City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT
Zoning, Subdivision, Building and Business Permitting and Community Planning Services

Agenda
Hailey Planning and Zoning Commission
Monday, October 19, 2026
5:30 p.m.

Hailey Planning and Zoning Meetings are open to the public, in person, and by electronic means when available. The city strives to make the meeting available virtually but cannot guarantee access due to platform failure, internet interruptions or other potential technological malfunctions. Participants may join our meeting virtually by the following means:

Join on your computer, mobile app, or room device.
Click here to join the meeting
Meeting ID: 249 576 139 181
Passcode: Ge6Z7Q
Download Teams | Join on the web

Or call in (audio only)
+1- 469-206-8535: 602369677# United States, Dallas
Phone Conference ID: 602 369 677#

Call to Order - Hailey Planning and Zoning Commission

- Public Comment for items not on the Agenda.

Consent Agenda - ACTION ITEM

- **CA 1:** Motion to approve the Findings of Fact, Conclusion of Law, and Decision for an ordinance amending Hailey Municipal Code, Title 17: Zoning Regulations; Chapter 17.07: Supplementary Location and Bulk Requirements, Section 17.07.010: Supplementary Yard Setback Requirements, Item H. Accessory Structures, Item (1) Detached Accessory Structures and Item (2) Attached Accessory Structures, to amend the size requirements of an accessory structure located in conjunction with residential development, which increases the floor area from 120 square feet to 200 square feet. This amendment aligns with the 2018 International Residential Code. **ACTION ITEM**

- **CA 2:** Motion to approve the Findings of Fact, Conclusion of Law, and Decision for an ordinance amending Hailey's Municipal Code, Title 15: Building and Construction; Chapter 15.12: Fire Code, Section 15.12.030: Amendments to the International Fire Code and International Wildland-Urban Interface Code, Item H. 903.2.8, which describes the requirements and/or exceptions to the installation of automatic sprinkler systems. To align with the International Fire Code, Staff are proposing to remove this section from Hailey's Municipal Code. **ACTION ITEM**

Public Hearing Item(s):

- **PH 1:** Consideration of a City-Initiated Text Amendment amending Hailey Municipal Code, Title 16: Subdivision Regulations, Chapter 16.03: Procedure, Section 16.03.030: Final Plat Approval, Item (A) Time

Limitations for Submittal of Final Plat, which corrects the time limitation for submittal of Final Plat from one (1) calendar year to two (2) calendar years.

- **PH 2:** Consideration of a City-Initiated Text Amendment amending Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17:05: Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to modify the permitted uses of the Light Industrial (LI) District as they relate to residential and mixed-use developments within the district.

Administrative Review:

- **AR 1:** Accessory Dwelling Unit (ADU) Application by Christopher Bigelow for the construction of a new 816 square foot ADU, to be located within the primary single-family residence. This project is located at 200 Cranbrook Road (Lot 1, Block 26, Northridge IX Subdivision) within the Limited Residential (LR-1) Zoning Districts.

- **Staff Reports and Discussion**
  - Monday, November 2, 2026:
    - Annexation Application: Blane Crossing Overview
  - Discussion:
    - Upcoming PZ Schedule and Attendance with holidays
    - December 21, 2026, P&Z Meeting

Adjourn by 8:00 PM - ACTION ITEM

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION

On October 5, 2026, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a City-Initiated Text Amendment amending Hailey Municipal Code, Title 17: Zoning Regulations; Chapter 17.07: Supplementary Location and Bulk Requirements, Section 17.07.010: Supplementary Yard Setback Requirements, Item H. Accessory Structures, Item (1) Detached Accessory Structures and Item (2) Attached Accessory Structures, to amend the size requirements of an accessory structure located in conjunction with residential development, which increases the floor area from 120 square feet to 200 square feet. This amendment aligns with the 2018 International Residential Code.

Applicant: City of Hailey
Notice: Notice for the public hearing was published in the Idaho Mountain Express on September 23, 2026, and mailed to public agencies on September 23, 2026.

Background: City Planning Staff are continually refining and/or prioritizing minor code amendments within Hailey's Municipal Code to provide further clarity and/or simplify processes. At this time, Staff are proposing to amend the existing code language pertinent to Detached and Attached Accessory Structures.

The specific objective of the proposed amendment is to better align with international codes by amending the size requirements for an accessory structure, which increases the floor area from 120 square feet to 200 square feet.

Pursuant the Hailey Municipal Code, Chapter 17.02: Definitions, Accessory Structures, Attached and Detached are defined as:

- **Accessory Structure: A structure containing the accessory use upon a lot.**
- **Accessory Structure, Attached: Any accessory structure located within three feet (3') of or attached to the principal building.**
- **Accessory Structure, Detached: Any accessory structure located more than three feet (3') from the principal building.**

Staff proposed to modify the maximum size limitations for accessory structures, both attached and detached, from 120 square feet to 200 square feet due to confusion within the community as the IRC allows for 200 square feet of floor area while our city code allows for 120 square feet of floor area. To add clarity and uniform approval, the city is using best practice methods to align with other districts as well as the international code to retain consistency throughout.

On October 5, 2026, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council, with minor amendments, a City-Initiated Text Amendment amending Hailey Municipal Code, Title 17: Zoning Regulations; Chapter 17.07: Supplementary Location and Bulk Requirements, Section 17.07.010: Supplementary Yard Setback Requirements, Item H. Accessory Structures, Item (1) Detached Accessory Structures and Item (2) Attached Accessory Structures, to amend the size requirements of an accessory structure located in conjunction with residential development, which increases the floor area from 120 square feet to 200 square feet. This amendment aligns with the 2018 International Residential Code.

Draft Ordinance. Please refer to the attached Draft Ordinance. Input from the Planning and Zoning Commission and Staff have guided the direction of the proposed Ordinance. As such, edits have been

incorporated therein, and recommended for approval, the strike-through text shown in the attached Draft Ordinance would be removed, and the underlined text would be added within Title 17 of Hailey's Municipal Code.

Attachments:
i. Draft Ordinance

Standards of Review:
Criteria for Review. Section 17.14.060(A) of the Hailey Municipal Code provides "[w]hen evaluating any proposed amendment under this chapter, 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;**
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;**
3. **The proposed uses are compatible with the surrounding area; and**
4. **The proposed amendment will promote the public health, safety and general welfare**.

1. The proposed amendment is in accordance with the comprehensive plan;
The Comprehensive Plan articulates the merits of a built environment that maintains a human scale and retains and enhances the character of different neighborhoods.

The Commission found that by modifying the size limitations of accessory structures to align with the International Residential Code requirements, the city is clarifying, simplifying, and facility consistent practices across codes. This directly supports the goals and objectives of the Comprehensive Plan.

Findings: Compliance. The Commission found that this standard has been met.

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 amendments will not create excessive additional requirements at public cost for services. The amendments are intended to clarify and/or redefine regulations, to simplify administration of the requirements, and to implement best practices.

The Commission found that by modifying the size limitations of accessory structures to align with the International Residential Code requirements, the city is clarifying, simplifying, and facility consistent practices across codes. This directly supports the goals and objectives of the Comprehensive Plan.

Findings: Compliance. The Commission found that this standard has been met.

3. The proposed uses are compatible with the surrounding area; and
Impacts, if any, on adjacent properties would be minimal, as each review of Accessory Structures through administrative processes ensure code requirements are being met. The primary intent of the amendment is to apply consistent practices when it comes to placement and/or construction of accessory structures, as well as mitigate any concerns or issues prior to said placement/construction.

The Commission found that by modifying the size limitations of accessory structures to align with the International Residential Code requirements, the city is clarifying, simplifying, and facility consistent practices across codes. This directly supports the goals and objectives of the Comprehensive Plan.

Findings: Compliance. The Commission found that this standard has been met.

4. The proposed amendment will promote the public health, safety and general welfare.
The amendments recommended are consistent with the Hailey Comprehensive Plan, and Promote the public health, safety, and general welfare.

The Commission found that by modifying the size limitations of accessory structures to align with the International Residential Code requirements, the city is clarifying, simplifying, and facility consistent practices across codes. This directly supports the goals and objectives of the Comprehensive Plan.

Findings: Compliance. The Commission found that this standard has been met.

Signed this _____ day of _____, 2026.

_____
Janet Fugate, Planning & Zoning Commission Chair

Attest:

_____
Yahdira Ward, Community Development Assistant

HAILEY ORDINANCE NO. __

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING HAILEY MUNICIPAL CODE, TITLE 17: ZONING REGULATIONS, CHAPTER 17.05; OFFICIAL ZONING MAP AND DISTRICT USE MATRIX; 17.05.040 DISTRICT USE MATRIX AND 17.07: SUPPLEMENTARY LOCATION AND BULK REQUIREMENTS, SECTION 17.07.010 SUPPLEMENTARY YARD SETBACK REQUIREMENTS, ITEM H, ACCESSORY STRUCTURES (1) DETACHED ACCESSORY STRUCTURES AND ITEM (2) ATTACHED ACCESSORY STRUCTURES; TO INCREASE THE FLOOR AREA FOR ACCESSORY STRUCTURES FROM 120 SQUARE FEET TO 200 SQUARE FEET; 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 found that the following amendment to the Hailey Municipal Code, Title 17, conforms to the Hailey Comprehensive Plan; and

WHEREAS, the Hailey City Council has determined that the above-mentioned requirements are appropriate requirements, and should be referenced; and

WHEREAS, the text amendment set forth in this ordinance will promote the public health, safety and general welfare;

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

Section 1: Chapter 17.05: Official Zoning Map and District Use Matrix; 17.05.040 District Use Matrix Notes, is hereby amended with the addition of the underlined language and deletion of the stricken language, as noted. This section shall not be replaced in its entirety with the amendments below:

17.05.040 DISTRICT USE MATRIX: NOTES

11. Accessory Structures located in ~~the~~ Residential Districts ~~equal to or~~ that are greater than ~~120 square feet (120 sq. ft.)~~ 200 square feet (200 sq. ft) in size require a building permit. Accessory Structures located in Commercial Districts ~~equal to or~~ that are greater than 120 square feet (120 sq. ft) in size require a building permit, per subsection 17.07.010H. of this title.

Section 2. Chapter 17.07: Supplementary Location and Bulk Requirements, Section 17.07.010: Supplementary Yard Setback Requirements, is hereby amended with the addition of the underlined language and deletion of the ~~stricken~~ language, as noted. This section shall not be replaced in its entirety with the amendments below:

17.07.010: SUPPLEMENTARY YARD SETBACK REQUIRMENTS:

A. Roof Overhangs And Balconies: Cornices, canopies, eaves or similar roof overhang features and cantilevered balconies may extend into a required yard setback not more than three feet (3').
B. Fire Escapes: Fire escapes required by the IBC or IRC may extend into a required yard setback not more than six feet (6').
C. Chimneys: All portions of a chimney shall not extend into a required yard setback by more than two feet (2').
D. Bay Windows: Bay windows shall not extend into a required yard setback by more than two feet (2'). Such windows shall be a minimum of two feet (2') from the top of the interior floor.

E. Pergolas: Supporting columns for pergolas shall meet required yard setbacks. The roof of a pergola shall not extend into a required yard setback by more than five feet (5').

F. Side Yard Setbacks Of Normal Corner Lot: Where the required front yard setback exceeds the side yard setback in the zoning district in which a lot is located, the side yard setback along the street of a normal corner lot (not reverse corner lot) shall be not less than two-thirds ($^2/_3$) the front yard setback requirement.

G. Reverse Corner Lots: The yard setbacks along the street side(s) of a reverse corner lot shall be not less than the front yard requirement for the zoning district in which the lot is located.

H. Accessory Structures:

1. Detached Accessory Structures:

a. Except as otherwise provided herein, detached accessory structures with a floor area of ~~one hundred twenty (120)~~ two hundred (200) square feet or less are required to be setback a minimum of three feet (3') from either: 1) the side and/or rear property line; or 2) the principal building and any other accessory structure.

(1) On normal corner lots, detached accessory structures with a floor area of ~~one hundred twenty (120)~~ two hundred (200) square feet or less shall have a minimum side yard setback of two-thirds ($^2/_3$) the front yard setback requirement for the zoning district in which the lot is located.

(2) Within the business district, in the case where an alley is located along the side or rear lot line of the property, accessory structures with a floor area of ~~one hundred twenty (120)~~ two hundred (200) square feet or less shall be set back a minimum of six feet (6') from the alley.

b. Detached accessory structures with a floor area of ~~one hundred twenty (120)~~ two hundred (200) square feet or less located within the side and/or rear yard setback shall not exceed a maximum bearing wall height of eight feet (8') and a maximum building height of twelve feet (12').

c. Detached accessory structures greater than ~~one hundred twenty (120)~~ two hundred (200) square feet are required to have a building permit and shall comply with the required setbacks of the zoning district within which it is located.

2. Attached Accessory Structures: Attached accessory structures, larger than ~~one hundred twenty (120)~~ two hundred (200) square feet in size, are required to have a building permit and shall comply with the required setbacks of the zoning district within which it is located. Unenclosed features of a residence (e.g, decks without walls, front porches, and/or stoops) attached to residential units are considered attached accessory structures.

3. Unenclosed features of residence (e.g., decks without walls, front porches, and/or stoops) shall be no closer than five feet (5') to the lot line. Such features do not include carports.

4. Detached or Attached Accessory Structures associated with commercial uses shall follow the regulations as set forth in the International Building Code.

I. Setbacks For Another Building Prohibited: No part of a yard setback required for a building complying with the provisions of this title shall be included as a yard for another building. (Ord. 1191, 2015; amd. Ord 1334, 2024

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 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 its passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS ___ DAY OF _____, 2026.

_____
Martha Burke, Mayor, City of Hailey

Attest:

_____
Mary Cone, City Clerk

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On October 19, 2026, the Hailey Planning and Zoning Commission considered and recommended for approval a City-Initiated Text Amendment amending Hailey's Municipal Code, Title 15: Building and Construction; Chapter 15.12: Fire Code, Section 15.12.030: Amendments to the International Fire Code and International Wildland-Urban Interface Code, Item H. 903.2.8, which describes the requirements and/or exceptions to the installation of automatic sprinkler systems. To align with the International Fire Code, Staff are proposing to remove this section from Hailey's Municipal Code.

Applicant: City Staff

Notice: Notice for the public hearing was published in the Idaho Mountain Express on September 23, 2026, and mailed to public agencies on September 23, 2026.

Background: City Planning Staff are continually refining and/or prioritizing minor code amendments within Hailey's Municipal Code to align with International Fire Code. At this time, Staff are proposing to amend the existing code language pertinent to the International Fire Code.

The specific objective of the proposed amendment is to better align with international codes by removing Section 15.12.030 Item H. 903.2.8, which describes the requirements and/or exceptions to the installation of automatic sprinkler systems. The code currently reads as follows:

15.12.030: AMENDMENTS TO INTERNATIONAL FIRE CODE AND INTERNATIONAL WILDLAND URBAN INTERFACE CODE:

H. Section 903.2.8 of the international fire code is amended to read as follows:
903.2.8 Group R. An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a group R1, R2 or R4 fire area.

Exception: Automatic sprinkler systems are not required in 3- or 4-unit group R2 units with a fire flow not exceeding the requirements of appendix B105 as amended.

Staff are proposing to remove this section to align with International Fire Code.

Reasoned Statement: These Findings of Fact, Conclusions of Law, and Decision ("Findings") represent the summary, and majority opinion of the determinative body of the City of Hailey pursuant to Idaho Code. These Findings represent a final decision, after extensive on-the-record deliberations, as more completely documented in the Minutes therefore, and the recordings thereof. These Findings represent a unanimous recommendation for approval of the Hailey Planning and Zoning Commission, after deliberations on each of the criteria detailed herein below.

On October 19, 2026, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 15: Building and Construction; Chapter 15.12: Fire Code, Section 15.12.030: Amendments to the International Fire Code and International Wildland-Urban Interface Code, Item H. 903.2.8, which describes the requirements and/or exceptions to the installation of automatic sprinkler systems to align with International Fire Code.

Proposed Amendments: Specific amendments to be considered include, but are not limited to, the

modifications depicted in the attached draft ordinance.

Standards of Review:
Criteria for Review. Section 17.14.060(A) of the Hailey Municipal Code provides "[w]hen evaluating any proposed amendment under this chapter, 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;**
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;**
3. **The proposed uses are compatible with the surrounding area; and**
4. **The proposed amendment will promote the public health, safety and general welfare**.

1. The proposed amendment is in accordance with the comprehensive plan;
The amendment will not impact goals, objectives, and policies of the comprehensive plan.

Findings: Compliance. The Commission found that this standard has been met.

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 amendments will not create excessive additional requirements at public cost for services. The amendments are intended to align with International Fire Code and to implement best practices.

Findings: Compliance. The Commission found that this standard has been met.

3. The proposed uses are compatible with the surrounding area; and
The amendment will not impact the surrounding area.

Findings: Compliance. The Commission found that this standard has been met.

4. The proposed amendment will promote the public health, safety and general welfare.
The amendments recommended are consistent with the Hailey Comprehensive Plan, and Promote the public health, safety, and general welfare.

Findings: Compliance. The Commission found that this standard has been met.

CONCLUSIONS OF LAW AND DECISION

Based on the above Findings of Fact, Conclusions of Law and Decision, the Commission concluded the adequate notice, pursuant Title 15, and further made the following recommendations:

An ordinance, Ordinance No._____, amending Title 15: Building and Construction; Chapter 15.12: Fire Code, Section 15.12.030: Amendments to the International Fire Code and International Wildland-Urban Interface Code, Item H. 903.2.8, which describes the requirements and/or exceptions to the installation

of automatic sprinkler systems to align with International Fire Code and is hereby recommended for review and approval by the Hailey City Council.

Signed this _____ day of _____, 2026.

_____
Janet Fugate, Planning and Zoning Chair

Attest:

_____
Yadira Ward, Community Development Building and Administrative Assistant

HAILEY ORDINANCE NO. __

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING HAILEY MUNICIPAL CODE, TITLE 15: BUILDINGS AND CONSTRUCTION, CHAPTER 15.12: FIRE CODE, SECTION 15.12.030: AMENDMENTS TO INTERNATIONAL FIRE CODE AND INTERNATIONAL WILDLAND-URBAN INTERFACE CODE; TO REMOVE ITEM H. 903.2.8, WHICH REMOVES SPRINKLER SYSTEM INSTALLATION EXCEPTIONS FOR MULTIFAMILY DEVELOPMENT PROJECTS, ALIGNING WITH INTERNATIONAL FIRE CODE; 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 found that the following amendment to the Hailey Municipal Code, Title 15, conforms to the Hailey Comprehensive Plan; and

WHEREAS, the Hailey City Council has determined that the above-mentioned requirements are appropriate requirements, and should be referenced; and

WHEREAS, the text amendment set forth in this ordinance will promote the public health, safety and general welfare;

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

Section 1. Chapter 15.12: Fire Code, Section 15.12.030: Amendments to International Fire Code and International Wildland-Urban Interface Code, is hereby amended by the deletion of the ~~stricken~~ language, as noted. This section shall not be replaced in its entirety with the amendments below:

15.12.030 AMENDMENTS TO INTERNATIONAL FIRE CODE AND INTERNATIONAL WILDLAND-URBAN INTERFACE CODE:

~~H. Section 903.2.8 of the international fire code is amended to read as follows:~~

~~903.2.8 Group R. An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a group R1, R2 or R4 fire area.~~

~~Exception: Automatic sprinkler systems are not required in 3- or 4-unit group R2 units with a fire flow not exceeding the requirements of appendix B105 as amended.~~

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 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 its passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS ___ DAY OF _____, 2026.

_____
Martha Burke, Mayor, City of Hailey

Attest:

_____
Mary Cone, City Clerk

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STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of October 19, 2026

To: Hailey Planning and Zoning Commission
From: Reese Hodges, Community Development City Planner

Overview: Consideration of a City-initiated Text Amendment to Hailey's Municipal Code amending Title 16: Subdivision Regulations, Chapter 16.03, Procedure, Section 16.03.030(A), Time Limitations for Submittal of Final Plat, which extends the time limitation for submittal of Final Plat from one (1) calendar year to two (2) calendar years.

Hearing: October 19, 2026

Applicant: City of Hailey

Notice: Notice for the public hearing was published in the Idaho Mountain Express on September 30,, 2026 and mailed to public agencies on that same day.

Background: In 2021, City Planning Staff initiated code amendments regarding time limitations for Final Plat approvals by increasing the time limitation from one (1) calendar year to two (2) calendar years to ensure ample time to install the required infrastructure before expiration of the Preliminary Plat. These amendments were approved and codified in 2021. In reviewing current Hailey City Code, Staff identified that one item was missed and the prior text stating a one (1) year timeline remained unchanged. This particular Text Amendment is intended to amend Section 16.03.030(A) to be in congruence with the related existing code in Section 16.03.030. Currently, all other code in this section allows for two (2) calendar years from Preliminary Plat approval to submittal of the Final Plat. As such, Staff is proposing to amend the time limitations in this section for submittal of Final Plat from one (1) calendar year to two (2) calendar years.

The following text amendment for 16.03.030(A) could read as follows:

Section 16.03.030: Final Plat Approval,

A. Time Limitations for Submittal: The final plat, prepared by a professional land surveyor, must be submitted within two (2) calendar years from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement or as otherwise provided herein. Plats not submitted for final approval within ~~one~~ two (2) years or according to the phasing agreement, shall be considered expired and preliminary plat approval shall become null and void. The council may extend the deadline for submitting the final plat upon holding a public hearing.

Standards of Review:
Criteria for Review. Section 17.14.060(A) of the Hailey Municipal Code provides "[w]hen evaluating any proposed amendment under this chapter, 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;**
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;**
3. **The proposed uses are compatible with the surrounding area; and**
4. **The proposed amendment will promote the public health, safety and general welfare**.

1. The proposed amendment is in accordance with the comprehensive plan;
The following goals from the Comprehensive Plan are relevant to this text change:

9.1 Plan for long-term utilities, service and facility needs of the city while minimizing impacts to the greatest extent possible.

Among others, utilities and service needs are required development standards for subdivisions. These requirements take time to install. By extending the time limitation from one (1) calendar year to two (2) calendar years, the city provides additional time for Developers to complete all required infrastructure.

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 amendments will not result in a change in allowed uses nor will they create excessive additional requirements at public cost for services. The amendments are intended to modify the timing for submittal of Final Plat. This timeline would be extended from one (1) calendar year to two (2) calendar years.

3. The proposed uses are compatible with the surrounding area; and
The proposed text amendments will not impact compatibility.

4. The proposed amendment will promote the public health, safety and general welfare.
The proposed amendments are consistent with the Hailey Comprehensive Plan, and they will not result in a change in allowed uses.

Motion Language:
Approval: Motion to recommend approval by the Hailey City Council an Ordinance amending the Hailey Municipal Code, Title 16: Subdivision Regulations, Chapter 16.03, Procedure, Section 16.03.030(A), Time Limitations for Submittal of Final Plat, which extends the time limitation for submittal of Final Plat from one (1) calendar year to two (2) calendar years, finding 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, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare, and read by title only.

Denial: Motion to deny an Ordinance amending the Hailey Municipal Code, Title 16: Subdivision Regulations, Chapter 16.03, Procedure, Section 16.03.030(A), Time Limitations for Submittal of Final Plat, which extends the time limitation for submittal of Final Plat from one (1) calendar year to two (2)

calendar years, finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

Continuation: Motion to continue the public hearing to _____ [the Commission should specify a date.

HAILEY ORDINANCE NO. __

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLE 16: SUBDIVISION REGULATIONS, CHAPTER 16.03, PROCEDURE, SECTION 16.03.030(A): TIME LIMITATIONS FOR SUBMITTAL OF FINAL PLAT, WHICH EXTENDS THE TIME LIMITATION OF FINAL PLAT SUBMITTAL FROM ONE (1) CALENDAR YEAR TO TWO (2) CALENDAR YEARS; 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 Municipal Code, Title 16, conforms to the Hailey Comprehensive Plan; and

WHEREAS, the proposed amendments would allow for a period of two (2) calendar years to install the required improvements, which shall substantially be in place prior to the Council hearing on the Final Plat Application, and

WHEREAS, the Hailey City Council has determined that the above-mentioned amendments are appropriate amendments; and

WHEREAS, the text amendment set forth in this Ordinance will promote the public health, safety and general welfare;

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

Section 1. Title 16, Section 16.03: Procedure, Section 16.03.030(A): Time Limitation of Submittal for Final Plat, is hereby amended by the addition of the underlined language, as follows:

Section 16.03.030: Final Plat Approval,

A. Time Limitations for Submittal: The final plat, prepared by a professional land surveyor, must be submitted within two (2) calendar years from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement or as otherwise provided herein. Plats not submitted for final approval within ~~one year~~ two (2) years or according to the phasing agreement, shall be considered expired and preliminary plat approval shall become null and void. The council may extend the deadline for submitting the final plat upon holding a public hearing.

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 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 passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS __ DAY OF _____, 2026.

_____
Martha Burke, Mayor, City of Hailey

Attest:

_____
Mary Cone, City Clerk

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Staff Report
Hailey Planning and Zoning Commission
Regular Meeting of October 19, 2026

To: Hailey Planning & Zoning Commission
From: Ashley Dyer, Community Development Planner

Overview: Consideration of a City-Initiated Text Amendment amending Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17:05: Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to modify the permitted uses of the Light Industrial (LI) District as they relate to residential and mixed-use developments within the district.

Hearing: October 19, 2026

Applicant: City Staff
Location: Light Industrial (LI)

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to public agencies on September 30, 2026.

Background and Overview: The District Use Matrix (DUM), contained in Section 17.05.040 of the Hailey Municipal Code, advises where land uses are permitted by Zoning Districts. Intended to be a useful tool, the Matrix is organized as a table with footnotes. A wide range of community members, developers, and City Staff refer to the Matrix to understand how Hailey's land use and zoning regulations pertain to their projects. Whether someone is interested in converting a portion of their home into a daycare center, constructing a new garage/accessory dwelling unit, or determining where to open their automotive repair business in Hailey, they rely on the Matrix.

In 2022, the Community Development Staff identified the modernization of Hailey's Municipal Code as a priority, and in 2023, the Commission, and the Council, voted to either recommend approval for, or approve, the broadscale modifications proposed by Staff. As Staff continue to utilize the recently modified Matrix, new amendments and/or errors have been found that require additional attention and/or modification. Specifically, an error was made within the Light Industrial (LI) Zoning District as it relates to residential and/or mixed-use developments within the district. The District Use Matrix currently allows for mixed-use developments within the LI District, a clerical error that was codified in 2024.

Staff and the Commission discussed the inclusion of employee and workforce housing in this district previously. The Commission, while generally supportive, wanted to hold off on amending Hailey's Municipal Code to allow said use until a later date. The Commission requested that Staff revisit the idea another time.

With that, Staff seek to amend the current District Use Matrix to correct a previous error in allowing Mixed-Use Development in the Light Industrial (LI) Zoning Distinct; however, Staff invite and encourage the Commission to discuss the possibility of amending the DUM to include mixed-use developments as a permitted or conditional use within the Light Industrial Zoning District.

The attached Draft Ordinance reflects the correction to the DUM. At the Commission's direction, however, Staff can present a modified ordinance that depicts mixed-use developments within the LI District as permitted or conditional, based on discussion this evening.

Currently, Hailey's DUM, categorizes Mixed-Use as a permitted use in the LI as follows:

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Residential:														
	Mixed Use Development	N	N	N	N	P	P	P	P2	P	P	N	P	P

Proposed Modification: Staff would like to amend the current District Use Matrix to correct a previous error that listed Mixed-Use development as a permitted use in the Light Industrial Zoning District.

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Residential:														
	Mixed Use development	N	N	N	N	P	P	P	P2	N P C	P	N	P	P

Attachments:

- Draft Ordinance amending the District Use Matrix.

Standards of Review:

Criteria for Review. Section 17.14.060(A) of the Hailey Municipal Code provides "[w]hen evaluating any proposed amendment under this chapter, 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;**
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;**
3. **The proposed uses are compatible with the surrounding area; and**
4. **The proposed amendment will promote the public health, safety, and general welfare**.

1. The proposed amendment is in accordance with the comprehensive plan;

Land use decisions for the City of Hailey are paramount in implementing the goals of the Comprehensive Plan. As stated in Section 5: Land Use:

> *"Land use is the connective tissue of a comprehensive plan; it influences and is influenced by every other element of the plan. In addition, along with transportation, the land use section defines the built environment and becomes the physical manifestation of the Vision and Values of the Plan."* (pg. 9)

LIGHT INDUSTRIAL

"Areas containing light industrial uses are important to a variety of business sectors that focus on the production of products and services that are less compatible with residential land uses and do not compete with the commercial land uses in the Downtown/Main Street Corridor designation. In addition, the Light Industrial district supports employment opportunities that allow a diverse cross section of residents to both live and work within the community". (pg.21)

When evaluating and editing the Matrix, Staff referenced the stated purpose of each zoning district to ensure the suitability and appropriateness of each land use, which further respects existing and future uses.

The purpose of the LI district is to provide areas for light industrial operations and limited related (or associated) retail sales. "Limited related retail sales" is defined as restricted to retail sales clearly associated with and secondary to the permitted use and of the type not normally located in downtown business districts (e.g., the retail sale of auto parts by an auto dealership). The area is characterized by industrial and service type traffic usage and patterns, and light manufacturing or construction related services. The intent is to group these uses that demand similar circulation patterns and service requirements together and provide regulations to preserve the integrity of the industrial uses while ensuring the health, welfare and safety of the community. (Ord. 1191, 2015)

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 Amendment seeks to correct the language and requirements of the District Use Matrix. This proposed Text Amendment will not create excessive costs or requirements.

3. The proposed uses are compatible with the surrounding area; and
The proposed Amendment upholds the features and characteristics of the Light Industrial Zoning District and further complements the suitability and compatibility of the land use edit. Altogether, the proposed Amendment clarifies the depicted uses of the Official Zoning and Land Use Maps.

4. The proposed amendment will promote the public health, safety, and general welfare.
By enhancing the clarity of the Matrix and organization of the land uses listed across zoning districts, the proposed Amendment stands to increase the efficiency of City operations and better align with the goals of Hailey's Comprehensive Plan. By increasing the effectiveness of the Municipal Code and the efficiency of City operations, this Text Amendment prioritizes the public health, safety, and general welfare of the community.

Motion Language:
Approval: Motion to recommend approval by the Hailey City Council A City-Initiated Text Amendment amending Hailey's Municipal Code, Title 17: Zoning Regulations, Chapter 17.05: Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix which corrects the permitted uses in the Light Industrial (LI) Zoning District, finding 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, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.

Denial: Motion to recommend denial by the Hailey City Council the attached revisions amending Hailey's Municipal Code, Title 17: Zoning Regulations, Chapter 17.05: Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, which corrects the permitted uses within the Light Industrial District _____[the Commission should state the reasons for denial].

Continuation: Motion to continue the public hearing to _____ [the Commission should specify a date.]

HAILEY ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING THE HAILEY MUNICIPAL CODE, TITLE 17: ZONING REGULATIONS, CHAPTER 17.05: OFFICIAL ZONING MAP AND DISTRICT USE MATRIX, SECTION 17.05.040, DISTRICT USE MATRIX, TO CLARIFY THE PROVISIONS FOR MIXED-USE DEVELOPMENTS WITHIN THE LIGHT INDUSTRIAL ZONING DISTRICT, 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 amendments to the Hailey Municipal Code, Title 17, conforms to the Hailey Comprehensive Plan; and

WHEREAS, the proposed additions will simplify, better describe, and reduce contradictions within the Hailey Municipal Code; and

WHEREAS, the Hailey City Council has determined that the proposed amendments are appropriate and timely; and

WHEREAS, the text addition set forth in this Ordinance will promote the public health, safety and general welfare;

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

Section 1. Title 17 Zoning Regulations, Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040 District Use Matrix is hereby modified by the removal of the stricken language and the addition of the underlined language, as noted. This section shall not be replaced in its entirety with the amendments below:

17.05.040: DISTRICT USE MATRIX:

The residential requirements for the zoning districts established in chapter 17.04 of this title are designated in the district use matrix set forth herein. A "P" indicates that a use is permitted in the respective zoning district. Permitted uses must conform to the applicable requirements of this title. A "C" indicates that a use is allowed as a conditional use in the respective zoning district. Conditional uses are subject to review and approval under the provisions of chapter 17.11 of this title. An "N" indicates that a use is not allowed in the respective zoning district, except where state or federal law otherwise preempts local land use.

Category	**Description (Excerpt)**	**Zoning Districts and Subdistricts**											
		RGB	**LR-1**	**LR-2**	**GR**	**NB**	**LB**	**TN**	**B**	**LI**	**TI**	**A**	**SCI -SO**	**SCI-I**
Residential:														
	Accessory Dwelling Units (ADU)	N)	P1	P1	P1	P1	P1	P1	P1	N	N	N	P1	P1
	Co-Living developments	N	N	N	N	N	P	N	P	N	N	N	N	N
	Cottage developments or dwelling units	N	P	P	P	N	C	P	N	N	N	N	N	N

Category	Description (Excerpt)	Zoning Districts and Subdistricts											
		RGB	**LR-1**	**LR-2**	**GR**	**NB**	**LB**	**TN**	**B**	**LI**	**TI**	**A**	**SCI -SO**	**SCI-I**
	Detached townhouse developments of dwelling units	N	P	P	P	N	C	P	N	N	N	N	N	N
	Manufactured Homes	N	P	P	P	N	P	P	N	N	N	N	N	N
	Mixed-use developments	N	N	N	P	P	P	P	P2	~~P~~ N/ P C	P	N	P	P
	Multi-family developments	N	N	N	P	N	P	C	P2	N	N	N	N	N
	Single-family dwelling units	N	P1	P1	P1	N	N	P	N	N	N	N	N	N
	Tiny homes on wheels (THOW)	N	P1	P1	P1	P1	P1	P1	P1	N	N	N	P1	P1

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 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 its passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS ___ DAY OF _____, 2026.

_____
Martha Burke, Mayor, City of Hailey

Attest:

_____
Mary Cone, City Clerk

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On October 19, 2026, the Planning and Zoning Chair and Administrator considered an Accessory Dwelling Unit (ADU) Application by Christopher and Kristin Bigelow for the renovation of an existing 816 square foot above-garage bonus room into an Accessory Dwelling Unit (ADU). This project is located at 200 Cranbrook Road, within the Limited Residential (LR-1) District.

FINDINGS OF FACT

Notice: Notice for the ADU Application was mailed to property owners within 300 feet on September 25, 2026. The Public Comment period was open from September 25, 2026, to October 10, 2026. During this time, several public comments were received. Two (2) comments supported the project for provided diverse housing opportunities. One (1) was received that opposed the project. Staff communicated the new Idaho code that no HOA may prohibit and ADU to this concerned neighbor.

Application: The Applicant is proposing to convert an 816 square foot bonus room into an Accessory Dwelling Unit (ADU), located above a garage. The Applicant intends to use the ADU for short-term occupancy. Access to the proposed ADU will be located off the primary public street, Cranbrook Road.

Design Elements and Exterior Materials: The Applicant is proposing to convert an existing window into an entrance door for the ADU. The Applicant submitted an application for a Building Permit to construct an attached raised deck with exterior stairs to access the ADU entrance.

Procedural History: The Accessory Dwelling Unit Application was submitted on September 10, 2026, and certified complete on October 7, 2026.

Standards of Evaluation: Chapter 17.06 of the Hailey Municipal Code establishes the criteria for applications for Design Review. For each applicable standard (in bold print), the Commission makes the following Findings of Fact:

17.06.010. No person shall build, develop, or substantially remodel or alter the exterior of the following Buildings without receiving design review approval or exemption, pursuant to this chapter, as outlined in the matrix below:

Type of Use	Exempt (PZ Chair And Administrator)	Hearings Examiner	Full PZ Review
New construction:			
All zones: Nonresidential buildings			X
All zones: Residential of 3 or more units			X
All zones: Accessory Dwelling Units and Tiny Homes on Wheels	X		
Townsite Overlay District: New single-family or duplex			X

The proposed Application is to convert an 816 square foot accessory room into an Accessory Dwelling Unit (ADU) located above a garage to be located at 200 Cranbrook Road, within the Limited Residential 1 zoning district.

General Requirements for Accessory Dwelling Units

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.08D.020**	**Applicability.** **A. The standards of this section apply to all Accessory Dwelling Units created after February 10, 2021, whether created by new construction, addition, or conversion of an existing building or area within an existing building.**
☒	☐	☐	**17.04D.030**	**General Provisions.** **A. Accessory Dwelling Units may be located within, or attached to, a principal building or may be located within a detached accessory building. Detached Accessory Dwelling Units may comprise the entirety of the accessory building or may comprise part of the floor area of an accessory building with another permitted accessory use or uses comprising of the remaining floor area.**
			Staff Comments	*The ADU is proposed to be constructed through the conversion of an 816 square foot accessory room into an Accessory Dwelling Unit (ADU) located above an existing garage and attached to the principal building. All bulk requirements with respect to setbacks, lot coverage, building height, and density comply with Hailey's Municipal Code.* *Based on the above, the Chair and Administrator found that this standard has been met.*
☒	☐	☐		**B. One (1) Accessory Dwelling Unit (detached or attached) is permitted on a lot, accessory to a single-family dwelling unit.**
			Staff Comments	*One (1) ADU is proposed onsite.* *Based on the above, the Chair and Administrator found that this standard has been met.*
☒	☐	☐		**C. Accessory Dwelling Units are only permitted in conjunction with single-family residences in residential zones. In the Townsite Overlay, Transition and SCI zones, Accessory Dwelling Units are permitted in conjunction with commercial buildings. In Business, Limited Business and Neighborhood Business, one or more residential unit(s) are considered mixed-use.**
			Staff Comments	*The proposed ADU is in conjunction with an existing single-family residence located in the Limited Residential (LR-1) Zoning District.* *Based on the above, the Chair and Administrator found that this standard has been met.*
☐	☐	☒		**D. Accessory Dwelling Units located in the Special Flood Hazard Area (SFHA) shall have the top of the lowest floor elevated no lower than the flood protection elevation as defined in Section 17.04J.020, "Definitions", of the Hailey Municipal Code. For new construction or substantial improvements in the SFHA, all applicable requirements of Article 17.04J. Flood Hazard Overlay District (FH) shall apply.**
			Staff Comments	*The proposed ADU is not located within the Special Flood Hazard Area, this standard does not apply. Based on the above, the Chair and Administrator found that this standard is not applicable.*
☒	☐	☐	**17.08D.040: Registration of Accessory Dwelling Units Required**	**A. All Accessory Dwelling Units created after February 10, 2021, shall be issued an Accessory Dwelling Unit Compliance Certificate.**
			Staff Comments	*Upon completion of construction for the proposed ADU, a Compliance Certificate will be issued.* *Based on the above, the Chair and Administrator found that this standard has been met.*

☒	☐	☐	**17.08D.050: Occupancy Restrictions - Short Term Occupancy**	**One dwelling unit shall be utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.**
			Staff Comments	*The proposed ADU will be utilized for long-term occupancy and is in conjunction with a primary dwelling unit that will be occupied by the property owner.* *Based on the above, the Chair and Administrator found that this standard has been met.*
☒	☐	☐	**17.08D.060: Subordinate Scale and Size**	**1. Scale: Accessory Dwelling Units shall be subordinate in scale and design to the principal building.**
			Staff Comments	*The proposed ADU is 816 square feet in size, and subordinate in scale and design to the principal building.* *Based on the above, the Chair and Administrator found that this standard has been met.*
☒	☐	☐		**2. Minimum Floor Area: All Accessory Dwelling Units shall not have a minimum floor area of less than two hundred (200) square feet.**
			Staff Comments	*Please refer to Section 17.08D.060(1), noted above, for further details.* *Based on the above, the Chair and Administrator found that this standard has been met.*
☒	☐	☐		***3.*** **Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.**
			Staff Comments	*The proposed ADU is a (1) bedroom studio.* *Based on the above, the Chair and Administrator found that this standard has been met.*
☒	☐	☐	**17.08D.070: Livability**	**A. Outdoor Access: All Accessory Dwelling Units shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineated by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than 50 square feet in size.**
			Staff Comments	*The Applicant is proposing to utilize the new private deck of approximately 150 square feet as the designated outdoor access. Based on the above, the Chair and Administrator found that this standard has been met.*
Chapter 17.09: Parking and Loading				
☒	☐	☐	**17.09.020.05.D**	**Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments.**
			Staff Comments	*New exterior lights will be installed at the private entrance to the ADU at the top of the exterior stair landing. These lights will meet the Outdoor Lighting Ordinance standards to mitigate light trespass.* *Based on the above, the Chair and Administrator found that this standard has been met.*
☒	☐	☐	**17.09.040.01**	**No additional onsite parking spaces are required to be provided for ADUs unless the principal dwelling unit does not have off-street parking or the street is not paved and designed or constructed for on-street parking, or unless the principal dwelling unit is within one-fourth (1/4) mile of transit, an employment area, or commercial services.**
			Staff Comments	*The principal dwelling unit has off-street parking.* *Based on the above, the Chair and Administrator found that this standard has been met.*

CONCLUSIONS OF LAW AND DECISION

Based upon the above Findings of Fact, the Planning and Zoning Chair and Administrator make the following Conclusions of Law:

1. Adequate notice, pursuant to the Hailey Municipal Code, Title 17, Chapter 17.06, Design Review, 17.06.020(B), was given.
2. The project is in general conformance with the Hailey Municipal Code, Title 17, and the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Given the nature of this project, this constitutes a minor project, will not conflict with the Design Review Standards of this Chapter, and will not adversely impact any adjacent properties.
5. The proposed project is documented in the project file.

Conditions of Approval. The following Conditions are suggested for approval of this Application:

a) All applicable Fire Department and Building Department requirements shall be met.
b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
c) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law, and Decision.
d) All exterior lighting shall comply with the Outdoor Lighting Ordinance.

Signed this _____ day of _____, 2026.

_____
Janet Fugate, Chair

_____
Robyn Davis, Community Development Director

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