

Jessica Parker

From: Robyn Davis
Sent: Monday, January 25, 2021 4:29 PM
To: Jessica Parker
Subject: FW: Tonight's Accessory Unit Ordinance

Can you add to the packet, please?

Robyn Davis, M.A.

Community Development City Planner

City of Hailey - 115 South Main Street, Hailey, ID 83333
(e) robyn.davis@haileycityhall.org (p) 208.788.9815 Ext. 2

From: Tom Bergin <tbergin333@gmail.com>
Sent: Monday, January 25, 2021 4:27 PM
To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>; Robyn Davis <robyn.davis@haileycityhall.org>
Cc: Tom Bergin <tbergin333@gmail.com>
Subject: Tonight's Accessory Unit Ordinance

Dear Mayor & Council,

I favor no changes to the existing accessory unit regulations in the Townsite Overlay. In other words, I favor the recommendation of the Hailey Planning & Zoning Commission, as I understand it, to leave the Townsite Overlay regulations as they are.

The existing rules, however imperfect, at least don't allow imperfections to become planning failures when done too often and on a lot that is too small. With no minimum lot size as currently proposed, the likelihood of such failure is heightened exponentially.

With no C,C&Rs, unlike most [all?] of the rest of town and easier access of the back side of a lot, properties within the Townsite Overlay have nothing but city regulation as a protection against poor and overwhelming design. These properties are, therefore, especially vulnerable to imperfection at best and failure impacting neighborhoods at worst.

Therefore, I urge two things: the existing minimum lot size be retained in the Townsite; and notice be more widely provided to owners within the Townsite. With a proposal that essentially allows a duplex on each lot, the proposal is effectively a rezone and consideration of such density regulations should be widely publicized perhaps after the preoccupation with, and the complications from, the pandemic have abated. Your Planning & Zoning Commission got this aspect of the push for greater density correct.

Jessica Parker

From: Mary Cone
Sent: Monday, January 25, 2021 10:04 AM
To: Lisa Horowitz; Jessica Parker
Cc: Heather Dawson
Subject: FW: Comments to expand ADUs to Hailey's Limited Residential Zoning Districts

ADU comments

From: Lindy Cogan <lindyco1@gmail.com>
Sent: Monday, January 25, 2021 7:14 AM
To: Mary Cone <mary.cone@haileycityhall.org>
Subject: Comments to expand ADUs to Hailey's Limited Residential Zoning Districts

Comments to expand ADUs to Hailey's Limited Residential Zoning Districts

I applaud the City of Hailey's efforts to address affordable workforce housing. Such as working with ARCH, and other "rent based on income" family housing solutions. Lack of workforce housing is a systemic issue that requires government intervention. Without regulations tailored narrowly to achieve the desired outcome of stable, affordable, long term rental units, this new Accessory Dwelling Unit zoning will likely result in continuation of rentals priced out of reach for workers.

Expanding the areas within Hailey to allow ADUs appears as low hanging fruit in the effort to increase workforce housing. How could anyone disagree? However, lack of affordable housing is a systemic problem that requires long term, strategic approaches rather than this short-term solution with potential unintended consequences. The systemic forces that keep affording housing out of reach of the workforce, including inadequate wages, income inequalities, zoning restrictions, etc., will continue with any new ADUs built. It is unreasonable to assume that the private sector will provide below market housing necessary to overcome the systemic forces.

This tactical approach to solving a systemic issue may cause unintended consequences. Specifically, to neighbors and established neighborhoods, without providing additional affordable housing.

The new faster and less expensive ADU process, involving only one member of the P&Z, will only provide a faster path to growth without adding affordable housing. The 15-day comment period is also too short.

To quote Hailey's Article 4.2 Limited Residential District ((LR) Zoning Ordinance "The **purpose** of the LR District is to provide areas for *stable, low-density, single-family residential development* and a limited number of other uses compatible with a residential neighborhood." (emphasis added) The approval of ADUs in this area makes the stated purpose of the Limited Residential District Zoning moot. Additionally, short term rentals are not compatible with Article 4.2.

I am opposed to the proposed housing ordinance to allow ADUS in Hailey's limited residential zoning districts.

Lindy Cogan

530 McKercher, Hailey