

HAILEY ORDINANCE NO. 537

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING HAILEY CITY ORDINANCE NO. 519, TO ALLOW COMMERCIAL AND INDUSTRIAL USES IN THE FLOOD HAZARD OVERLAY DISTRICT, SUBJECT TO CERTAIN SAFETY REQUIREMENTS; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, Hailey Ordinance No. 519, establishing a flood hazard overlay district, is to be incorporated into Hailey's new zoning ordinance, Hailey Ordinance No. 532; and

WHEREAS, the Mayor and the City Council of the City of Hailey have determined that certain amendments to Ordinance No. 519 are desirable and will not adversely affect the safety and welfare of the residents of the City of Hailey;

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

SECTION 1. Section 7.6.3.2 of Ordinance No. 519 is hereby amended to read as follows:

7.6.3.2. Conditional Uses.

- a. Sand and gravel extraction.
- b. Single family dwellings, provided that the conditions imposed in Section 7.7.5 of this Ordinance are complied with, and the proposal meets the criteria of Section 7.8.
- c. Commercial and industrial uses in accordance with the requirements of the underlying zone district provided the proposal complies with the standards established in Section 7.8, Provisions for Flood Hazard Reduction.

SECTION 2. Section 7.8.1.1 of Ordinance No. 519 is hereby amended to read as follows:

7.8.1.1 Anchoring. All new construction, and substantial improvements, and storage facilities described in 7.8.2.2 (e) shall be anchored to prevent flotation, collapse, or lateral movement. of the structure.

SECTION 3. Section 7.8.2.1 of Ordinance No. 519 is hereby amended to read as follows:

7.8.2.1 New construction and substantial improvement of any

residential structure shall have the lowest floor, including basement, elevated to a level at least one (1) foot above the or above base flood elevation.

SECTION 4. Section 7.8.2.2 of Ordinance No. 519 is hereby amended to read as follows:

7.8.2.2 Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or must meet or exceed the following minimum criteria:

a. A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.

b. The bottom of all openings shall be no higher than one (1) floor above grade.


c. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

d. Scenic easement. All structures, decks, and fences located adjacent to the Big Wood River shall be set back a minimum of twenty-five (25) feet from the mean high water mark.

e. Any structural storage facility for chemicals, explosives, buoyant materials, flammable liquids, or other toxic materials which could be hazardous to public health, safety, and welfare shall be located in a manner which will assure that the facilities are situated at elevations at least one (1) foot above the height associated with the One Hundred (100) Year Base Flood Elevation and are adequately flood-proofed to prevent flotation of storage containers, or damage to storage containers, which could result in the escape of toxic materials into flood waters.

SECTION 5. An emergency existing therefore, which emergency is hereby declared to exist, this Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS 13th DAY OF FEBRUARY, 1989.



Paschal O. Drake, Mayor
City of Hailey

ATTEST:

Constance M. Ellway
Constance M. Ellway
Hailey City Clerk

Publish:

WRJ

Feb. 22nd. 1989

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