, such as snowmobiles, ATV's, scooters, and mopeds, on City streets, alleys, easements, parks, lands and trails.

- Goal: To manage and accommodate growth due to infill development and to control and/or limit expansive development within the City of Hailey, through flexible, responsive, and consistent controls, in order to provide for a community that is well-defined in terms of distinct boundaries, compact in terms of human scale elements and distances between structures and uses, and surrounded by and integrated with green space. To provide for alternative modes of transportation, sustainable economic development, a balanced mix of housing, serviceable annexations and adequate infrastructure.
- 12.1

- Policy: Ensure that growth does not outpace infrastructure, services or capacity of resources. The following implementation items are considered high priority for the City.
- 1
- 12.1.1 Implementation:
- a. Assess and evaluate current levels of service provided by each City department. Conduct, maintain and update infrastructure inventories.
- b. Establish optimal levels of service for the provision of infrastructure and service throughout the City. For each department, determine whether the City provides service in excess of some recognized standard, meets that standard, or is currently deficient. Develop and update capital improvement plans for streets (including sidewalks, bridges and drainage), water and wastewater, police, fire, library, and parks and recreation, to address any identified inadequacies, funding mechanisms for addressing those inadequacies and the provision of additional services for future development.
- c. Within the framework of state and federal law, implement growth management tools that will assure that growth will not outpace the provision of infrastructure.
- d. When considering annexations, evaluate the merits on which the property would benefit the City if annexed. For example, property with existing ground or surface water rights or other similar resources would be a greater benefit to the City than property without.
- e. Ensure that existing infrastructure and proposed infrastructure provided by an applicant can accommodate any proposal for annexation.
- f. Continue to evaluate the adequacy of the City water supply to meet current and future demands. Where available, require sufficient water rights be provided by applicants for the uses proposed within lands considered for annexation.
- g. Encourage, or require (as appropriate), water-efficient landscaping that uses drought-tolerant and native plantings.
- h. Collaborate with Blaine County and Wood River Valley municipalities toward funding a comprehensive ground water study that will recommend best management practices to assure a sustainable water supply for future generations.
- i.

- Policy: Promote infill development and allow for increased average density within the city core. Increased density should be carefully planned and designed to provide high quality projects that will balance the need for accommodating growth and maintaining a small town character.
- 2
- 12.1.2 Implementation:
- a. Consider density bonuses or other incentives for projects within the City core that achieve identified goals (such as green space and community housing). Re-examine the Planned Unit Development ordinance with regard to density bonuses allowed, considering other options for granting bonuses for other identified City goals. Promote the infill of existing Central Business District, as defined in the Economic Development section, with business and high density residential uses prior to expanding the business district.
- b. Consider revisions to the Design Review Guidelines that will provide appropriate standards and guidelines for higher density projects.
- c.

- Policy: Support infill development, generally the preferred method of growth, while recognizing that expansion of city boundaries will also be required to accommodate various uses compatible with this Plan.
- 3

12.1.3 Implementation:

- Carefully analyze for general compliance with this Comprehensive Plan all applications for the expansion of city boundaries. Annexations and extension of full city infrastructure should occur only as infrastructure and city services can be feasibly provided.
- a. Cooperate with Blaine County to establish regulations and uniform standards for development within the Area of City Impact. Complete negotiations with the county and adopt an official Area of City Impact that completely surrounds the City and extends to the ridgelines visible from the City.
 - b. Consider expansion of Area of City Impact in areas where development will have less traffic impact upon existing residential neighborhoods, for example, to the north along Highway 75.
 - c. Explore regional planning efforts for regional and valley-wide infrastructure, such as transportation, housing, water, sewer and recreational opportunities.
 - d.

4 Policy: Guide and direct growth to maintain green spaces in and around the city, and to preserve identified historic, cultural and other sites of importance.

12.1.4 Implementation:

- a. Cooperate with Blaine County and other jurisdictions, agencies and organizations to implement conservation methods.
- b. Explore options including incentives for maintaining green space within and surrounding the City.
- c. Consider creation of a historic or similar overlay district to preserve historic and/or other important sites.
- d. Consider Design Review Guidelines that will promote historic or other special characteristics of Hailey.
- e. Continue to require park dedication within residential developments, and consider adoption of similar requirements for future commercial and industrial developments.
- f. Review all development proposals for human scale elements, decreased dependency on automobiles, historic character, and other elements that help to maintain the small town character of the City.
- g. Consider amendments to City ordinances that will best implement the goals and policies of the Comprehensive Plan.

5 Policy: Ensure that development, both within current city limits and in future annexation areas, pays all cost associated with additional services required. Future growth should pay for itself.

12.1.5 Implementation:

- Based on information gained through the examination of levels and costs of services, maintain an appropriate method of calculating basic annexation fees, which may be augmented by site specific exactions or dedications.
- a. Consider site specific needs related to each annexation application and ensure the collection of fees, development of infrastructure, or other exactions appropriate to those needs.
 - b. Ensure development application fees are adequate to cover City review and expenditures.
 - c. Review and revise ordinances to ensure that development contributes adequately to the infrastructure and amenities of the community.
 - d. Consider the adoption of a development impact fee ordinance.
 - e. Use available funding mechanisms to provide infrastructure and amenities (e.g., sidewalks) in already established neighborhoods.
 - f.

6 Policy: Ensure that community and neighborhood character is provided for future development through the use of innovative design, diversity of housing, and individuality of homes.

12.1.6 Implementation:

- a. Consider development standards that will promote and ensure compatibility between different types of residences in new subdivisions and annexations.
- b. Consider allowing accessory dwelling units on all single-family lots.
- c. Continue to monitor the availability and provision of community housing within the City relative to community housing provided throughout the county. Periodically review the status of community housing units and outline the City's goals for provision of such units. Support the provision of community housing throughout the City through bonuses and incentives. Explore means to encourage community housing, especially in mixed use and mixed density developments. Support a standard requiring all new annexations and subdivisions to provide a specified percentage or contribute toward the provision of deed restricted community housing units.
- d.

7 Policy: Ensure adequate land area is available for non-residential growth.

12.1.7 Implementation:

- a. Maintain clean industrial expansion adjacent to existing industrial zones.
- b. Encourage the infill of existing Central Business District property with business and high density residential uses prior to expanding the business district.
- c. Expansion of commercial development adjacent to the highway, especially retail and industrial, whether in the County or within expanded city limits, should be generally avoided.
- d. Consider height limit bonuses within the Central Business District for the provision of underground parking or other identified goal.
- e. Allow additional Transitional District areas between established neighborhoods and intensely developed business areas.
- f. Allow the development of neighborhood service centers, with appropriate height, design and location constraints, within appropriate residential areas of the City. Create a separate zoning district establishing standards for neighborhood service centers to ensure compatibility with residences and to restrict the allowable uses within such centers.
- g. Maintain the established maximum size of retail and wholesale buildings in order to maintain community character.

8 Policy: Promote alternative modes of transportation to lessen dependency on the automobile, thereby minimizing the increase in traffic and maintaining quality of life.

12.1.8 Implementation:

- a. Cooperate with the County, other cities and agencies to facilitate planning for valley-wide mass transit.
- b. Consider future transit stations and park and ride lots in land use planning.
- c. Continue to expand pedestrian and bicycle pathways and provide facilities and connections for pedestrian and bicyclists.
- d. Continue to facilitate interconnectivity between neighborhoods, to established and planned trail systems, and to public lands.
- e. Consider alternate routes for commercial traffic.

9. Policy: Ensure that changes to Friedman Memorial Airport complement, and not detract from the community of Hailey.

12.1.9 Implementation:

- a. Work with the Friedman Airport Authority in long term planning. Place limits on further physical expansion of the airport, especially any expansion requiring land acquisition and/or relocation of Highway 75.
- b. Support the Airport Authority's master plan and their decision regarding relocating the airport if an acceptable alternative site can be found, and then closing the current airport to both commercial and private aircraft.
- c. If the airport relocates, consider creation of a master plan of former airport lands that becomes a mixed-use asset to Hailey.

Goal: The Goal of the Community Design section of the Hailey Comprehensive Plan is to encourage or require architecture, landscape architecture, land planning and land development which will create interest, caring, and value in the City of Hailey, for residents and visitors alike.

- 13.I.
1. Policy: Maintain a City that emphasizes the human being and places less emphasis on the automobile.
 - 13.1.1 Implementation:
 - a. Encourage a compact city form in order to allow interaction, convenience, alternative forms of transportation, and the preservation of green space adjacent to the City.
 - b. Encourage creative site planning and architecture in order to establish a built environment that maintains a human scale, retains interest, aesthetics, and offers various levels of interaction to all members of the community.
 - c. Encourage mixed uses that integrate work and living space.
 - d. Implement a lighting ordinance to conserve energy and prevent light pollution.
 2. Policy: Encourage and require a Central Business District that adds to community character by maintaining general architectural standards and by retaining a human scale and pedestrian friendly atmosphere with decreased dependency on automobiles.
 - 13.1.2 Implementation:
 - a. Encourage in fill of vacant property in and around the business core. Review proposals for infill development to ensure compatible architecture and site planning.
 - b. Encourage residential uses within the Central Business District in order to create a vital, living downtown.
 - c. Increase height limits within the Central Business District as an incentive for the provision of underground parking while minimizing building bulk. Limit the height of neighborhood service centers to the height of adjacent residences.
 - d. Promote the location of commercial building adjacent to the right-of-way in order to give definition to the street.
 - e. Place parking areas for cars either beneath or behind business buildings, and screen said parking areas with landscape plantings or other buildings.
 - f. Require the provision of pedestrian and bicycle amenities in all commercial developments.
 - g. Encourage and allow street furniture and amenities.
 - h. Encourage and allow alternative sidewalk materials provided those materials meet or exceed safety standards and maintenance is provided by the adjacent property owner.
 - i. Provide for a City street tree program to promote and maintain trees as a part of any neighborhood.
 - j. Encourage and allow courtyards or other areas that provide public or private exterior spaces.
 - k. Encourage maximum use of solar exposure in any commercial development.
 - l. Establish standards for exterior lighting.
 - m. Require underground utilities to clean up visual amenities.
 3. Policy: Ensure light industrial areas (Light Industrial, Technological Industry, and Service Commercial Industrial) do not become a detriment to either the community image or the visual aesthetics of adjacent neighborhoods.
 - 13.1.3 Implementation:
 - a. Require dense landscape buffers around light industrial areas.
 - b. Limit the height of buildings at the edge of light industrial areas to less than the current 35-foot height limit.
 - c. Ensure the use of colors and type of building material that minimize visual contrast between the structure and the natural background on all light industrial buildings.
 - d. Require strict adherence to all exterior lighting standards and guidelines.

- e. Require strict adherence to all Design Review standards. Consider prohibition of certain types of metal siding in light industrial areas.

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.

- c. Create an identifiable break in rhythm or fabric at the boundaries to establish recognition of entering the City.
- 8.
- Policy: Retain historic and cultural landmarks.
- 13.1.8 Implementation:
 - a. Encourage acceptance of a historic district.
Develop guidelines for a historical district through procedures set forth in Idaho Code, Section 67, Chapter 46.
 - b. Section 67, Chapter 46.
 - c. Require design review for all construction within a historic district to ensure compatibility.

14 PRIVATE PROPERTY

Goal: The City of Hailey, in order to protect the health, safety and welfare of its residents, shall evaluate whether proposed regulatory or administrative actions may result in an unconstitutional taking of private property. The City shall conduct this evaluation in conformance with the guidelines promulgated by the State of Idaho Attorney General pursuant to Idaho Code Section 68 - 8003.

1 Policy: Implement use of the review process and guidelines established and updated by the Idaho Attorney General (Idaho Code Section 67 - 8003) to evaluate whether a contemplated land use action or decision may result in an unconstitutional taking of private property.

14.1.1 Implementation:

a. The City of Hailey shall review the guidelines established by the Office of the Idaho Attorney General as part of any land use decision it makes.

2 Policy: Ensure adequate access to elected officials.

14.1.2 Implementation:

a. Include, as part of every application to be heard only by an administrator or the Planning and Zoning Commission under the Local Planning Act, a statement which advises those applicants that decisions may be appealed to the Hailey City Council.

15.11 School Facilities

- I. Goal. It is the goal of the City of Hailey to use land use policies to encourage and facilitate a strong and viable comprehensive educational system.

- 1 Policy. Coordinate and cooperate with the Blaine County School District in the master planning and development for new and expanded school district facilities within the City of Hailey to meet the educational goals established by the community.

15.11.1 Implementation:

- a. Participate in and support the School District's master planning for new and expanded school facilities within the City.
- b. Consider the creation of a school zone in order to facilitate the mixed uses found on school district sites.
- c. Use development agreements, as appropriate, to customize land uses on school district properties.
- d. Ensure full public process in land use decisions involving new school facilities.
- e. Evaluate the fiscal impact of benefits from and services to schools as part of any proposed school annexation.
- f. Ensure, with the District's equitable and fair share participation, that public health and safety infrastructure is adequate to meet District needs, including seeking alternative financing and funding sources for such infrastructure improvements.
- g. Recognize the positive community benefits provided by public schools. Those benefits include continuing education, recreation, public facilities and resources and positive economic benefits.

- 2 Policy. Encourage the shared use of all public facilities in order to minimize potential burden on property tax payers and maximize opportunities for public use as follows:

15.11.2 Implementation:

- a. Encourage shared use of public facilities, where appropriate.
- b. Support collaborative efforts with other public and philanthropic entities to maximize tax dollar efficiency.
- c. Recognize that public education facilities provide community benefits which extend beyond education, and include recreation, public outreach, social support and cultural enhancement.

15.12 School Transportation

- I. Goal. It is the goal of the City of Hailey to provide or ensure the provision of safe, adequate, convenient and multi-modal transportation access to all school sites, as incorporated herein and referenced on the attached Conceptual School District Transportation Master Plan Map.

- 1 Policy. Seek cooperation with the Blaine County School District or other public education provider to provide or ensure the provision of adequate vehicular access and parking accommodations at all School District facilities, including traffic demand management measures, on a fair and equitable basis.

15.12.1 Implementation:

- a. Master plan road and traffic control improvements for all School District facilities.
- b. Provide for primary, secondary, neighborhood and emergency accesses to meet district wide transportation needs.
- c. Provide for a centralized and unified location for the bus maintenance facility.
- d. Improve vehicular access either concurrent with the development of new facilities or as soon as possible for existing facilities.

- e. Seek alternative and creative financing and funding for these improvements.

2 Policy. Cooperate with both the Blaine County School District and the Blaine County Recreation District in order to master plan and provide separated non-vehicular access to all School District properties within the City.

15.12.2 Implementation:

- a. The City should improve non-vehicular access either concurrent with the development of new facilities or as soon as possible for existing facilities.
- b. Seek alternative financing and funding for these improvements.

Geography

The bulk of the City of Hailey lies in Sections 9, 10, 15, 16, 22, 23, Township 2 North, Range 18 East, Boise Meridian. State Highway 75 runs SE to NW through the city, with Ketchum 11 miles to the north and Twin Falls 75 miles to the south. Hailey is the county seat for Blaine County.

The Hailey city boundaries are constantly changing. At present, the City lies primarily on the valley floor with development beginning to reach up nearby drainages running perpendicular to the valley floor.

Topography

A topographical discussion of an area normally includes such aspects as general elevations, ground slopes and natural drainage patterns. All of these play a major role in shaping land use, population growth and population density. They also influence the development and cost of public utilities and facilities. Topography dictates the boundaries of natural drainage basins and flood plains that are an essential part of the approach to long-range planning. Topographic contours within the City of Hailey and surrounding area are shown on Figure 1.

Topographically, Hailey is located within the narrow valley of the Big Wood River. The width of the valley floor is approximately 1.5 miles within the Hailey area. The hillsides in this region normally range between 35% and 40% in slope, with the valley floor ranging from 0-10% in slope from the river to the base of the hills. In the vicinity around Hailey, the peaks are 1,200 – 2,200 feet above the principal stream valleys.

Geology

There are several geologic characteristics of an area that play a significant role in the consideration for all types of development and construction of utilities, buildings, and open space. The most important of these are surface features, subsurface strata including rock formations and soil types.

Geologic formations in the Hailey area include Challis volcanic and pre-tertiary rocks. The area around Hailey is formed of igneous, basaltic, and glacial deposits. The Wood River Valley is characteristic of river deposited gravels.

Soil Characteristics

Typical of alluvial and glacial areas, the Big Wood River Valley has a wide variety of soil types. Hailey can, however, be characterized into two predominate soil associations, Little Wood gravelly loam and Hutton gravelly loam. The Hutton series is a somewhat poorly drained clay loam.

The 1991 Soil Survey of Blaine County Area, Idaho is a detailed guide for the purposes of planning specific sites.

General Climatic Conditions

Hailey, at an elevation of 5,330 feet, has a yearly average temperature of 43.5 degrees F. The recorded record high for Hailey is 109° F., and record low of minus 36° F. Hailey has

considerable wind exposure resulting from canyon winds in the lower county from lack of mountain enclosure. Frost-free days number around 90 in the Hailey vicinity, and the lower valley is usually free of snow by May.

Precipitation

Hailey averages about 16.2 inches of precipitation a year. The least precipitation can be expected in July, while most occurs in December and January, with an average annual snowfall of 78.2 inches.

Hydrology

The hydrologic characteristics of an area influence the location, construction and design of developments and the operation of facilities and utilities such as municipal wells and distribution locations and sewage collection and treatment facilities.

The City of Hailey presently receives its domestic water supply from Indian Creek Spring, and six wells drilled into the ground water. The flow for each is shown in Table 2. Hydrologic sensitivity is high for the six wells and Hailey has therefore developed a Comprehensive Wellhead Protection Plan.

Surface Water

The main watercourse in the area is the Big Wood River. The principal source of water for the river is spring runoff from snow melt, with high flows occurring from April through July. The mean annual flow at Hailey is estimated to be 316,000 acre feet per year with volumes varying from 123,000 acre feet to 609,000 acre feet at the Hailey gauge station. The water quality is generally excellent and suitable for domestic and agricultural uses. The Big Wood River has been designated by the Department of Environmental Quality as a "Special Resource water."

The largest flood on record occurred on May 21, 2006. On that date a peak discharge of 7,800 cubic feet per second (cfs) was measured at Hailey. The largest flood previously was on May 25, 1967 with a peak discharge of 4,790 cfs. Duration of flood periods may be on the order of a month or more for large floods.

Ground Water

The principal groundwater aquifer in the study area is the coarse permeable alluvium which overlies the impermeable volcanic and well consolidated sedimentary rocks in the valley floor. It is estimated by the U.S. Geological Survey that the groundwater flow past Hailey is about 34,000 acre feet per year. The analysis of groundwater samples show the waters to be moderately hard to hard, and of high quality suitable for domestic and agricultural purposes.

Wildlife

Wildlife populations and habitats are diminished by the encroachment of civilization. Local policies in conjunction with the County and State Fish and Game Department can assist in preserving wildlife values. At present, the City of Hailey is not in conflict with any deer or elk migration corridors or winter range areas. However, as expansion occurs in nearby drainages and canyons, migration routes and winter ranges may be encroached upon and should be respectfully addressed and protected at the proper time.

The destruction of fisheries and streamside habitat by development in flood prone areas is discussed in the Hazardous Areas; Natural Resources; and Special Sites, Areas and Features sections of this Plan. Increased attention directed toward flood plain management policies and implementation of recreational facilities which seek to preserve the natural character of the area are of major importance.

Vegetation

The Hailey area can be classified as a semi-arid desert zone; Hailey is in Zone 4 for cold-hardiness. Little native vegetation still exists within the City limits, although there are certain areas of relatively undisturbed vegetation on hillsides surrounding the City and in some floodplain and wetland areas. The urban forest includes many introduced species of trees. Diversity in tree species is encouraged, and the City has published a Tree Selection and Planting Guide to further that goal.

Historic Development¹

The town's founder, John Hailey, was an early pioneer in the Northwest who took part in the Boise Basin Gold Rush in 1862. Betting that the Wood River Valley was going to be a center of mining and commercial activity, Hailey filed a homestead of the future townsite in 1879. Calling themselves the Hailey Town Company, Hailey, A.H. Boomer, U.S. Marshal E.S. Chase, and W.T. Riley had the townsite surveyed April 20, 1881 and officially platted at the county seat in Rocky Bar on May 10, 1881. The speculation paid off. By July 6, \$30,000 worth of lots had been sold. On August 24, 1882, the townsite was amended, expanding from 72 blocks to 140 blocks.

Hailey was a social center for the area with the opening of the Hailey Hot Springs Hotel and rapidly expanding business and residential areas. Then came the big fire of 1889, which destroyed the entire business section. Little time passed before the town was rebuilt and, according to Mrs. J.C. Fox, "Hailey now is a city of attractive homes. It is the gateway to the Switzerland of America."

The annexation process has continued throughout Hailey's history, reaching a peak with the Woodside extension to the south in the 1970s and the Northridge addition in the 1980s. The original Old Town plat, however, remains the heart of the town.

¹ Much of this information was taken from the 1992 "Historic Hailey" brochure

STAFF REPORT

TO: Hailey City Council
FROM: Beth Robrahn, Planning Director 
RE: Preliminary Plat – Wertheimer Park Subdivision
HEARING: July 26, 2010

Applicant: City of Hailey, Blaine County and Blaine County School District

Location: portions of Blocks 2-3, 10-11, 126-128, & 133-135 and the vacated portions of the following right-of-way (1) all of the alley within Block 11; (2) that portion of 2nd Avenue lying between the southerly boundary of Elm Street, and a line directly connecting the southern boundary of Lot 17, Block 135 and the southern boundary of Lot 5, Block 134; (3) all of the alley within Block 10; (4) all of the alley within Block 3; (5) all of the alley within Block 127; (6) all of the alley within Block 134; (7) that portion of 1st Avenue lying between the southerly boundary of Chestnut Street and the northerly boundary of the Highway 75 right-of-way; (8) all of the alley within Block 128; (9) that portion of the alley within Block 133 lying between the southerly boundary of Cedar Street and the Highway 75 right-of-way; (10) that portion of Chestnut Street lying between the easterly boundary of 1st Avenue and the westerly boundary of 3rd Avenue; (11) that portion of Maple Street lying between the easterly boundary of 1st Avenue and a line directly connecting the southeast corner of Lot 24, Block 2, and the northeast corner of Lot 13, Block 126; and (12) that portion of Cedar Street lying between the easterly boundary of the Highway 75 right-of-way and a line directly connecting the southeast corner of Lot 24, Block 126, and the northeast corner of Lot 13, Block 135. (Blaine Manor, Rodeo Grounds & Hailey Elementary).

Zoning: Limited Business (LB) and Townsite Overlay Districts

Note: Staff analysis is in lighter type.

Notice

Notice for the public hearing was published in the Idaho Mountain Express on July 7, 2010; the notice was mailed to property owners within 300 feet on July 7, 2010.

Application

City of Hailey, Blaine County and Blaine County School District have submitted an application for Preliminary Plat approval for the subdivision of three (3) lots 119,561 square feet (Blaine Manor), 231,357 square feet (Rodeo Grounds) and 618,951 square feet (Hailey Elementary). The total land area of the subdivision is 969,869 square feet, or 22.27 acres.

Upon final plat approval and recordation of the plat, the applicants have agreed to execute quit claim deeds conveying any and all interest the entities may have in the other lots. For example, Hailey will quit claim any and all interests it may have in Lot 1 to the School District and in Lot 3 to Blaine County, the School District will quit claim any and all interests it may have in Lot 2 to the City of Hailey and in Lot 3 to Blaine County and Blaine County will quit claim any and all interests it may have in Lot 1 to the School District and in Lot 2 to the City of Hailey.

Procedural History

The Planning and Zoning Commission held a public hearing and recommended approval of the preliminary plat on June 7, 2010.

Department Comments

No comments were received.

Standards of Evaluation

SECTION 4 - DEVELOPMENT STANDARDS

4.0 General Standards.

The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Ordinance, the Zoning Ordinance and any other applicable Ordinance or policy of the City of Hailey, and shall be in accordance with general provisions of the Comprehensive Plan.

4.1 Streets.

Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.

All three lots proposed are accessed from existing streets within the Hailey Townsite.

4.1.1 All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.

All three lots proposed are accessed from existing streets within the Hailey Townsite. No new streets are proposed. Safe and efficient access from and to adjacent developments and properties are provided with the existing pattern. The addition of a pedestrian easement is suggested within a portion of the former First Ave right-of-way to ensure better connectivity from the north to Lot 2, the location of the Hailey Rodeo Park.

Standards 4.1.2 – 4.1.13 pertaining to streets and driveways are not applicable to this subdivision.

4.2 Sidewalks and Pathways.

4.2.1 Sidewalks, curb and gutter shall be required improvements for projects requiring Subdivision approval in the B, LB, TI, A and SCI zoning districts. At a minimum, sidewalks and curb and gutter, where required, shall comply with the City Standards. Sidewalks shall be at least six feet (6') wide or as wide as adjacent sidewalks on the same block, whichever is greater. Sidewalks shall be constructed along the entire length of a property adjacent to any public or private street in all zones, as well as in locations that provide safe pedestrian access to and around a commercial or mixed-use building. New sidewalks shall be planned to provide pedestrian connections to any existing sidewalks adjacent to the site. Sites located adjacent to public or private streets that are not currently thru-streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections. Sidewalks and drainage improvements shall also be required in other districts, except as otherwise provided herein. The requirement for sidewalk may be waived if the cost of the proposed project construction is less than twenty thousand dollars (\$20,000). For subdivisions in the Townsite Overlay District, the requirement for sidewalk may be waived for any lot line adjustment associated with a residential remodel or addition; sidewalks shall be required for new primary dwellings. (Ord. 1017, §1, 11/19/08)

The right-of-way adjacent to the proposed lots is improved with sidewalk curb and gutter, except within the Maple Street right-of-way adjacent to 266.17 feet of Lot 3.

4.2.2 Pathways. The Developer shall install all non-vehicular pathways, to City Standards, in all areas within or adjacent to the property to be developed where Pathways are depicted upon the Master Plan.

No Pathways are depicted on the Master Plan.

4.2.3 The Developer may, at Developer's option, propose alternatives to either the standard sidewalk configuration required in Section 4.2.1, or the planned non-vehicular pathway required in Section 4.2.2. The Hearing Examiner or Commission and Council shall ensure that the alternative configuration shall not reduce the level of service or convenience to either residents of the development or the public at large.

Construction of a sidewalk along Maple Street at this time may not be appropriate given that Blaine County intends to sell the property in order to construct a new senior care facility and the property will most likely then be redeveloped. Construction of sidewalks at the time the property is redeveloped is more reasonable and will be required as part of any redevelopment of the property pursuant to the Zoning Ordinance. In addition accepting an in-lieu fee is not permitted within the Limited Business District. Section 5.9 provides for installation of infrastructure in accordance to a phasing agreement between the City and the Developer. Staff recommends that the City and the County enter into a development agreement which will ensure the construction of a sidewalk along Maple Street upon redevelopment of Lot 3.

4.2.4 After receiving a recommendation by the Hearing Examiner or Commission, the Council may in its discretion approve and accept voluntary cash contributions in-lieu of the improvements described in this Section 4.2, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110% of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City signs the final plat. In-lieu contributions for sidewalks shall not be accepted in Business, Limited Business, Neighborhood Business Technological Industry and Service Commercial Industrial districts. (Ord. 1002, §6, 03/26/2008)

In lieu contributions have not been proposed.

4.3 Alleys and Easements.

4.3.1 Alleys shall be provided in all Business District and Limited Business District developments where feasible.

The lots are developed as an elementary school, senior care facility and rodeo arena and skate park. The existing uses have been developed over previously platted alleys. Lots 1 and 2 are served by the alley within Blocks 2, 126 and 135. Lot 3 is not served by an alley. Future development of Lot 3 will result in access from Maple Street and parking located at the rear of the lot.

4.3.2 The minimum width of an alley shall be 26 feet.

The alleys servicing the lots are existing 26 feet alleys.

4.3.3 All alleys shall be dedicated to the public or provide for public access.

The alleys are public right-of-way.

4.3.4 All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.

Infrastructure is installed within the platted alleys.

4.3.5 Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.

No drainage improvements are required.

4.3.6 Dead-end alleys shall not be allowed.

The alley within Blocks 2, 126 and 135 ends at a forty foot (40') wide public access easement to connect the alley to Third Avenue.

4.3.7 Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities. Utility easements are provided through Lot 1 between Third Avenue and the alley in Block 2 (40 ft wide) and along a portion of the west property line (20 ft wide).

4.3.8 Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:
All utility easements should be titled to the benefit of the City of Hailey. All access easements should be titled to the benefit of the public.

4.3.8.1 To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman's access easement, measured from the Mean High Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access. A ten foot (10') wide public pedestrian access easement should be shown along the west property line of Lot 1 south of Chestnut Street to Lot 2 to maintain connectivity between First Avenue and the Rodeo Park.

4.3.8.2 To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.

No easements are required to provide protection from or buffering for any natural resource.

4.3.8.3 To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow

storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.

A ten foot (10') wide snow storage easement is shown along the east side of Lot 1; this easement should be extended along the east side of Lot 2.

4.4 Blocks.

4.4.1. The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.

The subdivision included one (1) block with three (3) lots. The configuration of the block was determined by the actual use and development of the elementary school and senior care facility and the proposed development of the Rodeo Park.

4.5 Lots.

4.5.1 All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half acre (21,780 square feet). In the event a single-family residential lot greater than one-half acre is platted, irrigation shall be restricted to not more than one-half acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Ordinance.

The Limited Business District within the Townsite Overlay requires a minimum lot size of 4,500 square feet. The lots are 14.21, 5.31 and 2.74 acres in size. The lots are not single family residential lots.

4.5.1.1 If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future resubdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.

Due to the use of the lots and vacation of the platted right-of-way within the lots it is anticipated that the lots will not be further subdivided; the configuration of the lots would not preclude the platting of future streets should the property be resubdivided to serve other uses not currently developed on the three lots.

4.5.2 Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).

No double frontage lots are created.

4.5.3 No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat.

All of the lots are buildable.

4.5.4 A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area, but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.

Not applicable.

4.5.5 All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.

All lots have frontage on a public street and are wider than the minimum driveway width required.

4.5.6 In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e. lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.

Lots 2 and 3 maintain frontage on Main Street and Lot 1 maintains frontage on Elm Street and First and Third Avenues.

4.6 Orderly Development.

4.6.1 Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.

The lots are currently served by City services, roads and utilities.

4.6.2 Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.

Not applicable.

4.6.3 No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without

compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:

- Provision of on-site or off-site street or intersection improvements.
- Provision of other off-site improvements.
- Dedications and/or public improvements on property frontages.
- Dedication or provision of parks or green space.
- Provision of public service facilities.
- Construction of flood control canals or devices.
- Provisions for ongoing maintenance.

The subdivision does not compromise political subdivisions quality of service delivery to current residents or imposing substantial additional public costs upon current residents.

4.6.4 When the Developer of Contiguous Parcels proposes to subdivide any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved.

Not applicable.

4.7 Perimeter Walls, Gates and Berms.

The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.

Not applicable

4.8 Cuts, Fills, Grading and Drainage.

4.8.1 Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.

Not applicable.

4.8.2 The proposed subdivision shall conform to the following design standards:

4.8.2.1 Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.

No grading is proposed.

4.8.2.2 Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.

Not applicable.

4.8.2.3 Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.

The subdivision will not require improvements or disturbance to create the lots.

4.8.2.4 Where cuts, fills or other excavation are necessary, the following development standards shall apply:

Not applicable.

4.8.2.5 The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The Developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by Planning Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Stormwater Discharge from Construction Activity" for all construction activity affecting more than one acre.

No drainage improvements are required.

4.9 Overlay Districts.

4.9.1 Flood Hazard Overlay District

Not applicable

4.9.2 Hillside Overlay District

Not applicable

4.10 Parks, Pathways and Other Green Spaces.

4.10.1 Parks and Pathways. Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.

Parks. The Developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks.

Not applicable

4.10.1.2 Pathways. The Developer of any subdivision, or any part thereof, shall provide Pathways for all trails and paths identified in the Master Plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.

No trails or paths are identified on the property.

4.10.2 Multiple Ownership. Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly, a) by the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or b) by different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies), multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.

The lots are not residential lots.

4.10.3 Parks and Lands Board. The Parks and Lands Board shall review and make a recommendation to the Hearing Examiner or Commission and Council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the Master Plan and provisions of this ordinance.

The Parks and Lands Board were sent notice of the application and no comments were received.

4.10.4 Minimum Requirements

The minimum park requirements are not applicable because a parks contribution is not required for this subdivision.

4.10.5 Specific Park Standards. All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):

The specific park standards are not applicable because a parks contribution is not required for this subdivision.

4.10.6 Specific Pathway Standards. All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):

The specific pathway standards are not applicable because a parks contribution is not required for this subdivision.

4.10.7 Specific Green Space Standards. If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):

The specific green space standards are not applicable because a parks contribution is not required for this subdivision.

4.10.8 In-Lieu Contributions.

Not applicable

4.11 Inclusionary Community Housing.

4.11.1 Purpose. The purpose of this Section 4.11 is to ensure that new residential development in the City includes a reasonable supply of affordable inclusionary community housing for sale, to help meet the additional demand for more housing needs of the community's citizens with incomes between 50% and 140% of the Area Median Income.

4.11.2 Establishment of Inclusionary Community Housing. Except as otherwise provided herein, all residential subdivisions, new condominium and townhouse subdivisions, and amendments to plats that convert non-residential units or lots to residential units or lots, resulting in five or more lots or Dwelling Units shall provide Community Housing Units equivalent to a minimum of twenty percent (20%) of the total number of lots or Dwelling Units approved, unless alternatives are otherwise approved. If this Section results in requiring a fraction of a Community Housing Unit, a full unit shall be built or an alternative to provision of an on-site unit shall be provided in compliance with Section 4.11.5 of this ordinance. (Ord. 1022, §1, 12/24/2008)

Not applicable.

SECTION 5 - IMPROVEMENTS REQUIRED.

5.1 It shall be a requirement of the Developer to construct the minimum improvements set forth herein and any required improvements for the subdivision, all to City Standards, which are attached hereto as Exhibit "A." Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.

5.1.1 Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.

5.1.2 Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.

5.1.3 The Developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City Engineer, except that parks shall be guaranteed and maintained by the Developer for a period of two years. (Ord. 1002, §7, 03/26/2008)

5.2 The Developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City Engineer as shown upon approved plans and profiles. The Developer shall pave all streets and alleys with an asphalt plant-mix, and shall chip-seal streets and alleys within one year of construction.

5.2.1 Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year.

5.2.2 Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.

5.2.3 Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.

5.3 The Developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The Developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City Engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.

5.4 The Developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City Engineer, for each and every developable lot within the development. The Developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City Engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.

5.4.1 Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.

5.5 The Developer shall provide drainage areas of adequate size and number to meet the approval of the Street Superintendent and the City Engineer or his authorized representative.

5.6 The Developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.

5.7 The Developer shall improve all parks and Green Space areas as presented to and approved by the Hearing Examiner or Commission and Council.

5.8 All improvements are to be installed under the specifications and inspection of the City Engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.

5.9 Installation of all infrastructure improvements must be completed by the Developer, and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the Developer and/or contractor and conducted with the Developer and/or contractor, the City Engineer, and appropriate City departments to determine a punch list of items for final acceptance.

5.9.1 The Developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by Developer after the final plat has been signed by City representatives.

5.10 Prior to the acceptance by the City of any improvements installed by the Developer, three (3) sets of “as-built plans and specifications” certified by the Developer’s engineer shall be filed with the City Engineer

Summary and Suggested Conditions

The Council is required to review the proposed plat and continue the public hearing, approve, conditionally approve, or deny the preliminary plat.

The following conditions are suggested to be placed on any approval of this application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) All applicable City infrastructure requirements shall be met as outlined in Section 5 of the Hailey Subdivision Ordinance. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required.
 1. Sidewalk, curb and gutter within the Maple Street right-of-way adjacent to 266.17 feet of Lot 3 or a development agreement addressing the construction of a sidewalk upon the redevelopment of Lot 3 with a plat note stating the property is subject to a development agreement.
- c) The final plat shall include the following easements:
 1. A ten foot (10’) wide public access easement along the west property line of Lot 1 south of Chestnut Street to Lot 2.
 2. All utility easements titled to the benefit of the City of Hailey.
 3. All access easements titled to the benefit of the public.
 4. A ten foot (10’) wide snow storage easement is shown along the east side of Lot 1 extended along the east side of Lot 2.
- d) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 2.9 of the Subdivision Ordinance.
- e) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Sections 3.3.7 and 5.9.1 of the Subdivision Ordinance, prior to recordation of the final plat.
- f) The final plat must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement.
- g) Any subdivision inspection fees due shall be paid prior to recording the final plat.

- h) Any applicable development impact fees shall be paid prior to recording the final plat.
- i) Upon recordation of the final plat, Hailey will quit claim any and all interests it may have in Lot 1 to the School District and in Lot 3 to Blaine County, the School District will quit claim any and all interests it may have in Lot 2 to the City of Hailey and in Lot 3 to Blaine County and Blaine County will quit claim any and all interests it may have in Lot 1 to the School District and in Lot 2 to the City of Hailey.

Motion Language:

Approval:

Motion to approve the preliminary plat of Wertheimer Park Subdivision, finding that the configuration and development meets the provisions and standards found in the Subdivision Ordinance, the Zoning Ordinance and any other applicable Ordinance or policy of the City of Hailey, and is in accordance with general provisions of the Comprehensive Plan.

Denial:

Motion to deny the preliminary plat of Wertheimer Park Subdivision, finding that _____ [the Council should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing upon the preliminary plat of Wertheimer Park Subdivision to _____ [the Council should specify a date].

