

STAFF REPORT

TO: Hailey City Council
FROM: Mariel Platt, Planner 
RE: Zoning Ordinance Amendment – Article 9, Parking and Loading Spaces
HEARING: September 14, 2009

Note: Staff analysis is in lighter type

Notice

Notice for the public hearing on August 24, 2009, was published in the Idaho Mountain Express and mailed to public agencies and area media on August 5, 2009. On August 24, 2009, the public hearing was continued to the September 14, 2009 meeting.

Proposal

Attached are amendments to Section 9.3, Off-street Parking Dimensions and 9.4, Parking Space Requirements of the Zoning Ordinance proposed by the City.

These amendments would include the City Standard's parking dimensions, with reduced dimensions, to the Ordinance and would allow for a limited number of on-site compact parking spaces.

Procedural History

The Planning and Zoning Commission held a public hearing on the proposed amendments on January 20 and February 17, 2009. The Commission recommended approval of the proposed amendments.

The impetus for these amendments is to promote sustainability in our Zoning Ordinance. A common definition of sustainability is, "to meet the needs of the present without compromising the ability of future generations to meet their own needs". Many cities across the globe are realizing the impacts, either positive or negative, that zoning related regulations can have on sustainability. These proposed amendments are an attempt to use Hailey's Zoning Ordinance as a tool to increase opportunities for more sustainable functions within the City of Hailey and beyond.

Currently the parking section of the zoning code does not allow compact parking spaces as an option for property owners to choose. Allowing a portion of on-site parking requirements to be met with a limited number of compact parking spaces results in the following benefits:

- reduces the amount of impervious and blacktop surface on a site, which in turn increases water infiltration and decreases heat retention.
- promotes the use of compact cars, which are more fuel efficient and therefore emit less air pollutants.

A reduction in on-site parking dimensions results in the following benefits:

- allows for more open space that can be used for other amenities besides parking, such as landscaping.

- reduces the amount of impervious and blacktop surface on a site, which in turn increases water infiltration and decreases heat retention

The addition of both provisions provides property owners with greater flexibility in meeting the City's on-site parking requirements, especially on smaller parcels.

The existing parking standards are incorporated as City Standards and do not specify whether the standards refer to on-site or off-site parking. By incorporating the dimensions in the parking section of the Zoning Code, the public will have better access to the City's on-site parking requirements. If the Council approves the amendments, it is recommended the existing City Standards also be amended to specify that the standards apply to off-site parking only.

The following table compares the current on-site parking space dimensions with the proposed.

Angle	Stall Width (S)		Stall Depth (D)		Aisle Width (A)	
	Proposed	Current	Proposed	Current	Proposed	Current
90	9	10	18	21	24	24
30	9	10	20	19.2	11	11
45	9	10	20	21.9	13	13
60	9	10	21	23.2	18	18
Parallel	8	10	22	25	N/A	12
ADA	16	-	Same as above	-	Same as above	-
*Compact	8	NA	16	NA	Same as above	NA

At the meeting on August 24, 2009, the Council requested a more detailed explanation of the percentage of compact spaces proposed and requested staff to research other Idaho Cities' compact parking standards.

The following are four examples of other municipalities within Idaho who have compact parking standards:

- 1) **Moscow, Idaho** – A maximum of 25% of the total required parking spaces may be compact spaces. They shall be conveniently located and provided with adequate signage.
- 2) **Pocatello, Idaho** – A maximum of one (1) space or 30%, whichever is greater.
- 3) **Sandpoint, Idaho** – If the parking requirement is 10 spaces, one (1) compact space may be provided. For every four (4) spaces in excess of 10 spaces, (1) additional compact parking space may be provided.
- 4) **Boise, Idaho** - A maximum of thirty-five percent (35%) of the total spaces provided may be designed, designated and used for compact size vehicles. Compact spaces shall be located along the perimeter of the parking lot or in those areas most distant from the structure being served. Parking areas immediately adjacent to or within close proximity to building entrances shall be designated for full size spaces. Compact spaces shall be clearly marked as such on the pavement or curb. Surplus parking (spaces exceeding ordinance requirements) shall also

comply with the thirty-five percent (35%) standard for compact spaces. The percentage of compact spaces may be increased by conditional use approval from the Commission. The applicant must demonstrate that the routine use of the parking lot will exceed the thirty-five percent (35%) standard.

The Council also requested a more detailed explanation of the proposed language which states, “Up to 25% of the required on-site parking spaces may be provided with compact parking spaces, but in no case shall more than five (5) spaces be reserved as compact.”

The addition of this language was intended to address varying quantities of required on-site parking. The 25% applies to projects where up to 20 spaces are required. The five space maximum would apply to larger projects where more than 20 spaces are required.

For example, if four (4) parking spaces are required, only one (1) could be reserved as compact parking, whereas if 80 spaces are required, only five spaces (5) could be reserved as compact. Without establishing a maximum number of compact parking spaces, 80 required spaces would allow for 20 compact parking spaces to be provided. Establishing a maximum number of compact parking spaces to address scenarios where larger quantities of on-site parking are required seemed appropriate given the proportion of large vehicle ownership is greater than compact vehicle ownership in this community. Setting the maximum at five (5) seemed reasonable.

Compact parking space dimensions, as proposed, are 8 feet wide by 16 feet long; however, compact vehicles would be smaller than this dimension to allow passengers room to enter and exit their vehicle. The majority of two door passenger vehicles and smaller sedans will fit in this size space; trucks, luxury sized sedans, and mid to large sized SUVs will not. The following are examples of cars that would generally fit within the proposed compact parking dimensions (these vehicles are 5 ½ feet wide or less or 15 ½ feet long or less):

- Honda Civic, sedan
- Ford Focus, 5 door
- Jeep Wrangler
- Toyota Corolla
- Toyota RAV 4

The following are examples of cars that would generally not fit within the proposed compact parking dimensions (these vehicles are more than 5 ½ feet wide or more than 15 ½ feet long):

- Toyota Camry, sedan
- Jeep Cherokee
- Chevrolet Tahoe/Yukon
- Toyota Tundra

Based on the Council’s discussion on August 24, the provision requiring compact spaces to be in close proximity to the building has been deleted in the attached draft ordinance.

Standards of Evaluation

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

1. The proposed amendment is in accordance with the Comprehensive Plan;
The Council should consider how the proposed amendments relate to the various policies and implementation items of the Comprehensive Plan, particularly the following:

13.0 Community Design

1. Policy: Maintain a City that emphasizes the human being and places less emphasis on the automobile.

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.*

10.1 Transportation and Circulation

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

Implementation:

- b. Balance parking needs with multi-modal transportation needs. Minimize the effect of large parking lots with landscape buffers and islands.*

10.3 Transportation and Circulation

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

Implementation:

- 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.*

Environment Section - Air Quality

1. Policy: Reduce stationary and mobile source emissions of pollutants.

Implementation:

- a. Implement standards and support local and regional efforts to reduce air pollutants.*
- b. Adopt zoning and subdivision ordinance amendments to promote air and water quality and water conservation.*
- g. Promote transportation strategies that encourage low emission vehicles and alternatives to traditional fuels.*

Environment Section - Greenhouse Gas Emissions (adopted in 2007, but not published)

Goal: Strive to meet or exceed the Kyoto Protocol target of reducing greenhouse gas emissions seven percent below 1990 levels.

Implementation:

- a. Identify and implement cost-effective actions that will reduce the community's contribution to total global greenhouse gas emissions.*
- b. Integrate land use, building code, transportation and energy policies to support this goal.*

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

It is not anticipated that the proposed amendments will create additional requirements at public cost.

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

It is not anticipated that allowing compact parking spaces will jeopardize the compatibility with surrounding uses.

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

By allowing for compact parking spaces to comprise a limited number of required off-street parking, there is potential for a reduction in our carbon footprint, by promoting compact cars. If applicants chose to utilize compact cars spaces for a limited number of required parking spaces they could increase the amount of space that could be used for other amenities, thus providing flexibility. This amendment would also give increasing flexibility to the developer of a site, allowing more on-site space to be utilized in other ways, thereby reducing potential site design conflicts.

Summary

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

The Council shall make a decision, with **findings on the four standards of evaluation** noted above. If the proposed change is approved, the Council shall pass an ordinance making said amendment part of Hailey Zoning Ordinance #532. The draft ordinance is attached.

Motion Language

Approval:

Motion to approve the proposed amendments to Sections 9.3 and 9.4, finding that the amendments are in accordance with the Comprehensive Plan, essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services; the proposed uses are compatible with the surrounding area; and the proposed amendment will promote the public health, safety and general welfare.

Denial:

Motion to deny the proposed amendments to Sections 9.3 and 9.4, finding that the amendments are not in accordance with the Comprehensive Plan; essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services; the proposed uses are compatible with the surrounding area; and the proposed amendment will promote the public health, safety and general welfare.

Continuation:

Motion to continue the public hearing to _____.

HAILEY ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING ARTICLE 9 OF HAILEY'S ZONING ORDINANCE, ORDINANCE NO. 532, BY AMENDING SECTION 9.3, TO CHANGE OFF-STREET TO ON-SITE AND TO ESTABLISH DIMENSIONS FOR ON-SITE PARKING SPACES; AMENDING SECTION 9.4, TO ALLOW FOR A LIMITED NUMBER OF OFF-STREET COMPACT PARKING SPACES; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

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

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

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

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

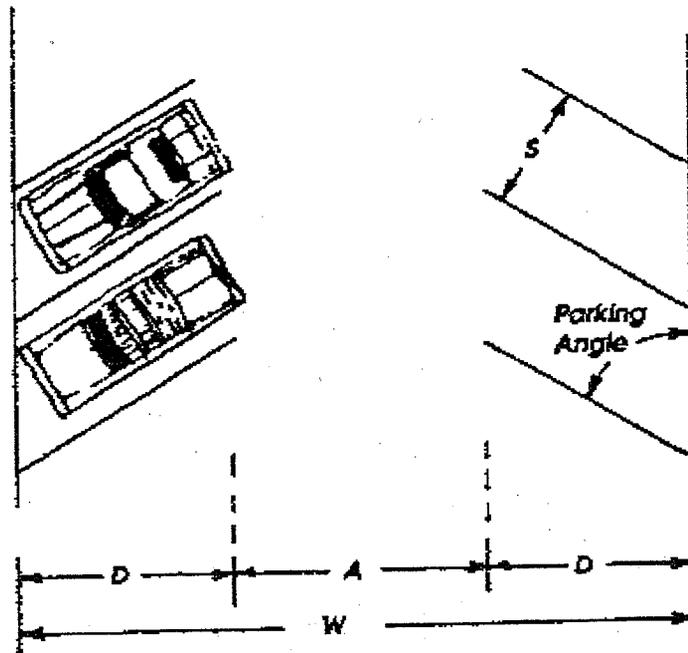
NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1. Section 9.3, Off-street Parking Dimensions, of the Hailey Zoning Ordinance No. 532, is hereby amended by the deletion of the stricken language and the addition of the underlined language as follows:

9.3 ~~Off street~~On-Site Parking Dimension.

9.3.1 For the purposes of this Ordinance, the dimensions of all parking areas within the City ~~right-of-way~~ shall be in accordance with the City Standards. The dimensions of all on-site parking areas shall be according to the following table:

<u>On-Site Parking Dimensions (shown in feet):</u>			
<u>Parking Angle</u>	<u>Stall Width (S)</u>	<u>Stall Depth (D)</u>	<u>Aisle Width (A)</u>
<u>90</u>	<u>9</u>	<u>18</u>	<u>24</u>
<u>30</u>	<u>9</u>	<u>20</u>	<u>11</u>
<u>45</u>	<u>9</u>	<u>20</u>	<u>13</u>
<u>60</u>	<u>9</u>	<u>21</u>	<u>18</u>
<u>Parallel</u>	<u>8</u>	<u>22</u>	<u>N/A</u>
<u>ADA</u>	<u>11 (+ 5 for ADA aisle)</u>	<u>Same as above</u>	<u>Same as above</u>
<u>Compact</u>	<u>8</u>	<u>16</u>	<u>Same as above</u>



Section 2. Section 9.4, Parking Space Requirements, of the Hailey Zoning Ordinance No. 532, is hereby amended by the addition of the underlined language as follows:

9.4 On-Site Parking Space Requirements.

- a. For the purpose of this Ordinance, the following on-site parking space requirements shall apply as the minimum number of parking spaces which shall be provided on-site by the given use. Where the calculation of parking spaces results in a fraction, the required parking shall be rounded up to the nearest whole number when the calculation equals less than 10 (e.g., if the requirement is "one space per 1000 square feet", an area of 9010 square feet calculates to 9.01 but will require ten parking spaces.); and shall be rounded down to the nearest whole number where total calculation exceeds 10 (e.g., 10,900 square feet calculates to 10.9 but will require 10 parking spaces).
- b. For the purposes of this Section, "gross area" is defined as the total square foot area of a given use, as designated for each use. Storage areas in basements are not included in gross area. "Net area" is defined as the area consistently used by customers, patrons, and employees of the use. Net area does not typically include areas such as hallway and elevator areas, bulk storage and freezer areas, employee break areas, restrooms and machinery rooms.
- c. Where a specific use is not listed, and no similar use is listed, the required minimum number of on-site parking spaces shall be one per 1000 gross square feet.
- d. All uses shall provide handicap accessible parking spaces as required by the IBC, and designed to comply with the standards set forth in ANSI A117.1. Such spaces may be included in the total number of required on-site parking spaces.
- e. Up to 25% of the required on-site parking spaces may be provided with compact parking spaces, but in no case shall more than five (5) spaces be reserved as compact. Compact spaces must be signed as such.

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

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

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

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS ____ DAY OF _____, 2009.

Richard L. Davis, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk, City of Hailey

STAFF REPORT

TO: Hailey City Council
FROM: Mariel Platt, Planner *MP*
RE: Amendment to Zoning District Map – Lots 4-10, Block 126, Hailey Townsite
HEARING: September 14, 2009

Applicant: Blaine County School District

Location: Lots 4-10, Block 126, Hailey Townsite (719 Third Avenue South)

Current Zoning: General Residential (GR) within the Townsite Overlay District

Proposed Zoning: Limited Business (LB) within the Townsite Overlay District

Note: Staff analysis is in lighter type.

Notice

Notice for the public hearing was published in the Idaho Mountain Express on August 26, 2009; the notice was mailed to property owners within 300 feet and to public agencies and area media on August 26, 2009; and notice was posted on all external boundaries of the property on September 4, 2009.

Application

The Blaine County School District is seeking an amendment to the zone district map for the City of Hailey. The application would change the zoning of Lots 4-10, Block 126, Hailey Townsite, (719 Third Avenue South) from General Residential (GR) to Limited Business (LB). The rezone would allow the applicant to receive credit toward on-site parking requirements for improvements to the City right-of-way and to be considered a permitted use. The proposed use requires a Conditional Use Permit in the GR district.

The property was previously used for the Silver Creek Alternative School. Schools are a permitted use in the GR district. The proposed use for the property is an office for the High School Technology Department. The applicant has stated that the proposed use of the building is divided into the following four components: 1) receiving and distribution of new computer equipment as well as service of existing computer equipment for the entire school district, 2) software and test score managing for the district, 3) teacher training on the use of software and computers, and 4) housing and maintenance of the main computer server facilities for the district. The definition of School, listed in the Hailey Zoning Ordinance, is not appropriate for the proposed use; therefore, a rezone to LB would allow the use to be considered under the permitted use of "other education services."

Uses adjacent to the subject property include: Wood River Fire and Rescue to the north, Blaine County Senior Center to the south, Inn at Ellsworth Estate and the Hailey Armory to the east, and Hailey Elementary Nelson's Field to the west.

The purpose of the GR District is to provide areas for a variety of residential uses, and a limited number of other uses compatible with this type of residential development. The intent is to preserve the favorable amenities associated with a residential neighborhood. The purpose of the LB District is to provide areas for a wide range of residential uses, restricted business uses, and medical facilities. The LB District is intended to allow for commercial uses that would not detract from the established downtown retail businesses, hence general retail is not allowed. The substantial difference between the GR and LB districts are listed below under the Analysis and Discussion section of the staff report.

Currently permitted, conditional and accessory uses and bulk regulations in the LB District are set forth in Section 4.5 of the Hailey Zoning Ordinance (attached).

Procedural History

The property was previously used for the Silver Creek Alternative School. In June 2009 the applicant applied for a Conditional Use Permit for the proposed Technology Building. In GR, a Public Use requires a CUP. During the CUP application review, it was determined that 11 on-site parking spaces were required. Historically, all parking had been located in the public right-of-way, adjacent to the front of the subject property. There is room for on-site parking at the rear of the property; however, these spaces are unimproved and due to the topography of the site, there is only enough room for six parallel spaces without construction of a significant retaining wall. The rear of the site has a steep gradient that would require cuts and retaining walls to provide more spaces with the required dimensions. In addition, the steepness of the gradient would not accommodate the access requirements for an ADA space at the rear, which is required. The applicant would like to make improvements to the parking area located in the City right-of-way in exchange for credit toward the on-site parking requirements. The Zoning Code allows credit toward the on-site parking requirements for improvements to be given in LB, but not in the GR district. The applicant's desire to rezone the property to LB, would resolve the on-site parking problems and would allow the property to be used for the Technology Building, without a requiring a CUP.

A rezone of the property on which the Blaine County Senior Center is located, to the south of the School District property, was approved within the last year for the same reasons.

On August 24, 2009, the Hearing Examiner recommended approval of the rezone subject to a Development Agreement, which specifies the following for Lots 4-10, Block 126, Hailey Townsite: 1) parking improvements to be made on-site and off-site, and 2) prohibits all conditional uses, excluding public uses.

Analysis and Discussion

The Townsite Overlay District is an overlay district, setting forth bulk regulations and design standards. Where the regulations specified in the Townsite Overlay District differ from corresponding regulations specified for the underlying zoning district, the requirements of the Townsite Overlay District apply and control. The Townsite Overlay requirements do not affect the use regulations of the underlying zoning district.

When considering this rezone the differences between the two districts are evaluated; Townsite Overlay bulk regulations with underlying zoning regulations and underlying zoning regulations

without the Townsite Overlay District. In the event that the subject property is ever removed from the Townsite Overlay boundary the underlying district regulations would apply.

The substantial differences in use, between GR and LB districts, are listed below.

In addition to the permitted uses allowed in General Residential, Limited Business also allows for the following additional permitted uses:

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

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

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

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

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

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

Bulk Regulations	LB	GR
Maximum townhouse sub-lots per acre	20	10
Maximum multi-family residential aggregate density	One (1) dwelling unit per 1/20 of an acre	One (1) dwelling unit per 1/10 of an acre
Maximum aggregate gross floor area for individual retail/wholesale trade or	36,000 square feet	N/A (Not a permitted use)

grouped retail/wholesale trade		
Riparian setback	N/A (No riparian setback)	Required
Maximum Lot Coverage	N/A (No maximum)	40%
Size of Detached Accessory Dwelling Unit	N/A (No minimum or maximum)	Minimum gross floor area of 300 square feet and a maximum of 950 square feet

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

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

Section 14.8 of the Hailey Zoning Ordinance allows for the rezone of certain parcels to be made conditional upon the owner or developer of the property making a commitment concerning the use or development of the subject parcel. Development Agreements have become standard with rezone approvals. For this application it would be appropriate to have a Development Agreement that prohibits all conditional uses, excluding public uses. Public uses are compatible and consistent with the current surrounding area and may be requested as a future use given that the property is owned by the School District. The following are two other examples of commitments, which are recommended to be included in the development agreement: 1) specify that only residential uses and school and other education services may be permitted on the subject property, and 2) in the event that the Technology Department ceases to use the building, the zoning of the property would revert back to GR. These conditions would help lessen impacts felt by neighboring residential areas and help preserve the residential character, if in the future the property's use were to change.

In addition to language regarding the types of permitted or conditional uses which may be developed on the property, language regarding the parking improvements to be made is recommended. The applicant has proposed to improve the on-site parking area at the rear of the subject property with six (6) parallel parking spaces, install a sidewalk in front of the subject property, and improve the parking area in the City right-of-way with 13 regular parking spaces and one (1) ADA parking space in front of the subject property.

Per the City Engineer's requirements regarding the on-site parking improvements, the following details should be incorporated into a development agreement:

1. Surfacing shall be compacted road mix per the city standards of a street shoulder.
2. The road mix surface will be large enough, in width and length, per the drawings submitted by the architect for (6) total vehicles to park; which is (3) to the north of the middle/ lowest landing of the stairway and (3) spaces to the south. No stall striping will be required.

3. A drainage swale shall be installed and continuous on a north-south axis on the private property side, just east of the overhead power lines.
4. The improved area shall consist of parallel parking spaces on the BCSD property to connect with/ align to the edge of existing asphalt in the City right-of-way.

Standards of Evaluation

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

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

The Council should consider how the proposed use relates to the various policies and implementation items of the Comprehensive Plan, particularly the following:

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

	COMP PLAN DESIGNATION (LAND USE MAP)	ZONING DESIGNATION	LAND USE
Existing	Transitional	GR (General Residential)	Previously a School
Proposed	No Change	LB (Limited Business)	Other educational services
North of site	Transitional	GR (General Residential) <i>City Initiated Rezone proposes LB (Limited Business)</i>	Public Service Facility
South of site	Transitional	LB (Limited Business)	Semi-public use
East of site	Residential	LB (Limited Business)/ GR (General Residential)	Public Service Facility/ Lodging Establishment
West of site	Transitional	LB (Limited Business)	Vacant

- Land Use Districts, Section 5.4 states, “Encourage integration of compatible land uses in order to retain a compact City comprised of a central downtown, with surrounding diverse neighborhoods, thereby reducing sprawl and traffic, increasing efficiency, and creating neighborhood and community character.”
- Land Use Districts, Section 5.6 states, “Provide adequate areas for institutional and public

facilities, such as schools, senior care, medical, judicial and other community facilities, integrated within the community.”

- Due Process and Public Input, Section 5.8 states, “Proactively amend the Hailey Zone District map to resolve significant conflicts between the Land Use Map and the Zoning Map.”
- Public Facilities, Utilities and Services, Section 9.2 states, “Review and support of services by other entities at appropriate locations.”

The Council should refer to the purpose of the LB District and determine if the rezone is compatible with the Land Use Map given that the property is shown as a “Transitional” area on the Land Use Map and the nature of the proposed use. The Council should determine if this service is at an appropriate location, and if so, it should be supported.

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

The proposed Technology Department Building is located close to the southern entrance to downtown Hailey and near the corner of the Townsite Overlay District. Except for sidewalks, which was a condition of Design Review approval when the Commission reviewed this application in June of 2009, all city services to this property currently exist. The Hailey emergency services are nearby and all utilities exist at the site.

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

The surrounding uses are a mix of residential, commercial, public and semi-public uses. While the properties to the north are zoned GR (General Residential), the subject property is at the southern edge of the GR-zoned properties; property to the south is zoned LB. The subject property is located within an area that transitions from residential to Main Street properties and uses. Properties located to the west and east from this property are zoned LB. The Technology Department Building would be considered an education service use. The Council should determine if this use is compatible with the surrounding area.

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

The intent of the applicant is to provide a facility in which the following could occur without a CUP and without 11 on-site parking spaces: 1) receiving and distribution of new computer equipment as well as service of existing computer equipment for the entire school district, 2) software and test score managing for the district, 3) teacher training on the use of software and computers, and 4) housing and maintenance of the main computer server facilities for the district. The Council should determine if the public health, safety and welfare of the citizens of Hailey will be promoted by the rezone request.

Summary

The Council shall make a decision, with **findings on the four standards of evaluation** noted above. If the proposed change is approved, the Council shall pass an ordinance making said amendment part of Hailey Zoning Ordinance #532. The draft ordinance is attached.

Motion Language

Approval:

Motion to approve the Blaine County School District's application to amend the zone district map for the City of Hailey. The amendment changes the zoning of Lots 4-10, Block 126, Hailey Townsite, (719 Third Avenue South) from General Residential (GR) to Limited Business (LB), finding that the project is in conformance with the criteria of Section 14.6, (1) through (4), as set forth herein, and all applicable requirements of the Zoning Ordinance, and City Standards; with conditions () through ().

Denial:

Motion to deny the Blaine County School District's application to amend the zone district map for the City of Hailey. The application would change the zoning of Lots 4-10, Block 126, Hailey Townsite, (719 Third Avenue South) from General Residential (GR) to Limited Business (LB), finding that _____ [the Council should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing upon the Blaine County School District's application to amend the zone district map for the City of Hailey. The application would change the zoning of Lots 4-10, Block 126, Hailey Townsite, (719 Third Avenue South) from General Residential (GR) to Limited Business (LB) to _____ [the Council should specify a date].

4.5 LIMITED BUSINESS DISTRICT (LB)

4.5.1 Purpose.

The purpose of the LB District is to provide areas for a wide range of residential uses, restricted business uses, and medical facilities. The LB District is intended to allow for commercial uses that would not detract from the established downtown retail businesses, hence general retail is not allowed.

4.5.2 Permitted Uses.

Permitted uses in the LB District are limited to the following:

- a. Single Family Dwelling.
- b. Multiple-Family Dwellings.
- c. Dwelling Units within Mixed Use Buildings.
- d. Home Occupations.
- e. Lodging Establishments.
- f. Professional Offices, excluding veterinarians.
- g. Churches.
- h. Schools and other educational services.
- i. Health care and social assistance.
- j. Real estate and property management companies.
- k. Catering Services.

- l. Arts, entertainment and recreation uses (indoor and outdoor).
- m. Personal Services where retail sales are clearly incidental to the principal use and no outside storage yard or facility is required.
- n. All Day Care Businesses.
- o. Manufactured Homes.
- p. Semi-Public Uses.
- q. PWSF's or WCF's, attached to street poles, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance.
- r. Government offices and public administration, except correctional institutions.
- s. Parks.

4.5.3 Conditional Uses.

Conditional uses in the LB District are limited to the following:

- a. Gasoline Stations and Automotive Repair and Maintenance.
- b. Restaurants.
- c. Wholesale distributors.
- d. Convenience Stores.
- e. Public Service, Public Use and Public Utility Facilities.
- f. Medical and personal care stores.
- g. Finance and insurance firms.
- h. Construction contractors' offices with no exterior storage.
- i. PWSF's and WCF's, mounted on any proposed freestanding tower, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance. (Lattice towers are prohibited.)
- j. Above ground flammable liquid tanks utilized by a public use.
- k. Temporary Structures.

4.5.4 Accessory Uses.

Accessory uses in the LB District are limited to the following:

- a. Greenhouses/private.
- b. Garages.
- c. Storage buildings.
- d. One Accessory Dwelling Unit on lots of 7,000 square feet or larger, accessory to a single family dwelling unit or to a non-residential Principal Building. Primary vehicular access to any accessory dwelling unit shall be from a City street or alley. All Accessory Dwelling Units shall have adequate water and sewer services installed to meet City Standards.
- e. All PWSF's or WCF's, mounted on existing buildings or structures, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance.
- f. Above ground combustible liquid tanks.

4.5.5 Bulk Requirements. For other supplementary location and bulk regulations, see Article VII.

- a. Minimum Lot size - six thousand (6,000) square feet except as follows:
 - 1. Townhouse sub-lots shall have an aggregate density of no more than twenty (20) lots per acre.
- b. Maximum Multi-family and Mixed Use Residential Density - One (1) dwelling unit for each one-twentieth (1/20) of an acre.
- c. Minimum Lot Width - fifty (50) feet except as follows:
 - 1. Townhouse sub-lots shall conform to the standards established in the IFC.
- d. Maximum Building Height - thirty five (35) feet.

- e. Minimum Front Yard Setback - twenty (20) feet.
- f. Minimum Side and Rear Yard Setback - ten (10) feet except as follows:
 - 1. Townhouse Units shall be allowed zero setbacks from the lot lines created by a Townhouse Sub-Lot; and
 - 2. The separation of the buildings containing Townhouse Units in a Townhouse Development parcel shall be not less than six (6) feet as measured between any wall or any projection of a building, including but not limited to eaves, cornices, canopies or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters; or the minimum distance required by the IBC and IFC, whichever is greater.
- g. Maximum Floor Area - Buildings or structures containing an Individual Retail/Wholesale Trade or a Grouped Retail/Wholesale Trade shall be limited to an aggregate gross floor area of 36,000 square feet.

4.5.6 Additional Regulations.

- a. Project features that may have a negative impact upon adjacent property shall be buffered from adjacent property by a solid fence or landscape screening.

HAILEY ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING HAILEY'S ZONING ORDINANCE, ORDINANCE NO. 532, AND THE OFFICIAL ZONING MAP INCORPORATED THEREIN, BY CHANGING THE ZONING DISTRICT DESIGNATION OF THE HAILEY ZONING MAP, LOTS 4 THROUGH 10, BLOCK 126, HAILEY TOWNSITE, FROM GENERAL RESIDENTIAL (GR) TO LIMITED BUSINESS (LB); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

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

WHEREAS, the Hailey City Council has found that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

WHEREAS, the Hailey City Council has found that the proposed uses are compatible with the surrounding area;

WHEREAS, the Hailey City Council has found that the amendment will promote the public health, safety and general welfare of the general public; and

WHEREAS, the City of Hailey has entered into an Agreement, subject o Section 67-6511A of Idaho Code, with the owner of said property and for the purpose of regulating the use of said property.

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

Section 1. Hailey Ordinance No. 532 and Hailey Official Zoning Map incorporated therein are hereby amended by changing the zoning district designation of Lots 4 through 10, Block 126, Hailey Townsite, from General Residential (GR) to Limited Business (LB), subject to a development agreement to be recorded with the Blaine County Recorder, pursuant to Idaho Code Section 67-6511A, Hailey Zoning Ordinance Section 14.8.

Section 2. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 3. All City of Hailey ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

Section 4. This ordinance shall be in full force and effect from and after the required three (3) readings, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR
THIS ____ DAY OF _____, 2009.

Richard L. Davis, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

STAFF REPORT

TO: Hailey City Council
FROM: Mariel Platt, Planner *mp*
RE: Amendment to Zoning District Map – Lots 1-3, Block 126, Hailey Townsite
HEARING: September 14, 2009

Applicant: City Initiated

Location: Lots 1-3, Block 126, Hailey Townsite (701 Third Avenue South)

Current Zoning: General Residential (GR) in the Townsite Overlay District

Proposed Zoning: Limited Business (LB) in the Townsite Overlay District

Note: Staff analysis is in lighter type.

Notice

Notice for the public hearing was published in the Idaho Mountain Express on August 26, 2009; the notice was mailed to property owners within 300 feet and to public agencies and area media on August 26, 2009; and notice was posted on all external boundaries of the property on September 4, 2009.

Application

The City is initiating an amendment to the zone district map for the City of Hailey which would change the zoning of Lots 1-3, Block 126, Hailey Townsite, (701 Third Avenue South) from General Residential (GR) to Limited Business (LB). Blaine County School District (BCSD) has applied for a rezone of Lots 4-10, Block 126. In the past year the Blaine County Senior Center located on the southern portion of Block 126 was rezoned to LB. If the BCSD's rezone application is approved, then the rezone of Lots 1-3 may be deemed appropriate to create consistent zoning of Block 126.

The common reason for the rezoning of the Senior Center and School District properties is for compliance with on-site parking requirements. The rezone allows the applicants to apply for credit toward on-site parking requirements for improvements to the City right-of-way.

Historically, all parking had been located in the public right-of-way, adjacent to the front of the properties. The rear of the block has a steep slope that would require retaining walls to provide on-site spaces with the required dimensions. In addition, the steepness of the slope would not accommodate the access requirements for an ADA space at the rear, which is required. The Zoning Code allows credit toward the on-site parking requirements for improvements to be given in LB, but not in the GR district. A rezone to LB, would resolve the limitation to providing on-site parking common to the east side of Block 126.

The Wood River Fire and Rescue currently occupies the property, which is City owned. This is considered a Public Service Facility and requires a conditional use permit in both the LB and the

GR districts. It is not anticipated that the current use will change in the near future. However, redevelopment of the property would be subject to the same parking requirements and the credit toward on-site parking requirements in exchange for improvements to the public right-of-way is likely to be pursued should the property be redeveloped. For procedural efficiency, a city initiated rezone of Lots 1-3 is being brought forward at this time to provide the same remedy for the entire east half of Block 126.

Uses adjacent to the subject property include: Hailey Fire Department to the north, Blaine County School District's proposed Technology Department Building to the south, Inn at Ellsworth Estate to the east, and Nelson's Field to the west.

The purpose of the GR District is to provide areas for a variety of residential uses, and a limited number of other uses compatible with this type of residential development. The intent is to preserve the favorable amenities associated with a residential neighborhood. The purpose of the LB District is to provide areas for a wide range of residential uses, restricted business uses, and medical facilities. The LB District is intended to allow for commercial uses that would not detract from the established downtown retail businesses, hence general retail is not allowed. The substantial difference between the GR and LB districts are listed below in under the Analysis and Discussion section of the staff report.

Currently permitted, conditional and accessory uses and bulk regulations in the LB District are set forth in Section 4.5 of the Hailey Zoning Ordinance (attached).

Procedural History

On August 24, 2009, the Hearing Examiner recommended approval of the rezone subject to a Development Agreement, which specifies the following for Lots 1-3, Block 126, Hailey Townsite: 1) prohibit all conditional uses, excluding public uses and public service facilities, 2) in the event that the Wood River Fire and Rescue ceases to use the property and the City does not redevelop with a public use, the property shall revert back to GR. In addition, the Hearing Examiner recommended approval of the city initiated application conditioned upon approval of the rezone, requested by the Blaine County School District, from GR to LB, of Lots 4-10, Block 126, Hailey Townsite.

Analysis and Discussion

The Townsite Overlay District is an overlay district, setting forth bulk regulations and design standards. Where the regulations specified in the Townsite Overlay District differ from corresponding regulations specified for the underlying zoning district, the requirements of the Townsite Overlay District apply and control. The Townsite Overlay requirements do not affect the use regulations of the underlying zoning district.

When considering this rezone the Council should evaluate the differences between the two districts; Townsite Overlay bulk regulations with underlying zoning regulations and underlying zoning regulations without the Townsite Overlay District. In the event that the subject property is ever removed from the Townsite Overlay boundary the underlying district regulations would apply.

The substantial differences in use, between GR and LB districts, are listed below.

In addition to the permitted uses allowed in General Residential, Limited Business also allows for the following additional permitted uses:

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

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

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

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

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

The differences in bulk requirements can be evaluated separately, with and without regard to the Townsite Overlay District.

The difference in bulk requirements without consideration of the Townsite Overlay are as follows:

Bulk Regulations	LB	GR
Maximum townhouse sub-lots per acre	20	10
Maximum multi-family residential aggregate density	One (1) dwelling unit per 1/20 of an acre	One (1) dwelling unit per 1/10 of an acre
Maximum aggregate gross floor area for individual retail/wholesale trade or	36,000 square feet	N/A (Not a permitted use)

grouped retail/wholesale trade		
Riparian setback	N/A (No riparian setback)	Required
Maximum Lot Coverage	N/A (No maximum)	40%
Size of Detached Accessory Dwelling Unit	N/A (No minimum or maximum)	Minimum gross floor area of 300 square feet and a maximum of 950 square feet

The following are the bulk regulation differences between GR and LB, set forth in the Townsite Overlay District, Section 4.13.6 of the Hailey Zoning Ordinance:

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

Section 14.8 of the Hailey Zoning Ordinance allows for the rezone of certain parcels to be made conditional upon the owner or developer of the property making a commitment concerning the use or development of the subject parcel. Development Agreements have become standard with rezone approvals. For this proposed rezone it would be appropriate to have a Development Agreement that would, as an example, rezone the property to LB, but prohibit all conditional uses, excluding public uses and public service facilities. These types of uses are compatible and consistent with the current surrounding area and may be requested as a future use given that the property is owned by the City. In addition, a development agreement may specify that in the event that the Wood River Fire and Rescue ceases to use the property and the City does not redevelop with a public use, the property would revert back to GR. These conditions may help lessen any impacts felt by neighboring residential areas and may help preserve the residential character, if in the future the property's use were to change.

Standards of Evaluation

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

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

The Council should consider how the proposed use relates to the various policies and implementation items of the Comprehensive Plan, particularly the following:

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

	COMP PLAN DESIGNATION (LAND USE MAP)	ZONING DESIGNATION	LAND USE
Existing	Transitional	GR (General Residential)	Public Service Facility
Proposed	No Change	LB (Limited Business)	No change
North of site	Transitional	GR (General Residential)	Public Service Facility
South of site	Transitional	GR (General Residential), proposed to be LB (Limited Business)	Proposed Educational Service (previously a School)
East of site	Residential	GR (General Residential)	Lodging Establishment
West of site	Transitional	LB (Limited Business)	School District's Recreational field

- Land Use Districts, Section 5.4 states, “Encourage integration of compatible land uses in order to retain a compact City comprised of a central downtown, with surrounding diverse neighborhoods, thereby reducing sprawl and traffic, increasing efficiency, and creating neighborhood and community character.”
- Land Use Districts, Section 5.6 states, “Provide adequate areas for institutional and public facilities, such as schools, senior care, medical, judicial and other community facilities, integrated within the community.”
- Due Process and Public Input, Section 5.8 states, “Proactively amend the Hailey Zone District map to resolve significant conflicts between the Land Use Map and the Zoning Map.” The Council should determine if the rezone is compatible with the Land Use Map given that the property is shown as a “Transitional” area on the Land Use Map and the nature of the existing and continued use.

The Council should refer to the purpose of the LB District and determine if the rezone is compatible with the Land Use Map given that the property is shown as a “Transitional” area on the Land Use Map and the nature of the proposed use. The Council should determine if this service is at an appropriate location, and if so, it should be supported.

2. **Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for**

the public facilities and services;

The Wood River Fire and Rescue building exists and all services and utilities are established.

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

There is no proposed change in use. The current use is considered a Public Service Facility, which requires a CUP in either the GR or LB districts. The surrounding uses are a mix of residential, commercial, public and semi-public uses. While the properties to the north are zoned GR (General Residential), the subject property is near the southern edge of the GR-zoned properties; with approval of Blaine County School District's rezone, the property to the south will be zoned LB. The subject property is located within an area that transitions from residential to Main Street properties and uses. Properties located to the west of Lots 1-3 are zoned LB. The Council should determine if the rezone is compatible with the surrounding area.

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

It is not anticipated that there will be much public affect on the health, safety and general welfare, especially if a development agreement is pursued. The development agreement can help ensure even greater limits on the commercial uses that could occur on the subject property than what is afforded by the LB district. The rezone will help clean up the LB zoning area and create a more uniform and cohesive section of LB zoning. The Council should determine if the public health, safety and welfare of the citizens of Hailey will be promoted by the rezone.

Summary

The Council shall make a decision, with **findings on the four standards of evaluation** noted above. If the proposed change is approved, the Council shall pass an ordinance making said amendment part of Hailey Zoning Ordinance #532. The draft ordinance is attached.

Motion Language

Approval:

Motion to approve the City Initiated amendment to the zone district map for the City of Hailey. The amendment changes the zoning of Lots 1-3, Block 126, Hailey Townsite, (701 Third Avenue South) from General Residential (GR) to Limited Business (LB), finding that the project is in conformance with the criteria of Section 14.6, (1) through (4), as set forth herein, and all applicable requirements of the Zoning Ordinance, and City Standards; with conditions () through ().

Denial:

Motion to deny the City Initiated amendment to the zone district map for the City of Hailey. The amendment would change the zoning of Lots 1-3, Block 126, Hailey Townsite, (701 Third Avenue South) from General Residential (GR) to Limited Business (LB), finding that _____ [the Council should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing upon the City Initiated amendment to the zone district map for the City of Hailey. The amendment would change the zoning of Lots 1-3, Block 126, Hailey Townsite, (701 Third Avenue South) from General Residential (GR) to Limited Business (LB) to

_____ [the Council should specify a date].

4.5 LIMITED BUSINESS DISTRICT (LB)

4.5.1 Purpose.

The purpose of the LB District is to provide areas for a wide range of residential uses, restricted business uses, and medical facilities. The LB District is intended to allow for commercial uses that would not detract from the established downtown retail businesses, hence general retail is not allowed.

4.5.2 Permitted Uses.

Permitted uses in the LB District are limited to the following:

- a. Single Family Dwelling.
- b. Multiple-Family Dwellings.
- c. Dwelling Units within Mixed Use Buildings.
- d. Home Occupations.
- e. Lodging Establishments.
- f. Professional Offices, excluding veterinarians.
- g. Churches.
- h. Schools and other educational services.
- i. Health care and social assistance.
- j. Real estate and property management companies.
- k. Catering Services.
- l. Arts, entertainment and recreation uses (indoor and outdoor).
- m. Personal Services where retail sales are clearly incidental to the principal use and no outside storage yard or facility is required.
- n. All Day Care Businesses.
- o. Manufactured Homes.
- p. Semi-Public Uses.
- q. PWSF's or WCF's, attached to street poles, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance.
- r. Government offices and public administration, except correctional institutions.
- s. Parks.

4.5.3 Conditional Uses.

Conditional uses in the LB District are limited to the following:

- a. Gasoline Stations and Automotive Repair and Maintenance.
- b. Restaurants.
- c. Wholesale distributors.
- d. Convenience Stores.
- e. Public Service, Public Use and Public Utility Facilities.
- f. Medical and personal care stores.
- g. Finance and insurance firms.
- h. Construction contractors' offices with no exterior storage.
- i. PWSF's and WCF's, mounted on any proposed freestanding tower, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance. (Lattice towers are prohibited.)
- j. Above ground flammable liquid tanks utilized by a public use.
- k. Temporary Structures.

4.5.4 Accessory Uses.

Accessory uses in the LB District are limited to the following:

- a. Greenhouses/private.
- b. Garages.
- c. Storage buildings.
- d. One Accessory Dwelling Unit on lots of 7,000 square feet or larger, accessory to a single family dwelling unit or to a non-residential Principal Building. Primary vehicular access to any accessory dwelling unit shall be from a City street or alley. All Accessory Dwelling Units shall have adequate water and sewer services installed to meet City Standards.
- e. All PWSF's or WCF's, mounted on existing buildings or structures, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance.
- f. Above ground combustible liquid tanks.

4.5.5 Bulk Requirements. For other supplementary location and bulk regulations, see Article VII.

- a. Minimum Lot size - six thousand (6,000) square feet except as follows:
 1. Townhouse sub-lots shall have an aggregate density of no more than twenty (20) lots per acre.
- b. Maximum Multi-family and Mixed Use Residential Density - One (1) dwelling unit for each one-twentieth (1/20) of an acre.
- c. Minimum Lot Width - fifty (50) feet except as follows:
 1. Townhouse sub-lots shall conform to the standards established in the IFC.
- d. Maximum Building Height - thirty five (35) feet.
- e. Minimum Front Yard Setback - twenty (20) feet.
- f. Minimum Side and Rear Yard Setback - ten (10) feet except as follows:
 1. Townhouse Units shall be allowed zero setbacks from the lot lines created by a Townhouse Sub-Lot; and
 2. The separation of the buildings containing Townhouse Units in a Townhouse Development parcel shall be not less than six (6) feet as measured between any wall or any projection of a building, including but not limited to eaves, cornices, canopies or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters; or the minimum distance required by the IBC and IFC, whichever is greater.
- g. Maximum Floor Area - Buildings or structures containing an Individual Retail/Wholesale Trade or a Grouped Retail/Wholesale Trade shall be limited to an aggregate gross floor area of 36,000 square feet.

4.5.6 Additional Regulations.

- a. Project features that may have a negative impact upon adjacent property shall be offered from adjacent property by a solid fence or landscape screening.

HAILEY ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING HAILEY'S ZONING ORDINANCE, ORDINANCE NO. 532, AND THE OFFICIAL ZONING MAP INCORPORATED THEREIN, BY CHANGING THE ZONING DISTRICT DESIGNATION OF THE HAILEY ZONING MAP, LOTS 1, 2, AND 3, BLOCK 126, HAILEY TOWNSITE, FROM GENERAL RESIDENTIAL (GR) TO LIMITED BUSINESS (LB); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

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

WHEREAS, the Hailey City Council has found that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

WHEREAS, the Hailey City Council has found that the proposed uses are compatible with the surrounding area;

WHEREAS, the Hailey City Council has found that the amendment will promote the public health, safety and general welfare of the general public; and

WHEREAS, the City of Hailey has entered into an Agreement, subject o Section 67-6511A of Idaho Code, with the lessee of said property and for the purpose of regulating the use of said property.

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

Section 1. Hailey Ordinance No. 532 and Hailey Official Zoning Map incorporated therein are hereby amended by changing the zoning district designation of Lots 1, 2, and 3, Block 126, Hailey Townsite, from General Residential (GR) to Limited Business (LB), subject to a development agreement to be recorded with the Blaine County Recorder, pursuant to Idaho Code Section 67-6511A, Hailey Zoning Ordinance Section 14.8.

Section 2. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 3. All City of Hailey ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

Section 4. This ordinance shall be in full force and effect from and after the required three (3) readings, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR
THIS ____ DAY OF _____, 2009.

Richard L. Davis, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data. The second part of the document outlines the procedures for handling discrepancies. It states that any variance between the recorded amounts and the actual amounts should be investigated immediately. The third part of the document provides a detailed breakdown of the financial data for the period covered. It includes a table showing the total revenue, expenses, and net profit. The final part of the document concludes with a summary of the findings and a recommendation for future actions. It suggests that regular audits should be conducted to ensure the accuracy of the records and to identify any potential areas for improvement.

The following table provides a detailed breakdown of the financial data for the period covered. It includes a table showing the total revenue, expenses, and net profit. The data is presented in a clear and concise manner, allowing for easy comparison and analysis. The table is as follows:

Category	Revenue	Expenses	Net Profit
Total Revenue	10000	0	10000
Total Expenses	0	5000	(5000)
Net Profit	10000	5000	5000

The data shows that the total revenue for the period was 10,000 units. The total expenses were 5,000 units, resulting in a net profit of 5,000 units. This indicates that the business is profitable and that the revenue generated is significantly higher than the expenses incurred. The following table provides a detailed breakdown of the financial data for the period covered. It includes a table showing the total revenue, expenses, and net profit. The data is presented in a clear and concise manner, allowing for easy comparison and analysis. The table is as follows:

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