City of Hailey

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

Agenda
Hailey Planning and Zoning Commission
Monday, November 2, 2026
Meeting Location: Hailey Town Center West (116 S. River St.)
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 17:05: 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. **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 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. **ACTION ITEM**

- **CA 3:** Motion to approve the Meeting Minutes for October 5, 2026.

- **CA 4:** Motion to approve the Meeting Minutes for October 19, 2026.

Public Hearing Item(s):

- **PH 1:** Consideration of an Annexation Application submitted by Wood River Community Ventures, LLC, to annex 108.8 acres, or a portion of FR W1/2 NW SEC 25, FR E1/2 NE SEC 26, TL 7134 (RP02N18026366D), into Hailey City limits. The project proposal, to be known as Blaine Crossing, is planned as a 614

residential unit project, to be built over approximately three (3) phases. The project proposal includes, but is not limited to, both compact multifamily units and single-family residential units, a potential hospitality site, small-scale neighborhood business, land for light industrial uses, hillside protection, and open space complete with sport fields/facility for local use. Interconnected bike and pedestrian pathways within the site, and an extension of Toe of the Hill Trail are also proposed.

At the hearing, the Planning and Zoning Commission will consider and/or discuss the following:

1. An **Overview** of the project proposal.

- **Staff Reports and Discussion**
  - Monday, November 16, 2026:
    - PP: Quigley Farms Blocks 5, 6, and 7
    - DR: Zions Bank
    - PP: Lena Cottages

Adjourn by 8:00 PM - ACTION ITEM

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 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 modifies the permitted residential and/or mixed-uses of the Light Industrial (LI) District.

The Planning and Zoning Commission enters these Findings of Fact, Conclusions of Law, and Decision.

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.

FINDINGS OF FACT

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 proposed 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 – once again – invited the Commission to discuss the possibility of amending the DUM to include Mixed-Use Developments, Accessory Dwelling Units (ADUs), or other housing type, as a permitted or conditional use within the district. The Commission shared its support for the inclusion of ADUs and/or other, lighter residential uses; however, ultimately suggested pausing on the initiation of a text amendment until another time.

The attached Draft Ordinance reflects the correction to the DUM, amending Mixed-Use Developments from a permitted use to a non-permitted use within the LI Zoning District.

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: The Commission unanimously agreed 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	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)

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

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

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.

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 Commission found that by clarifying 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.

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

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	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

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 17, and further made the following recommendations:

An ordinance, Ordinance No._____, amending Title 17: Zoning Regulations, Chapter 17:05: Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, which modifies the permitted residential and/or mixed uses of the Light Industrial Zoning District, 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

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 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.

Applicant: City Staff

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

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 Commission briefly discussed this item and were in favor of amending the code.

The attached Draft Ordinance reflects the correction to the Final Plat time limit to be in congruence with the existing code.

The current code 16.03.030(A) reads 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 (1) year 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.

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 a City-Initiated Text Amendment amending Hailey's 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.

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.

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 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.

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

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

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 proposed amendments are consistent with the Hailey Comprehensive Plan, and they will not result in a change in allowed uses.

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 16, and further made the following recommendations:

An ordinance, Ordinance No._____, 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, 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 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

Return to Agenda

City of Hailey

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

Minutes
Hailey Planning and Zoning Commission
Monday, October 5, 2026
5:00 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#

Commission Present: Michael Smith, Matt Smithman, Bozena Morawski
Staff Present: Robyn Davis, Ashley Dyer, Reese Hodges, Yadi Ward

Call to Order - Hailey Planning and Zoning Commission

- Public Comment for items not on the Agenda.

Presentations:

- **PP 1:** Presentation by GGLO: Airport Way Master Plan

5:01:27 Mark Sindell presented the presentation for the Airport Way Master Plan. Discussion ensued by the Commission.

Consent Agenda - ACTION ITEM

- **CA 1:** Motion to approve meeting minutes dated September 21, 2026. **ACTION ITEM**

- **CA 2:** Motion to approve the Findings of Fact, Conclusion of Law, and Decision for Preliminary Plat Application by Integration Development, LLC, represented by Alpine Enterprises Inc, wherein Lot 5, Block 3 (1421 RedTail Lane) of Quigley Farms Subdivision is subdivided to create two (2) sublots; Sublot 1 and Sublot 2. **ACTION ITEM**

- **CA 3:** Motion to approve the Findings of Fact, Conclusion of Law, and Decision for an ordinance amending Hailey's Municipal Code, Title 17: Zoning Regulations, Chapter 17.06: Design Review, Section 17.06.080: Design Standards, applicable to (A) Nonresidential, Mixed Family, Or Mixed-Use Building, 2. Building Design. **ACTION ITEM**

5:50:41 Morawski made a motion to approve the Consent Agenda. Smithman seconded and all in favor.

Public Hearing Item(s):

- **PH 1:** Consideration of 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, Items 1 and 2, to increase the maximum size of an accessory structure without the need for a building permit from 120 square feet to 200 square feet. This amendment aligns with the 2018 International Residential Code.

5:50:00 Staff presented to the Commissioners the proposed Text Amendment and the intent of this.

5:55:03 Morawski asked if the Bulk Requirements (setbacks) were going to be impacted or changed by this amendment.

5:56:53 Staff responded that the setbacks will remain the same, there won't be a change of Bulk Requirements for this amendment. Staff also noted the differences between commercial and residential accessory structures, as residential would see an increase to 200 square feet and commercial-based accessory structures would remain at 120 square feet.

6:02:12 The Commissioners discussed the amendment and concurred with the proposed changes made by Staff.

6:02:55 Smithman made a motion to recommend approval by the Hailey City Council. Morawski seconded and all in favor.

- **PH 2:** Consideration of a City-Initiated Text Amendment amending Hailey Municipal Code, Title 15: Buildings 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 is proposing to remove this section from Hailey's Municipal Code.

6:05:43 Chief Baledge explained the intent behind this amendment to the Commission.

6:07:30 Commissioners agreed with the proposed changes.

6:07:45 Morawski motioned to recommend approval by the Hailey City Council. Smithman seconded and all in favor.

Administrative Review:

- **AR 1:** Design Review Application for an Accessory Dwelling Unit (ADU) Application by Gina Glenne and Dan Reinkensmeyer for the renovation of an existing 831 square foot bonus room into an Accessory Dwelling Unit (ADU). This project is located at 302 E Spruce St, within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts.

- **Staff Reports and Discussion**
  - Monday, October 19, 2026:
    - TA Title 16: Final Plat Timeline
    - TA Title 17: District Use Matrix - Residential in LI

Adjourn by 8:00 PM - ACTION ITEM

6:09:56 Smithman motioned to adjourn. Morawski seconded and all in favor.

Return to Agenda

City of Hailey

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

Minutes
Hailey Planning and Zoning Commission
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5:30 p.m.

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

Commission Present: Michael Smith, Matt Smithman, Bozena Morawski
Staff Present: Robyn Davis, Ashley Dyer, Reese Hodges, Yadi Ward

5:30:00 Chair Fugate called the meeting to order.

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**

5:31:30 M. Smith motioned to approve the Consent Agenda. Morawski seconded and all in favor.

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.

5:37:17 The Commission considered the proposed text amendment by Staff. The Commission agreed that this item was a "housekeeping" item and concur

- **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.

5:39:24 The Commission discussed the proposed text amendment. Smithman shared his preferences for incorporating light residential uses (like ADUs) within the Light Industrial Districts. Commission discussion ensued

5:43:12 M. Smith expressed his concern about diluting the already limited LI inventory in the City of Hailey. He recommended waiting until after the upcoming Annexation Applications to reassess available LI inventory.

5:47:40 Morawski made a comment about including conditional Mix-Use in the LI District, but only on a case-by-case or conditional basis and not an unconditional "P". She also mentioned that she can see value in expanding the permitted uses for this are (LI), especially given the City's plans to develop a Mix-Use pathway in the area from the airport to downtown.

5:53:35 Chair Fugate opened the meeting for public comment. Kelsey Linda Lee expressed concerns about traffic after construction in the airport area. Mostly, Lee expressed concerns about the safety of pedestrians and students. She mentioned that the school transportation can be affected by the Mix-Use buildings.

5:54:41 M. Smith motioned to recommend approval by the City Council. Smithman seconded and all in favor.

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: Blaine Crossing Overview
  - Discussion:
    - Upcoming PZ Schedule and Attendance with holidays
    - December 21, 2026, P&Z Meeting

Adjourn by 8:00 PM - ACTION ITEM

6:01:10 Smithman motioned to adjourn; Morawski seconded and all in favor.

Return to Agenda

Staff Report
Hailey Planning and Zoning Commission
Regular Meeting of November 2, 2026

To: Hailey Planning and Zoning Commission
From: Robyn Davis, Community Development Director

Overview: Consideration of an Annexation Application submitted by Wood River Community Ventures, LLC, to annex 108.8 acres, or a portion of FR W1/2 NW SEC 25, FR E1/2 NE SEC 26, TL 7134 (RP02N18026366D), into Hailey City limits. The project proposal, to be known as Blaine Crossing, is planned as a 614 residential unit project, to be built over approximately three (3) phases. The project proposal includes, but is not limited to, both compact multifamily units and single-family residential units, potential hospitality site, small-scale neighborhood business, land for light industrial uses, hillside protection, and open space complete with sport fields/facility for local use. Interconnected bike and pedestrian pathways within the site, and an extension of Toe of the Hill Trail are also proposed.

At the hearing, the Planning and Zoning Commission will consider and/or discuss the following:

1. An **Overview** of the project proposal.

A presentation by the Development Team will be made. No decision or motions will be made. All meetings are open to the public, and public comments are encouraged.

Hearing: November 2, 2026
Location of Hearing: Town Center West (116 S. River St.)

Applicant: Wood River Community Ventures, LLC
Project Name: Blaine Crossing
Location: A portion of RP02N18026366D (FR W1/2 NW SEC 25, FR E1/2 NE SEC 26, TL 7134)
Parcel Size: 108.8 acres (4,739,238 square feet)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on October 14, 2026, and mailed to adjoining property owners and agencies on October 8, 2026. Onsite notice was posted on October 23, 2026.

Background and Application: Wood River Community Ventures, LLC, property owners of RP02N18026366D, have submitted an Annexation Application requesting to annex a portion of FR W1/2 NW SEC 25, FR E1/2 NE SEC 26, TL 7134, comprising 108.8 acres, into Hailey City limits. This parcel is located between the Cities of Hailey and Bellevue, immediately south of Hailey's Woodside Subdivision, and east of State Highway 75.

The Applicant proposes a development project, to be known as Blaine Crossing, that includes 500 compact multifamily units, 46 townhouse units, 68 single-family residential units, a potential hospitality site, approximately 0.57 acres of small-scale neighborhood business, approximately 6.43 acres of land for limited industrial uses, hillside protection, and approximately 8.46 acres of open

space/parks/pathways – with a stated total of 25.76 acres when recreational fields are included. Interconnected bike and pedestrian pathways within the site, and an extension of Toe of the Hill Trail are also proposed. The parcel is currently located in Blaine County, within the City of Hailey's Area of Impact (AOI) and adjacent to the City of Bellevue's AOI. The property is zoned Rural Residential District (R-10) and Residential/Agricultural District (R-5) under Blaine County zoning.

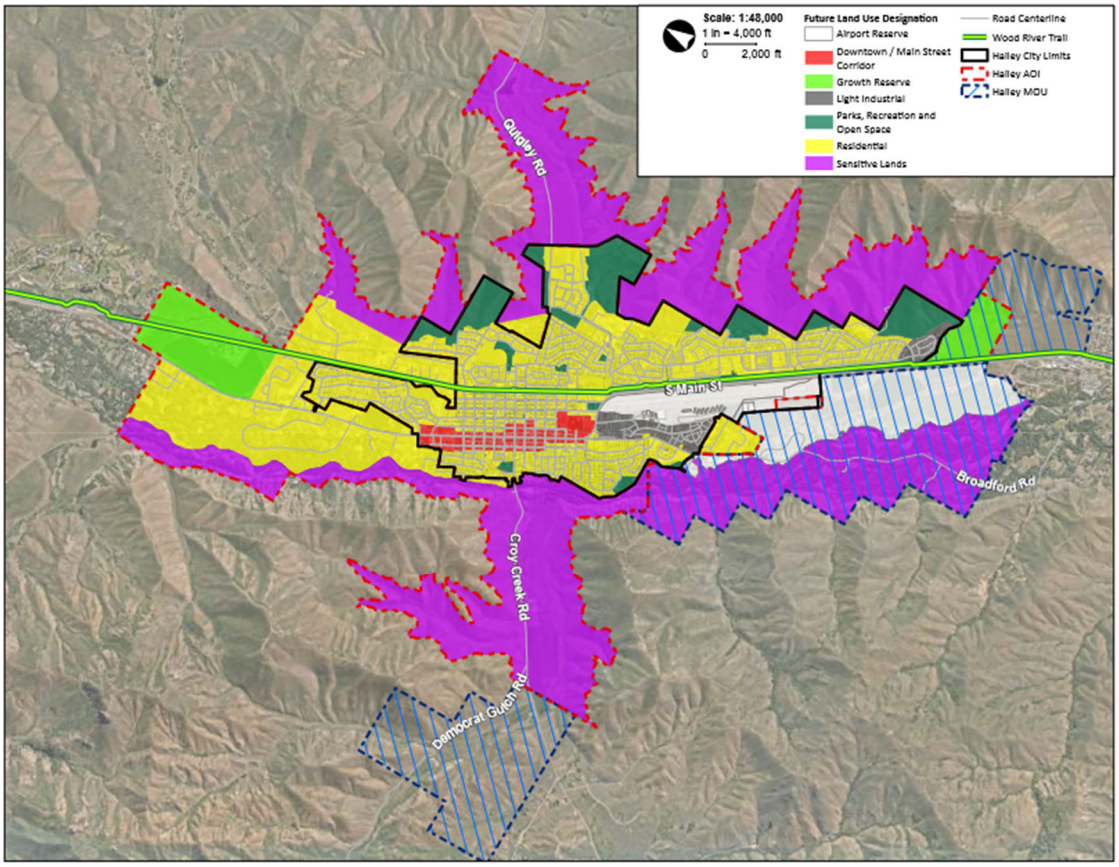
As mentioned, the subject property is located within Hailey's AOI. Idaho Code § 67-6526 establishes the framework for Areas of Impact, which are unincorporated geographic areas outside a city's existing limits where growth and development are expected to occur. The statute outlines the intent, process, and procedures for establishing an AOI for each city in Idaho. Substantive amendments to this section in 2024 clarified that "Areas of impact should be established, modified, or confirmed based on the ability and likelihood of a city or cities to annex lands within that area of impact in the near future" (Idaho Code § 67-6526(1)(b)). The statute further identifies areas where municipal or public sewer and water services are expected to be provided within five years as a relevant consideration in establishing an AOI (Idaho Code § 67-6526(4)(a)(iv)).

In 2023, the Cities of Hailey and Bellevue renegotiated their respective AOIs with Blaine County (Blaine County Ordinances No. 2023-04 and No. 2023-05). These ordinances established the boundary between the cities' respective AOIs, including the subject property, and reaffirmed the applicable AOI boundaries. Accordingly, properties located within Hailey's AOI may be considered for future annexation, subject to applicable statutory requirements and municipal review.

With the property's location within Hailey's AOI established, the proposed annexation must also satisfy the applicable statutory requirements. Idaho Code § 50-222(6)(a) addresses annexation with consent where all landowners of the subject property have requested annexation or where consent has been provided by the landowners of a contiguous parcel or parcels. The Applicant has submitted the Application with the requisite landowner consent to annexation.

The property's location within Hailey's AOI, its contiguity with Hailey's existing city limits, and its designation as "Growth Reserve" in Hailey's Comprehensive Plan (see adopted Land Use Map below) provide relevant context for evaluating the proposed annexation. These factors do not, by themselves, determine whether annexation should be approved. The Application must be evaluated under the applicable statutory requirements, City Code standards, and Comprehensive Plan policies.

FUTURE LAND USE MAP



Growth Reserve areas are depicted on the Future Land Use Map in bright green.

In addition to applicable state law, the Annexation Review process is governed by Hailey's Municipal Code, Title 14: Annexation Procedures, specifically, Chapter 14.01: Annexation Procedures, § 14.01.080: Commission Review:

> **Subject to its bylaws, the commission shall conduct a public hearing to review the application for annexation. The commission shall review the particular facts and circumstances of a proposed annexation for the purpose of determining: a) whether the proposed annexation will be harmonious and in accordance with the goals and policies of applicable components of the Hailey comprehensive plan; and b) whether the proposed annexation would be in the best interests of the citizens of Hailey. The commission shall also make a recommendation that the property sought to be annexed should be zoned as one or more particular zoning districts, as more fully described in the Hailey zoning ordinance. The commission shall make findings of fact and conclusions of law relating to the application's general compliance with the Hailey comprehensive plan and to the commission's recommendation for zoning. The commission**

shall forward those findings and conclusions in writing to the council and the applicant. (Ord. 1050 § 1, 2010; Ord. 889 § 1, 2004)

Accordingly, the Commission's review will consider the proposed annexation's consistency with applicable goals and policies of the Hailey Comprehensive Plan, whether annexation would serve the best interests of Hailey residents, and an appropriate zoning recommendation for the property. The Commission will document its findings and conclusions and forward its recommendations to the City Council.

Public Hearing Process and Next Steps: The Planning and Zoning Commission will begin its review of the Annexation Application on November 2, 2026. The City anticipates holding a series of public meetings over the coming year to review the proposal, receive public input, and evaluate the Application against City requirements.

To support a transparent, accessible, and organized review, City Staff have structured the anticipated public process around specific topic areas. Each meeting will focus on designated subjects, with presentations, discussion, and public comment directed toward those topics. This approach is intended to provide the public with a clear understanding of the issues under consideration and meaningful opportunities to participate throughout the review process.

At the November 2, 2026, meeting, for example, the Commission will receive an overview of the project and an introduction to its proposed zoning, land uses, and buildout characteristics. Subsequent meetings are anticipated to address the following topics:

- Project Overview & Introduction to Zoning, Land Use, Buildout Characteristics
- Zoning, Land Use and Housing, Parks and Open Space, Comprehensive Plan Analysis
- Water, Wastewater, and Water Rights
- Traffic, Streets, and Fiscal Impact Analyses
- Wildlife, Avalanche and Environment-Related Studies

This meeting schedule is preliminary and may change based on other planning applications, scheduling constraints, and staff resources. The City will make reasonable efforts to inform the public of schedule changes and updates to the review process.

The Commission's final review will consider the application as a whole, drawing together the information presented, discussions, and public comments received throughout the process. Following its review, the Commission will prepare findings and conclusions and make a recommendation to the City Council in accordance with Hailey Municipal Code, Title 14, Chapter 14.01.

Proposed Draft Agenda:

Blaine Crossing: Planning & Zoning Commission Tentative Timeline				
General Topics	**Date**	**Attendees**	**Staff Team**	**Comments**
Overview, Introduction, Land Use & Housing Presentations	11/02/26	Public Hearing: Planning & Zoning Commission, Applicant Team, City Staff, Community Members	Davis, Yeager	**Anticipated discussion topics include, but are not limited to, those listed in this table. Please note this meeting schedule is tentative and may need to be adjusted as the process moves forward. City Staff will make every effort to keep the community informed of any updates or modifications throughout the process.**
Land Use, Zoning, Housing, Open Space, Pathways, Comp Plan Anaylsis	December/January	Public Hearing: Planning & Zoning Commission, Applicant Team, City Staff, Community Members	Davis, Yeager, Dyer, Hodges	
Water, Water Rights, Wastewater	February/March	Public Hearing: Planning & Zoning Commission, Applicant Team, City Staff, Community Members	Davis, Yeager, Ellsworth, Balis	
Fiscal Impact Analysis, Traffic Impact Study & Typical Sections	April/May	Public Hearing: Planning & Zoning Commission, Applicant Team, City Staff, Community Members	Davis, Yeager, Schwarz	
Other: Wildlife, Avalanche, Recap, Recommendation	May/June	Public Hearing: Planning & Zoning Commission, Applicant Team, City Staff, Community Members	Davis, Yeager	

Resources and Attachments: The Annexation Application and all supporting documentation, submitted by Wood River Community Ventures, LLC, can be found at the links below:

- **Annexation Projects Homepage:**
  - https://haileycityhall.org/community-development/active-land-use-applications/

    - **Blaine Crossing's Annexation Application and Supporting Documentation:**
      - Combined Digital Package
        - Annexation Application & Fees
        - Annexation Application Checklist (certified complete)
        - Statement of Property Size
        - Project Description
        - Schematic Design
        - Statements: Goals with Comprehensive Plan & Neighborhood Compatibility
        - Statements: Natural Resources & Public Dedications/Contributions
        - Narrative: Wellhead Protection Zones
        - Description: Impact on Existing Infrastructure
        - Statements: Maintenance on Public Facilities, Funding & Phasing Plan
        - Traffic Study
        - Avalanche Study
        - Wildlife Study
        - Phase I Environmental Site Assessment

  - Water Study/Water Rights Description
  - Fiscal Impact Study
- Public Comment (received 08/18/2026 through 09/14/2026)
- Public Comment (received 09/15/2026 through 09/30/2026)
- Public Comment (received 10/01/2026 through 10/28/2026)

- **Blaine Crossing's Letter of Intent to Annexation**
  - City Council Packet (dated July 13, 2026)
  - Public Comment (submitted after packet publication)

Procedural History: The Application was submitted on September 11, 2026, and certified complete on September 14, 2026**.** A public hearing will be held on November 2, 2026, at Town Center West (116 S. River St.), and virtually via Microsoft Teams.

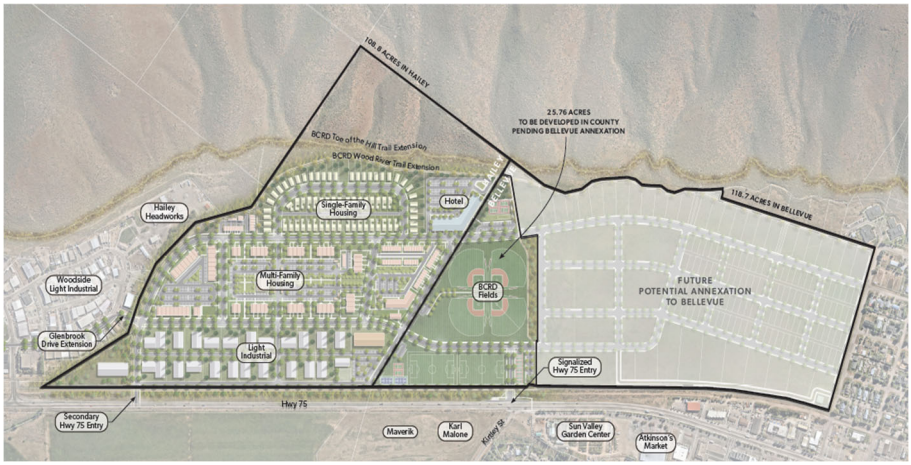
Chapter 14.01: Annexation Procedures

Note on Annexation Procedures: Staff will analyze each applicable standard as the corresponding topic is considered by the Planning and Zoning Commission and, subsequently, the City Council. A comprehensive analysis of all applicable procedures and standards will be completed before the Commission formulates its recommendation to the City Council.

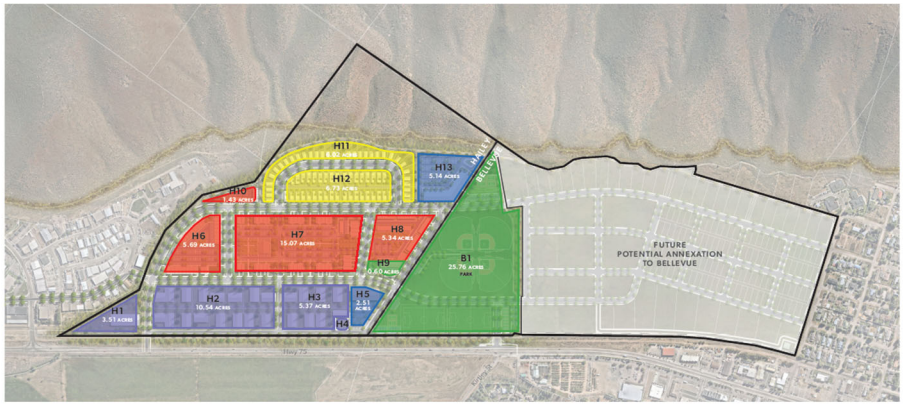
Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☐	**14.01.050**	**Submittal Requirements**
☐	☐	☐		**Except as otherwise provided, the application shall include or attach at least the following:** **A. Application fees established by ordinance.**
			Staff Comments	*General Annexation Application fees have been paid. If the annexation is approved, additional fees will be due pursuant Section 14.01.090(B): Fiscal Impact, of the Hailey Municipal Code.*
☐	☐	☐		**B. A statement of the size of the property in square feet and in acres.**
			Staff Comments	*The Annexation Application shows 108.8 acres (4,739,238 square feet) of land area for annexation.*
☐	☐	☐		**C. A description of the proposed project, including the approximate: 1) number and size of proposed lots; 2) length and location of the proposed water and sewer mains; 3) length and location of proposed streets and alleys; and 4) length and location of the proposed sidewalks.**
			Staff Comments	*Wood River Community Ventures, LLC, have submitted an Annexation Application requesting an annexation of a portion of FR W1/2 NW SEC 25, FR E1/2 NE SEC 26, TL 7134, comprising 108.8 acres, into Hailey City limits. This parcel is located between the Cities of Hailey and Bellevue, immediately south of Hailey's Woodside Subdivision, and east of State Highway 75.* *The Applicant proposes a development project, to be known as Blaine Crossing, that includes 500 compact multifamily units, 46 townhouse units, 68 single-family residential units, a potential hospitality site, approximately 0.57 acres of small-scale*

				neighborhood business, approximately 6.43 acres of land for limited industrial uses, hillside protection, and approximately 8.46 acres of open space/parks/pathways – with a stated total of 25.76 acres when recreational fields are included. Interconnected bike and pedestrian pathways within the site, and an extension of Toe of the Hill Trail are also proposed. The parcel is currently located in Blaine County, within the City of Hailey's AOI and adjacent to the City of Bellevue's AOI. The property is zoned Rural Residential District (R-10) and Residential/Agricultural District (R-5) under Blaine County zoning. *The Applicant intends to submit a Large Block Plat for review by the Planning and Zoning Commission and City Council at a later date. Further analysis will be provided at that time. Generally, though, the approximate number of proposed blocks is ten (10) with a dedication of an Open Space parcel via Parcel A. Under a Large Block Plat scenario, individual lots will be platted through a separate platting process, after approval of the Large Block Plat has been given. This approval would include the provision that individual blocks may be approved for Preliminary and Final Plats, provided each block has the infrastructure necessary to function independently.* *Regarding the length and location of the proposed water and sewer mains, the length and location of proposed streets and alleys, and the length and location of the proposed sidewalks, all information can be found within the submitted Large Block Plat and Preliminary Utility Drawings, found here.* *The vacant parcels south of the subject property may be developed in the future, and could be annexed by the City of Bellevue, for active open space, housing – both single-family and multifamily – as well as small-scale commercial. At this time, it is the City of Hailey's understanding that no applications have been submitted for annexation into Bellevue's City limits.* *It is important to keep in mind that Staff have not completed a substantive evaluation. The Commission will consider the applicable information during the designated topic-area review and incorporate its conclusions into the findings and recommendations, as appropriate.*
☐	☐	☐		**D. A schematic design of the entire project showing the proposed uses, density, streets, alleys, easements, and proposed size and location of open spaces and parks.**
			Staff Comments	*Blaine Crossing is intended to facilitate a mixed-use community, which includes workforce housing, market-rate housing, light industrial opportunities, service-oriented commercial, and a potential hospitality site within a recreation-oriented development.* *All proposed uses, density, streets, alleys, easements, and proposed size and location of open spaces and parks, can be found in the images below, as well as here, at the link provided. Please keep in mind that this standard will be considered, analyzed, and discussed in greater detail according to the Draft Agenda above.*

Illustrative Site Plan:



Proposed Land Uses and Density:



PROPOSED LAND USE

- Single Family
- Multi-family
- Commercial
- Light Industrial
- Park

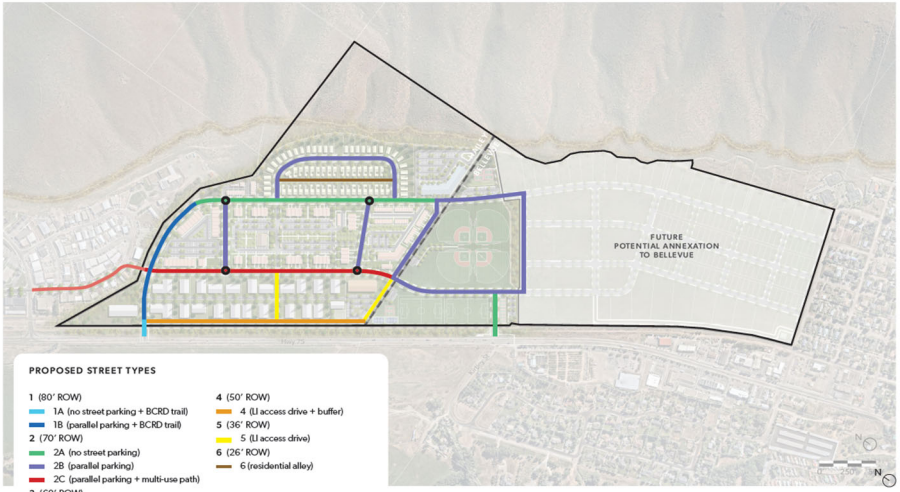
Parcel	Land Use	Development Quantity
H1	Light Industrial	25,000 SF
H2	Light Industrial	175,000 SF
H3	Light Industrial	80,000 SF
H4	Light Industrial	Pump Station
H5	Commercial	25,000 SF
H6	Multi-Family	150 Apartments
H7	Multi-Family	300 Apartments

Parcel	Land Use	Development Quantity
H8	Multi Family	50 Apartments, 30 Townhomes
H9	Park	Restroom/Concessions
H10	Multi-Family	16 Townhomes
H11	Single Family	32 Homes
H12	Single Family	36 Homes
H13	Hotel	100 Keys (80,000 SF)
B1	Park	BCRD Athletic Fields

N

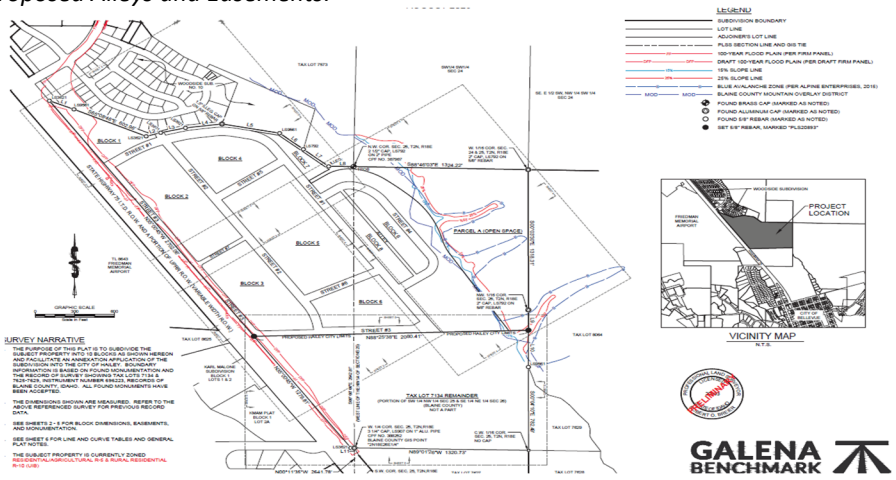
SITE PLAN
SCALE: 1" = 500'

Proposed Street Types:



SITE PLAN

Proposed Alleys and Easements:



Proposed Zoning:



HAILEY PROPOSED ZONING

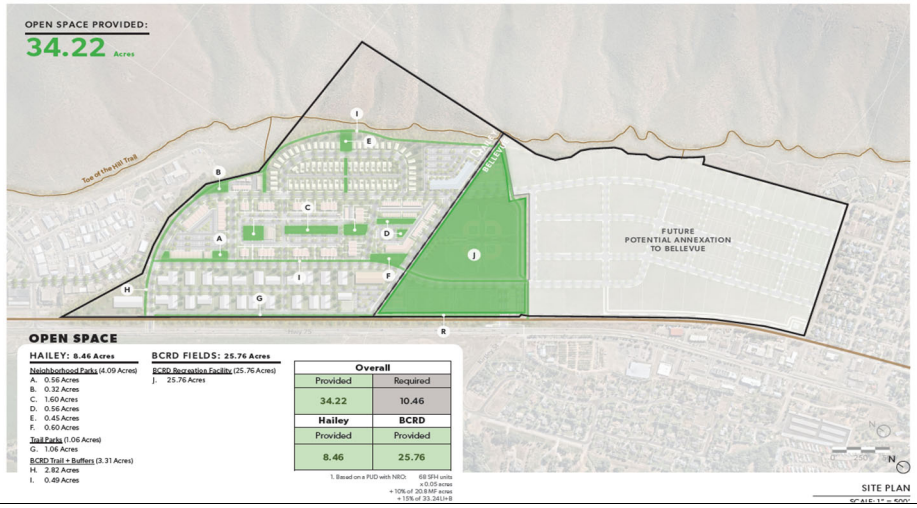
- General Residential (34.94 Acres)
- Light Industrial (19.65 Acres)
- Limited Business (13.59 Acres)
- Recreational Green Belt (25.76 Acres)
- Neighborhood Residential Overlay to match Downtown Residential Overlay with an increase in the open space requirement

Parcel	Zoning	Acreage
H1	Light Industrial	3.51 Acres
H2	Light Industrial	10.54 Acres
H3	Light Industrial	5.37 Acres
H4	Light Industrial	0.23 Acres
H5	Limited Business	2.51 Acres
H6	General Residential	5.69 Acres
H7	General Residential	15.07 Acres

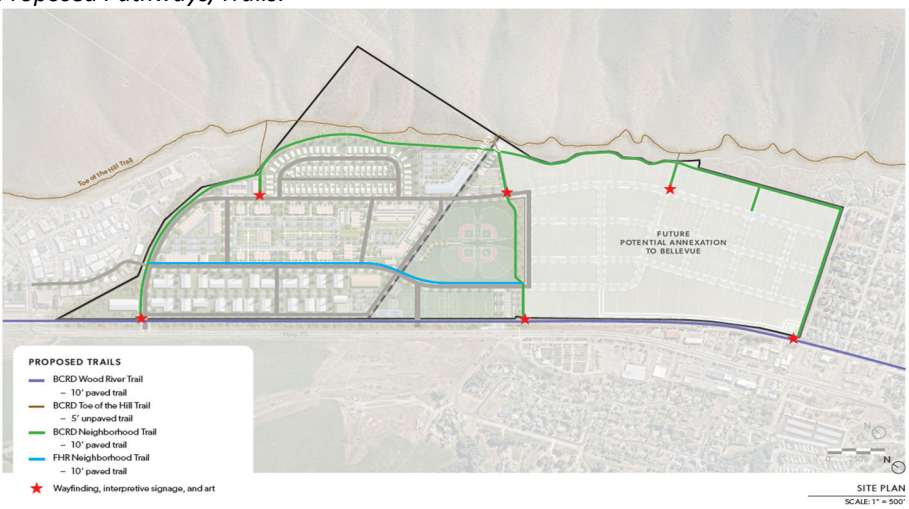
Parcel	Zoning	Acreage
H8	Limited Business	5.34 Acres
H9	Limited Business	0.60 Acres
H10	General Residential	1.43 Acres
H11	General Residential	6.02 Acres
H12	General Residential	6.73 Acres
H13	Limited Business	5.14 Acres
B1	Recreational Green Belt	25.76 Acres

SITE PLAN
SCALE: 1" = 500'

Proposed Open Spaces and Parks:

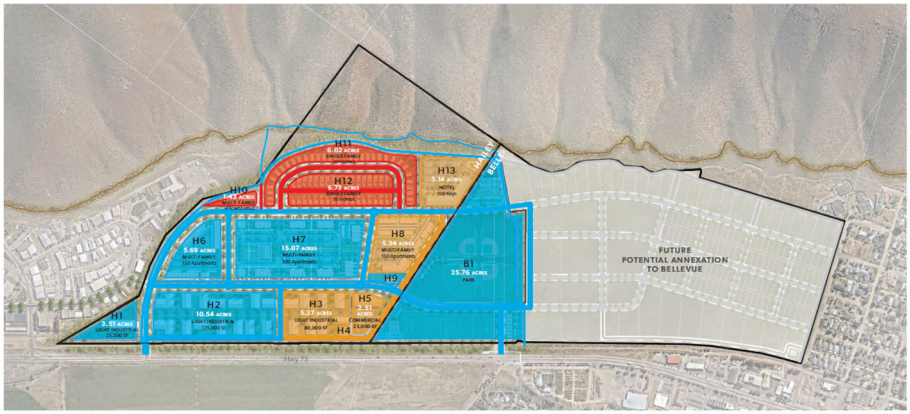


SITE PLAN

				Proposed Pathways/Trails: 
☐	☐	☐		**E. A statement describing how the proposed project complies with specific goals and policies of the Hailey comprehensive plan.**
			Staff Comments	*The Applicant has submitted a statement addressing consistency with the Hailey Comprehensive Plan. Staff and the Commission will evaluate the statement and applicable plan policies during the designated review meetings.*
☐	☐	☐		**F. A statement describing how the proposed project is compatible with adjacent neighborhood(s).**
			Staff Comments	*The Applicant has submitted a project design that incorporates land uses, landscape buffers, open space, and transportation connections intended to support compatibility with surrounding properties.* *To the north, proposed light industrial uses would be adjacent to existing light industrial uses in Hailey's Woodside Subdivision. The proposal includes an extension of Glenbrook Drive connecting Woodside Boulevard.* *At the center of the project, the Applicant proposes approximately 25 acres of open space and recreational fields and facilities in partnership with the Blaine County Recreation District (BCRD). The proposed open space would provide a separation between developed areas of Hailey and Bellevue.* *To the south, proposed multifamily housing with small-scale ground-floor uses would face the proposed recreational fields and facilities. The proposed roadway network is designed to connect with potential future development on property that could be annexed into the City of Bellevue.* *Along the eastern boundary, the proposal includes preservation of the bordering native hillside, a connection to the BCRD Toe of the Hill Trail, and lower density uses adjacent to wildlife habitat.* *To the west, the proposal includes an additional 20-foot landscape buffer between the development and the BCRD/Wood River Trail.*

				The proposed transportation improvements include a traffic signal aligned with the existing Kirtley Street intersection, pedestrian crossing facilities, bus loading zones, and a small park-and-ride lot intended to accommodate future Mountain Rides transit service. *These features are intended to provide transitions between proposed and existing uses, preserve open space and trail connections, and improve transportation access. Their adequacy and potential impacts will be evaluated as part of the Commission's review of the Application.*
☐	☐	☐		**G. A statement describing how the applicable natural resources (e.g., watercourses, springs, streams, wildlife and access to public lands) and natural hazards (e.g., avalanche, floodplains and floodways) are incorporated into proposed project and/or mitigated.**
			Staff Comments	*The Application materials address natural resources and hazards associated with the property, including floodplain areas, avalanche hazards, hillsides, wildlife habitat, and the existing trail system.* *Limited floodplain areas are identified along a ditch near the western property boundary and the Idaho Transportation Department right-of-way. The submitted materials indicate that avalanche hazards have been identified in a separate study, delineated on the Large Block Plat, and addressed through the proposed placement of development outside those areas.* *The Applicant indicates that development would be directed away from steep sagebrush hillsides to reduce wildfire risk and that undeveloped hillside areas would be preserved. The proposal also includes preservation and enhancement of the BCRD multi-use trail and retention of open space between the Cities of Hailey and Bellevue. The Application materials identify no historic landmarks on the annexation site.* *Staff will further evaluate the submitted studies and proposed mitigation measures as part of the Commission's review. Any necessary additional analysis, mitigation, or conditions will be identified as that review proceeds.*
☐	☐	☐		**H. A statement describing what contributions and/or dedications the applicant is willing to make as part of the proposed annexation.**
			Staff Comments	*The Applicant has identified the following proposed contributions and public benefits associated with the annexation and development* *Local and Regional Housing: The proposal includes approximately 100 housing units subject to a combination of locals-only and deed-restriction provisions for households earning no more than 120% of area median income (AMI). The specific restrictions, eligibility requirements, and implementation mechanisms will be further analyzed and documented through the applicable entitlement and agreement processes.* *Outdoor Recreation Facilities and Open Space: The Applicant proposes to partner with the BCRD to dedicate and develop approximately 25 acres for recreational fields and courts. The proposed facilities would provide recreational opportunities and maintain open space between the Cities of Hailey and Bellevue.*

				Pedestrian Circulation: The Applicant proposes to partner with BCRD to extend the Toe of the Hill Trail and Wood River Trail, and provide connections to, from, and through the development. Proposed improvements include the Toe of the Hill Trail along the property boundary, consistent with the BCRD Trails Master Plan, and a loop connection linking the Wood River Trail and Toe of the Hill Trail. *Design Standards that support community character: The Applicant proposes to develop design guidelines addressing site planning, buildings, and landscaping. The guidelines are intended to reflect regional development patterns and community character, and would be subject to review through the City's applicable entitlement process.* *Water-Wise Landscaping: The proposed landscape approach emphasizes native and adaptive plants, grasses, and wildflowers in rights-of-way and public spaces. Other proposed measures include potential graywater irrigation, a combination of synthetic and natural turf for recreational fields, and water-efficient fixtures in multifamily housing. Additional design guidelines are proposed to address landscaping and non-potable water use.* *The details, feasibility, timing, and enforceability of these proposed contributions will be further evaluated as the annexation and development review proceeds. Where necessary, the City will address applicable commitments through conditions of approval, an annexation agreement, or subsequent entitlement requirements.*
☐	☐	☐		**I. A description of how the proposed annexation will protect Hailey's established or proposed wellhead protection zones.**
			Staff Comments	*The subject property is located south and downstream of the City's existing wells and outside Hailey's established Wellhead Protection Zones. According to the Wellhead Protection Zone Report prepared by Galena-Benchmark, no measurable impact on water quality is anticipated from the proposed project.* *The property is, however, located within the Blaine County Wellhead Protection Area and is subject to the applicable Blaine County Wellhead Protection Overlay regulations. The Applicant is expected to implement appropriate practices to protect water resources. Staff propose to address this requirement through a condition of approval.* *Additional review will consider the submitted report, applicable County requirements, and any measures necessary to protect water quality.*
☐	☐	☐		**J. A detailed description of how the annexation will impact the existing municipal infrastructure and services (e.g., water, sewer, streets, library, police, fire and parks).**
			Staff Comments	*A detailed description has been submitted by the Applicant. Staff have not completed a substantive evaluation. The Commission will consider the applicable information during the designated topic-area review and incorporate its conclusions into the findings and recommendations, as appropriate.*
☐	☐	☐		**K. A statement of who will maintain the streets, alleys, parks and utilities (privately and publicly owned utilities) and how the maintenance of the streets, alleys, parks and utilities (privately and publicly owned utilities) will be funded.**

			Staff Comments	*The Application consists of a combination of publicly and privately owned utilities and amenities. The streets and alleys are proposed to be developed/constructed/installed by the Applicant and maintained by the City. The water and wastewater systems are also proposed to be developed/constructed/installed by the Applicant and maintained by the City. Franchise utilities (power, cable, gas, phone, etc.) will be developed/installed by the Applicant and maintained by the respective utility companies that supply each resource. As far as park and open space maintenance is concerned, all recreational fields, trails, and other amenities would be maintained by the BCRD. Pocket or neighborhood parks, as well as pathways located within the proposed development, would be maintained by the Applicant.* *Staff have not completed a substantive evaluation. The Commission will consider the applicable information during the designated topic-area review and incorporate its conclusions into the findings and recommendations, as appropriate.*
☐	☐	☐		**L. A phasing plan showing the proposed dates of construction and completion of phased construction for infrastructure, streets, alleys, utilities and all other development. In the case of a phased project, subsections C and D of this section may be omitted for future phases; however, provisions shall be made within an annexation agreement for submittal of plans and payment of fees for future phases.**
			Staff Comments	*The submitted Phasing Plan depicts the proposed dates of construction and completion of phased construction for infrastructure, streets, alleys, utilities, and all other development. Proposed trail phasing has also been included, as shown below and more thoroughly described at the link above.* *The City Council, at a later date, will consider this project and a Draft Annexation Agreement, if an approval is recommended. The Draft Annexation Agreement, among other details, will include a fee structure and development plans for future phases.* 
☐	☐	☐		**M. Unless the administrator determines, in the administrator's sole and absolute discretion, one or more of the following studies are not**

				warranted based on the size, scope and impact of a proposed annexation, the following studies shall be submitted: **1. Traffic study showing impact on adjacent streets and streets that would serve the proposed project.** **2. Floodplain study (if applicable).** **3. Avalanche study (if applicable).** **4. Wetland study (if applicable).** **5. Wildlife study.** **6. A level I environmental study showing the presence of any hazardous waste.** **7. Contour map depicting fifteen percent (15%) and twenty five percent (25%) slope lines measured at two-foot (2') intervals.**
			Staff Comments	*The Administrator has determined that the following studies are warranted based on size, scope, and impact of the proposed annexation:* • *Traffic Study* • *Avalanche Study* • *Wildlife Study* • *Phase I Environmental Study* • *Contour Map* *In addition to the studies above, the Administrator has determined that the additional studies are also relevant to the analysis of this project:* • *Water Study* • *Fiscal Impact Study* *The Application includes materials addressing this standard. Staff have not completed a substantive evaluation. The Commission will consider the applicable information during the designated topic-area review and incorporate its conclusions into the findings and recommendations, as appropriate.*
☒	☐	☐		**N. A list of names and mailing addresses of all property owners within three hundred feet (300') of the external boundaries of the proposed annexation and the names and mailing addresses of all easement holders within the proposed annexation.**
			Staff Comments	*This has been provided.*
☐	☐	☐		**O. A description of all water rights, including all surface and ground water rights, appurtenant to the real property subject of the annexation. The description of all water rights shall include a description of all the elements of the water rights, including, but not limited to, the source, quantity, priority date, point of diversion, purpose and period of use, place of use, and any provisions or conditions attached to the water right. The applicant shall attach all decrees, licenses and permits describing the water rights to the application for annexation. (Ord. 1205, 2016; Ord. 1104, 2012; Ord. 889 § 1, 2004)**
			Staff Comments	*The submitted Water Study includes a description of water rights – both surface and ground water rights – including all elements of the water rights. The Application includes materials addressing this standard. Staff have not completed a substantive evaluation. The Commission will consider the applicable information during the*

				designated topic-area review and incorporate its conclusions into the findings and recommendations, as appropriate.

14.01.080: Commission Review

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☐		**The Commission shall review the particular facts and circumstances of a proposed annexation for the purpose of determining:**
			Staff Comments	*The Planning and Zoning Commission will review and discuss the particular facts and circumstances of this proposed annexation, and each of the criteria will be analyzed as the review proceeds.*
☐	☐	☐	**A.**	**Whether the proposed annexation will be harmonious and in accordance with the goals and policies of applicable components of the Hailey Comprehensive Plan.**
			Staff Comments	*The Planning and Zoning Commission will review and discuss the particular facts and circumstances of this proposed annexation, and each of the criteria will be analyzed as the review proceeds.*
☐	☐	☐	**B.**	**Whether the proposed annexation would be in the best interest of the citizens of Hailey.**
			Staff Comments	*The Planning and Zoning Commission will review and discuss the particular facts and circumstances of this proposed annexation, and each of the criteria will be analyzed as the review proceeds.*

14.01.090: Council Review

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☐	**A.**	**Upon receipt of the Commission's findings of fact and conclusions of law, the council shall schedule a public hearing to review the application for annexation. The Council shall review the particular facts and circumstances of a proposed annexation for the purpose of determining:**
			Staff Comments	*Upon a recommendation by the Planning and Zoning Commission, a public hearing will be scheduled with the City Council to review the particular facts and circumstances of the proposed annexation for the purpose of determining Items B., C., and D. below.*
☐	☐	☐	**B.**	**Fiscal Impact: The council shall require the applicant to pay, as consideration for annexation and any annexation agreement, the fees established by resolution, as amended, for annexation of property into the city. The council retains the right to require further monetary or nonmonetary contributions for any annexation to ensure the proposed annexation will not have a negative fiscal impact upon the existing citizens of Hailey at the time of annexation and in the future.**
			Staff Comments	*Please refer to Section 14.01.090: Council Review, Item A, for further information.*
☐	☐	☐	**C.1.a.**	**Whether the proposed annexation will be harmonious and in accordance with the goals and policies of applicable components of the Hailey Comprehensive Plan: and**
			Staff Comments	*Please refer to Section 14.01.090: Council Review, Item A, for further information.*
☐	☐	☐	**C.1.b.**	**Whether the proposed annexation would be in the best interest of the citizens of Hailey.**
			Staff Comments	*Please refer to Section 14.01.090: Council Review, Item A, for further information.*
☐	☐	☐	**C.1.c.**	**To the extent possible, whether the proposed annexation will have a negative fiscal impact upon the existing citizens of Hailey at the time of an annexation and in the future.**
☐	☐	☐	***Staff Comments***	*Please refer to Section 14.01.090: Council Review, Item A, for further information.*

			D.	**Decision: The council has the sole and absolute discretionary right to approve, approve with conditions or deny an application for annexation. In addition, the council is authorized to require, as a condition of approval, that the applicant and the city enter into an annexation agreement providing for the terms and conditions of an approved annexation. The council may also require the applicant, as a condition of approval, to construct certain improvements, including, but not limited to, private and/or public utilities, facilities, recreational or other amenities and landscaping, and to pay such annexation fees or other monetary or nonmonetary contributions as the council deems necessary to protect the health, safety and general welfare of the citizens of Hailey. In the event the fees and/or contributions are not paid at the time of annexation approval, the council shall require the applicant to provide security in the form of a performance bond, irrevocable letter of credit or cash equivalent acceptable to Hailey for one hundred fifty percent (150%) of the bona fide estimate of the cost of the improvements and one hundred percent (100%) of the fees and/or contributions within thirty (30) days of the date when the council approves the application but before the effective date of any annexation ordinance. Furthermore, the council may, consistent with Idaho Code section 67-6537, require the applicant, as a condition to approval, to use all surface water appurtenant to the real property to be annexed as the primary water source for irrigation of the real property to be annexed.**
			Staff Comments	*Please refer to Section 14.01.090: Council Review, Item A, for further information.*

Summary and Suggested Conditions of Approval: The Commission shall recommend that the property sought to be annexed should be zoned as one or more zoning districts, as more fully described in the Hailey Municipal Code. The Commission shall also make Findings of Fact and Conclusions of Law relating to the Application's general compliance with the Hailey Comprehensive Plan and to the Commission's recommendation for zoning. The Commission shall forward those Findings of Fact and Conclusions of Law in writing to the Council and the Applicant.

General Conditions of Approval: *Intentionally left blank.*

Motion Language: The Planning and Zoning Commission will review the application and accompanying documentation over the next several months. No motion language is proposed at this time.



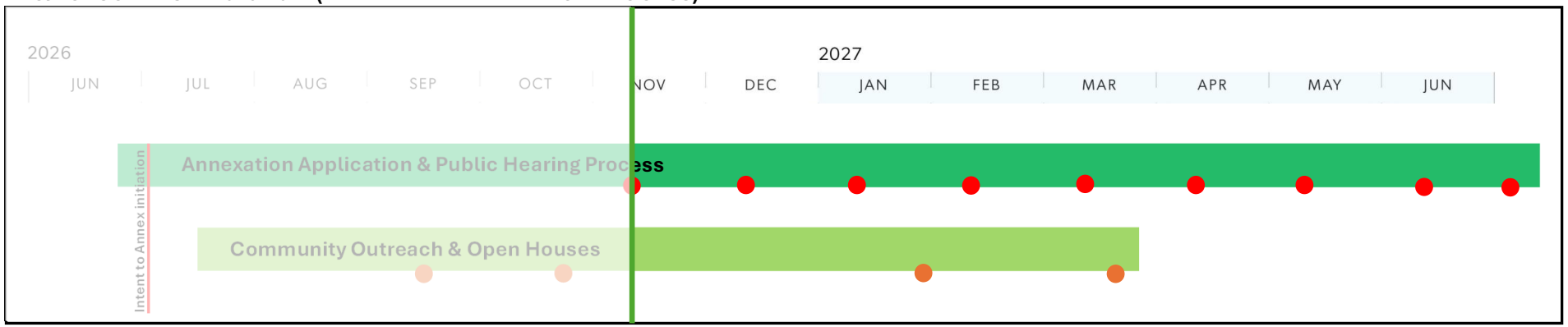
BLAINE CROSSING

ANNEXATION PRESENTATION P&Z 01:INTRODUCTION

OPPENHEIMER DEVELOPMENT CORPORATION

GGLO

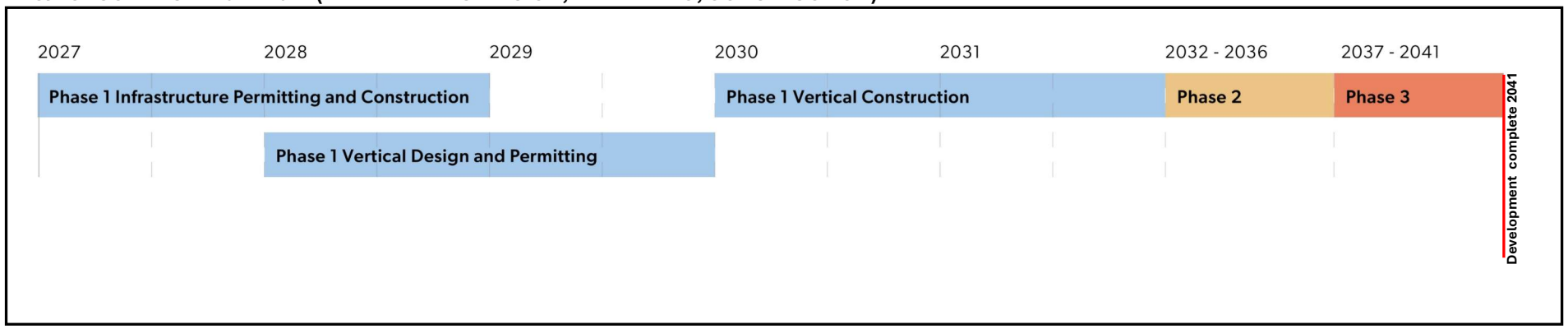
PROJECT SCHEDULE 2026-2027 (NEXT 1 YEAR: ANNEXATION PROCESS)



Potential Public Hearings (Planning & Zoning, City Council)

Community Open Houses (Developer Hosted)

PROJECT SCHEDULE 2027-2041 (NEXT 14 YEARS: DESIGN, PERMITTING, CONSTRUCTION)



BLAINE CROSSING

Community Open Houses completed in September & October with over 200 attendees



Image from the 5b Gazette 9/15/2026

Community Open House Top Questions

Question: *When will all of this happen?*

Answer: *This will be phased over time with completion of all construction phases anticipated around 2040.*

Question: *What will be the traffic impacts?*

Answer: *The Idaho Transportation Department has* ***planned the expansion of Highway 75 to 5 lanes from Bellevue to Hailey regardless of this project.*** *ITD is targeting this work for construction in 2028-2030, pending final approval and funding.*

Based upon the traffic study from Hales Engineering, ***a traffic signal will be installed at the intersection of Kirtley and Highway 75, anticipated by completion of Phase 1 (estimated 2031)*** *and, hopefully, in conjunction with the highway widening project. The proposed internal street system, location on a bus route with anticipated bus stops within the project, proposed park-and-ride lot to be shared with BCRD fields, connections to the Wood River Trail should assist with keeping traffic off Highway 75.*

A primary goal of the project is by creating affordable housing within Blaine Crossing; it could eliminate cars off the highway traveling in/out of the Wood River Valley and, therefore, reducing the carbon footprint.



Community Open House Top Questions

Question: *What are the water impacts?*

Answer: *The project will utilize about 25% of the site irrigation water rights. No new water rights or wells will be sought, and there will be no new irrigation demand on the city water system. The available surplus is being evaluated for partnering opportunities to achieve the highest possible public and environmental benefit.* ***Due to the proposed use of low-consumption vegetation, the overall consumptive use will decrease even after considering the additional potable water demands.*** *An expanded study of water impacts is being prepared now, which will include modeling to confirm there will be no significant impact on the aquifer, the Big Wood River, and Silver Creek.*



Question: *Without an approved BCRD Levy, how will the fields be funded?*

Answer: *The 25 acres for the fields will be donated, making the proposed fields viable financially with fewer resources. Actual funding mechanisms are TBD, pending annexation approval.*



Question: *What are the impacts to sewer infrastructure?*

Answer: *The City of Hailey has sewer capacity for Blaine Crossing. System upgrades and/or significant maintenance is necessary with or without Blaine Crossing. Blaine Crossing will fund our share of the necessary improvements for servicing our development.* ***Blaine Crossing has been studying sustainable water strategies, including the opportunity to use Class B Greywater from the current Hailey Sewer Treatment Plant for landscape irrigation, protecting the health of the Big Wood River.***

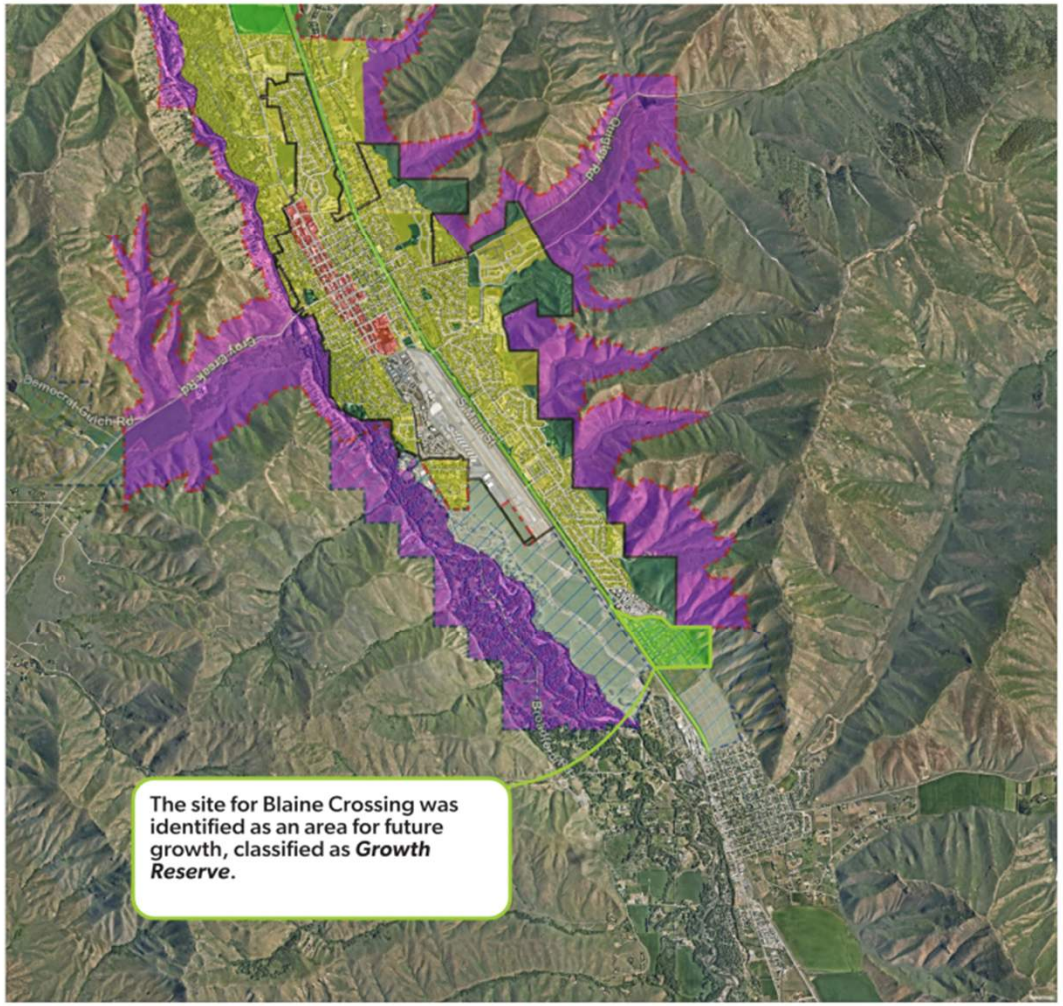




VISION

What does our Comprehensive Plan say about Blaine Crossing?

City of Hailey Comprehensive Plan



Blaine County Comprehensive Plan

The County's Comprehensive Plan identifies areas adjacent to cities and wit their Area of Impact as an appropriate place for growth. The site for Blaine Crossing falls into this third category.

Excerpt from Ch.8, *Land Use*:

General areas to be considered for growth are described below from most appropriate to least appropriate:

1. *Within incorporated cities.*
2. *Community Housing Overlay District.*
3. ***Urban Transitional areas adjacent to cities and within ACI's.*** *These areas are proximate to infrastructure, jobs, and services. There is often more compact development and transitional uses in place. County development must anticipate future annexation by adjacent cities.*
4. *Adjacent to some community Townsites.*
5. *Other areas relatively proximate to cities.*
6. *Farmland.*
7. *Remote areas and inholdings.*

Scale: 1:48,000
1 in = 4,000 ft
0 2,000 ft

Future Land Use Designation
- Airport Reserve
- Downtown / Main Street Corridor
- Growth Reserve
- Light Industrial
- Parks, Recreation and Open Space
- Residential
- Sensitive Lands

- Road Centerline
- Wood River Trail
- Hailey City Limits
- Hailey AOI
- Hailey MOU

BLAINE CROSSING SMART GROWTH PRINCIPLES

Creating Walkable, Sustainable, & Diverse Communities

1

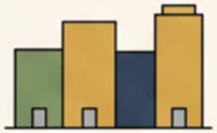
MIX LAND USES



Combine homes, shops, & offices.

2

COMPACT BUILDING DESIGN



Build upward, not outward.

3

DIVERSE HOUSING



Provide varied housing choices.

4

WALKABLE NEIGHBORHOODS



Safe, pedestrian-friendly streets.

5

STRONG SENSE OF PLACE



Reflect local identity & culture.

6

PRESERVE OPEN SPACE



Protect natural & agricultural lands.

7

EXISTING COMMUNITIES



Focus on infill & redevelopment.

8

TRANSIT CHOICES



Provide diverse transportation.

9

EFFICIENT DECISIONS



Fair, predictable processes.

10

COMMUNITY COLLABORATION



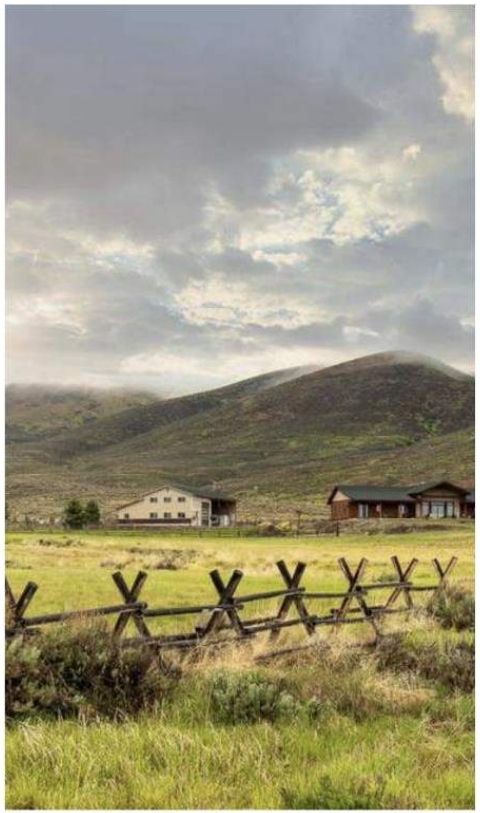
Engage residents & stakeholders.

PLACEMAKING FRAMEWORK



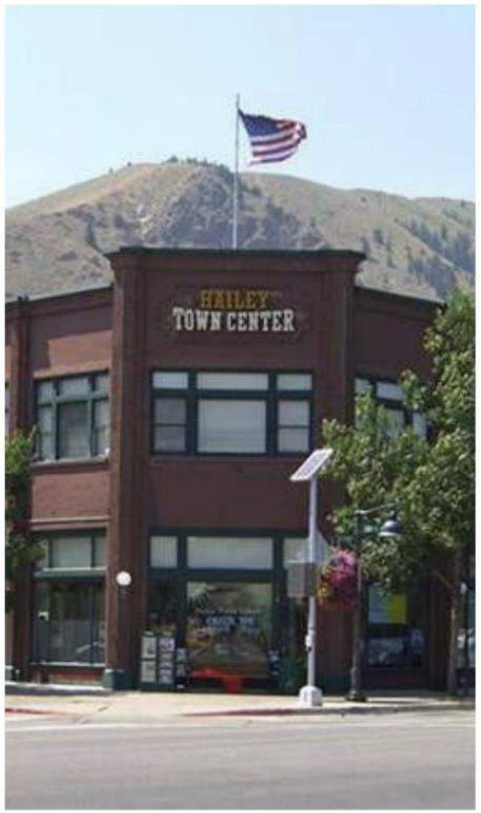
HEALTHY OUTDOOR LIVING

Trails and open spaces connected through native south valley plant communities.



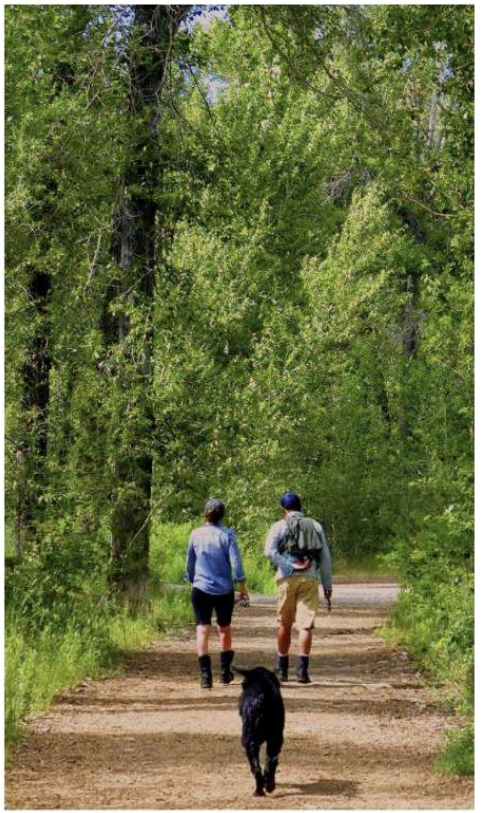
BUCOLIC AND BEAUTIFUL

Preserve the pastoral and bucolic openness of this part of the valley with elbow room and wide vistas.



APPROACHABLE AND DOWN TO EARTH

This location is in a unpretentious working class part of the valley where you know your neighbor and community is central to daily life.



CONNECTED TO NATURE

Nestled on the valley floor between foothills and the Big Wood River.

PROJECT GOALS

- **Design with transparent data and complete information** as the basis of an informed solutions-based plan.
- **Water, Agriculture & Silver Creek:** Create a replicable model for sustainable development, with no significant down stream impacts to the Bigwood River, Silver Creek and Sustainable Agricultural land uses.
- **Local Businesses:** Protect 'Main Street' and perpetuate complementary local business opportunities.
- **Infrastructure:** Develop and implement a Plan with no negative impacts on City Infrastructure.
- **Smart Growth over sprawl:** This development is the opposite of sprawl, and provides compact, efficient development adjacent to services and transportation.
- **Create a neighborhood where the workforce of the Wood River Valley can live in the Wood River Valley.** This development meets a significant amount of the City & County identified housing need.
- **Enhance and provide the amenities that make the Wood River Valley coveted and livable** with trails, open space, natural environment, views and a strong sense of community.

Summary of public benefit strategies

Contribute to the housing needs solution (Hailey and Wood River Valley)

Add supply of missing middle rental housing for locals in a central location next to city services and transit. Target 100 total units restricted with a combination of Locals Only and Deed Restricted Housing at 120% AMI or less.

Provide much-needed outdoor recreation venues to meet growing demand

Partner with BCRD to develop fields and courts, setting aside 25 acres of open space on valuable land in the center of the development, maintaining a visual buffer between the Cities of Hailey and Bellevue.

Expand Wood River Trail System for walking, biking, and nordic skiing

Partner with BCRD to expand the Toe of the Hill Trail and Wood River Trail, with connections to, from, and through the development.

Perpetuate Community Character through regionally responsive design

Embed in the plan regionally responsive, award-winning site planning, building, and landscape design with a world-class team of dedicated project partners. Long-term focused, caring approach.

Implement local, sustainable, water-wise and habitat promoting landscapes

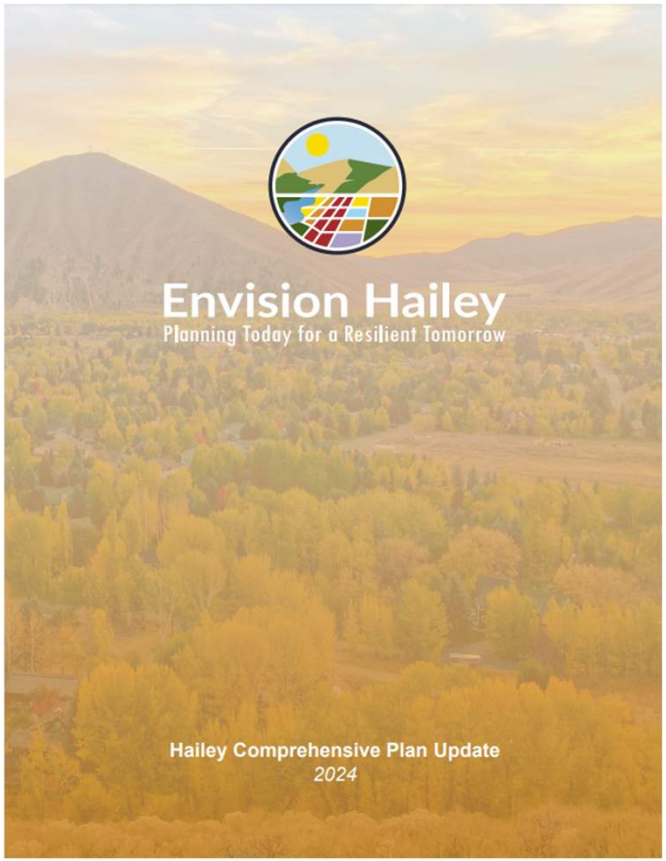
Native and adaptive planting, grasses and wildflowers in the ROW/Public Spaces, potential for grey water reuse for irrigation and mix of synthetic and natural turf for the BCRD ball fields, with water-efficient fixtures for multi-family housing.

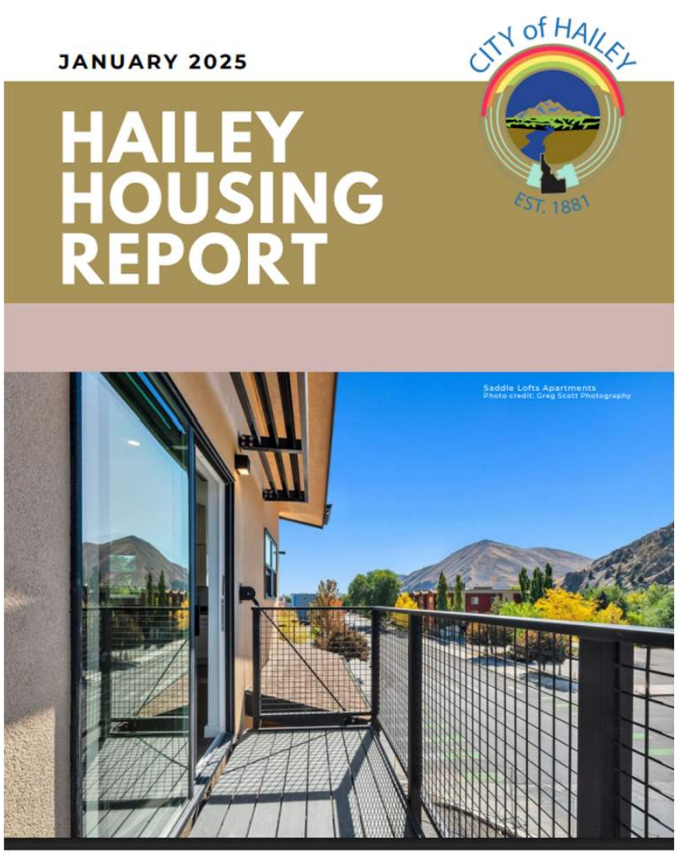
Create financial benefit with a significant expansion of the tax base

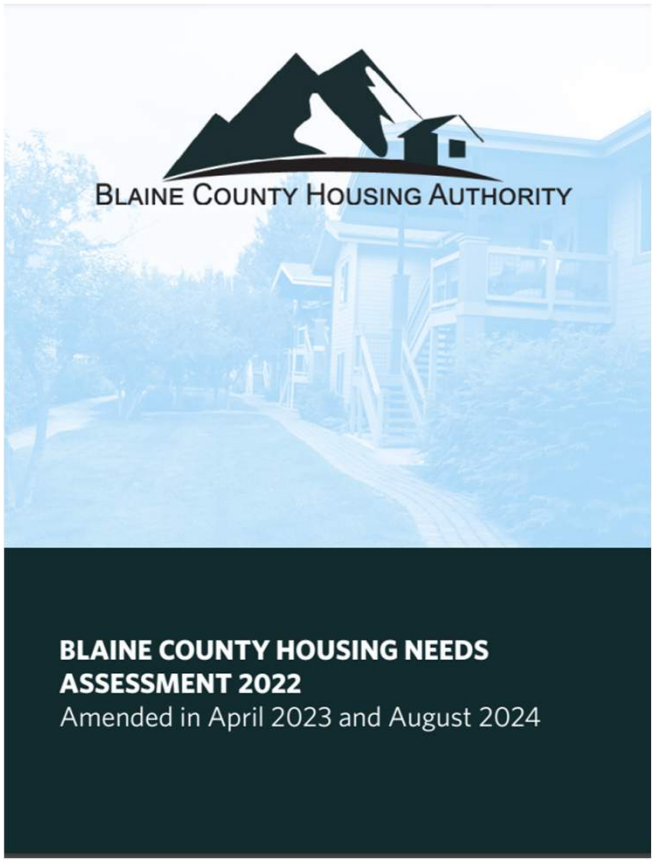
The project will increase the tax base and land value by a margin greater than the impact on City Services.



MISSING MIDDLE HOUSING


Envision Hailey
Planning Today for a Resilient Tomorrow
Hailey Comprehensive Plan Update
2024


JANUARY 2025
HAILEY HOUSING REPORT
CITY of HAILEY
EST. 1881
Saddle Lofts Apartments
Photo credit: Greg Scott Photography


BLAINE COUNTY HOUSING AUTHORITY
BLAINE COUNTY HOUSING NEEDS ASSESSMENT 2022
Amended in April 2023 and August 2024

BLAINE COUNTY HOUSING AUTHORITY

BLAINE COUNTY HOUSING NEEDS ASSESSMENT 2022

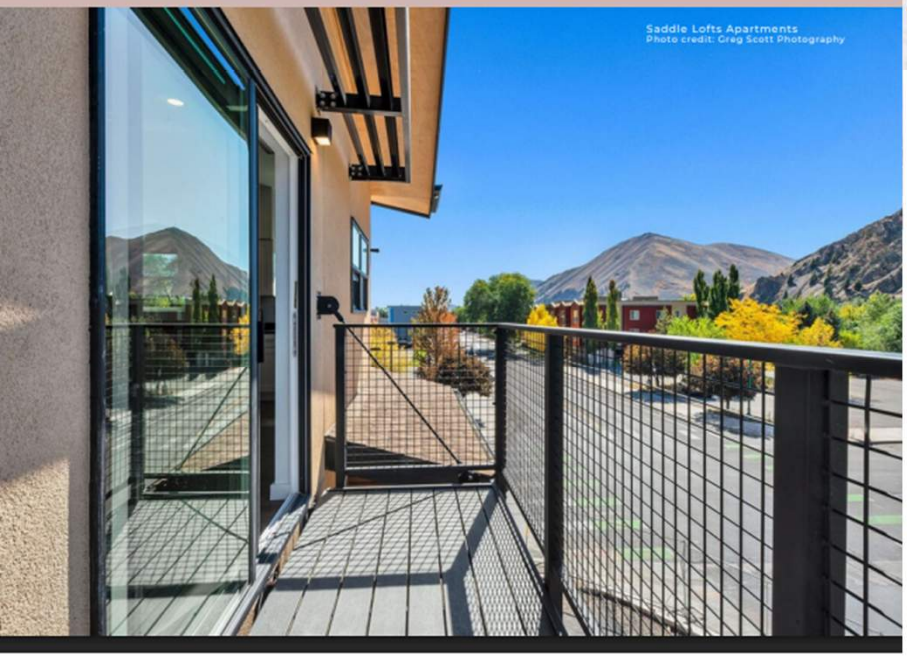
Amended in April 2023 and August 2024

Over 6,000 units are needed county-wide for low and moderate-income households



JANUARY 2025

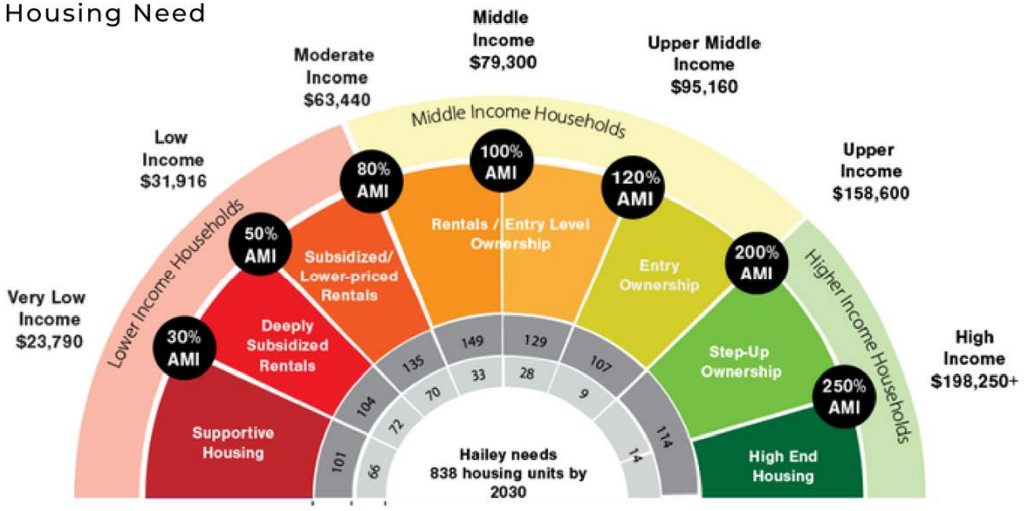
HAILEY HOUSING REPORT





City of Hailey demand is for approximately 78 new housing units and 7 remodeled/replaced units per year, with a 10-year target of 838 total housing units

Hailey's Housing Need



Providing the missing middle





This project has the potential to meet over 60% of the projected housing needs in Hailey over the next 10 years

Homefullness (n.)

When hardworking Idahoans can afford to buy or rent in the community they call home.

Let's Build Home Together.

THE PARTNERS

Local roots, paired with deep experience

LEAP HOUSING

LEAD SPONSOR · IDAHO NONPROFIT

- Boise-based 501(c)(3) that develops and preserves affordable homes across Idaho
- Built 60-unit Falcons Landing in Mountain Home; preserved a 60+ unit senior community in Nampa
- Created Boise's first housing trust for homeownership; leads resident services at Blaine Crossing

brought in

VINTAGE HOUSING

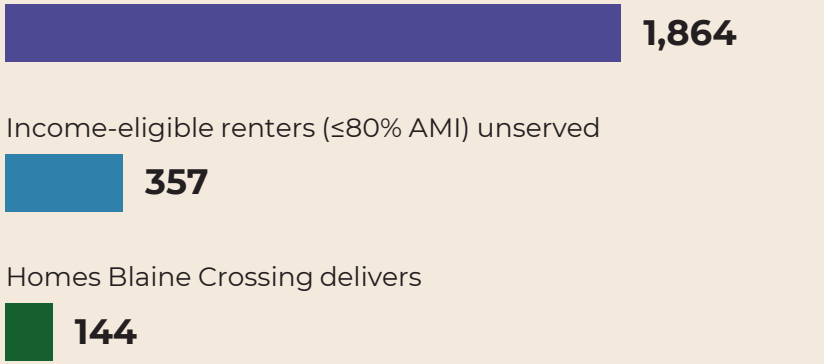
CO-DEVELOPER · WESTERN U.S.

- Interests in 52 multifamily and senior properties, 10,000+ units across the West
- ~3,000 units in development, most income- or age-restricted
- Specialist in 4% LIHTC + tax-exempt bonds, the same structure Blaine Crossing uses

THE MARKET

Demand far outstrips affordable supply

Unmet rental demand at completion (2026)



Even with Blaine Crossing open, **~200 income-eligible households remain unserved**; only 78 other affordable units are proposed county-wide.

0%
LIHTC vacancy: all 12 restricted sites full

320+
households on one property's waitlist

2+ yrs
reported wait for an affordable unit

1%
vacancy at stabilized market-rate apartments

$106K
to rent a median home; median income $81.8K

715
long-term rentals lost, 2010 to 2022

Sources: Mountain States Appraisal market study, Dec. 2024 (Blaine County) · $106K and 715: BCHA Housing Needs Assessment, 2022

HAILEY, IDAHO

Blaine Crossing

144 affordable rental homes for Wood River Valley households



Income mix · % of Area Median Income

8 homes	31 homes	81 homes	24 homes
at 40% AMI	at 50% AMI	at 60% AMI	at 80% AMI

144
rental homes

1–3
bedrooms, sized for families

3
three-story buildings

5.69
acres in south Hailey

Financing: 4% LIHTC + tax-exempt bonds (to be applied for once annexation is complete)

Roundhouse: Who We Are

Roundhouse

Roundhouse is an Idaho-based developer, builder and operator of multifamily housing across the Mountain West

Overview

- Our mission is to **put humanity into housing** through a focus on community connection, thoughtful design and respect for the surrounding environment
- Roundhouse was **founded in 2008** and has been **headquartered in downtown Boise** since 2020
- Our team of **more than 275 people** lives and works across Idaho, Montana, Colorado and Utah

Development experience

- We have developed **more than 2,000 apartments** across the Mountain West
- We have **completed five developments in the Treasure Valley**, ranging from downtown infill to garden-style neighborhoods
- Our development work **extends to Bozeman, Missoula and Idaho Falls**
- Our communities have **earned awards** for design, sustainability and historic preservation



Snowfarm (2025) – Boise, Idaho

Hands-on ownership

- We **plan, build and manage our communities ourselves**, with our own construction company and property management team
- Building with our own crews means we **control the quality of every detail**, from the materials we choose to how the work gets done
- Managing what we build keeps us **responsible for how each community works for residents**, long after opening day



The Clara (2021) – Eagle, Idaho

Long-term focus

- We plan to **own our communities for decades**, not a few years, so we build them to last and to age well
- We see ourselves as **long-term neighbors**. We work with local governments, residents and civic groups to strengthen the places we build

Roundhouse: Portfolio

Roundhouse



Cloudveil (2023) – Idaho Falls, Idaho



Dovetail (2023) – Meridian, Idaho



Snowfarm (2025) – Missoula, Montana



Victory (2027) – Boise, Idaho



Oxbow (2023) – Bozeman, Montana



Snowfarm (2025) – Missoula, Montana



OUTDOOR RECREATION & TRAILS



"We need more outdoor recreational sport fields and courts"

72% of Survey Respondents

Assessment Takeaways

Demand for Enhanced Facilities

Interviews, public surveys, and internal evaluations reveal a significant need for more indoor and outdoor facilities, highlighting the limitations of current infrastructure in meeting growing community needs.

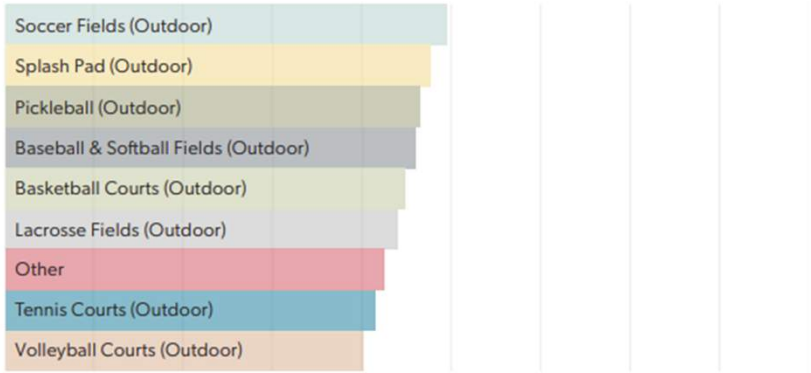
- Community Feedback Insights +
- Existing Facilities' Limitations +
- Master Planning Initiative +
- Strategic Opportunities +
- Actionable Recommendations +
- Land Acquisition and Facility Planning +

FINDINGS AT A GLANCE

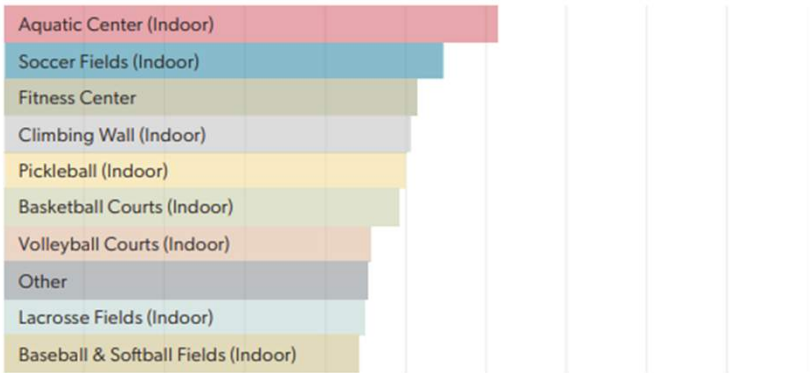
	SV Lacrosse	SV Soccer Club	SV Ski Education Foundation	WR Volleyball Club	WR Select Basketball (Girls)	WR Select Basketball (Boys)	WR Pickleball Alliance	WR Baseball	WR Legacy Softball	WR Lacrosse	ID SURF Soccer Club
1. Need Additional Indoor Facilities:	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2. Need Additional Outdoor Facilities:	✓	✓					✓	✓	✓	✓	✓
3. Maintenance Concern for Existing Facilities:	✓	✓				✓	✓	✓	✓	✓	✓
4. Private Funding Opportunities:		✓	✓				✓			✓	
5. Currently Utilizing BCRD Facilities:	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6. Currently Utilizing BCSD Facilities:	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
7. Requested Tournament Space:	✓	✓		✓			✓	✓	✓	✓	

PUBLIC SURVEY FACILITY REQUESTS
AT A GLANCE

OUTDOOR RANK THE OUTDOOR SPACES BY THEIR BIGGEST NEED FOR FUTURE EXPANSION:



INDOOR RANK THE INDOOR SPACES BY THEIR BIGGEST NEED FOR FUTURE EXPANSION:



PRELIMINARY OPEN SPACE PLAN



OPEN SPACE

HAILEY: 8.46 Acres

Neighborhood Parks (4.09 Acres)
- A. 0.56 Acres
- B. 0.32 Acres
- C. 1.60 Acres
- D. 0.56 Acres
- E. 0.45 Acres
- F. 0.60 Acres

Trail Parks (1.06 Acres)
- G. 1.06 Acres

BCRD Trail + Buffers (3.31 Acres)
- H. 2.82 Acres
- I. 0.49 Acres

BCRD FIELDS: 25.76 Acres

BCRD Recreation Facility (25.76 Acres)
- J. 25.76 Acres

Overall	
Provided	Required
34.22	10.46
Hailey	**BCRD**
Provided	Provided
8.46	25.76

1. Based on a PUD with NRO: 68 SFH units x 0.05 acres + 10% of 20.8 MF acres + 15% of 33.24 LI+B

2. Based on a PUD: 10% of 118.7 acres

SITE PLAN

SCALE: 1" = 500'

PRELIMINARY OPEN SPACE PLAN

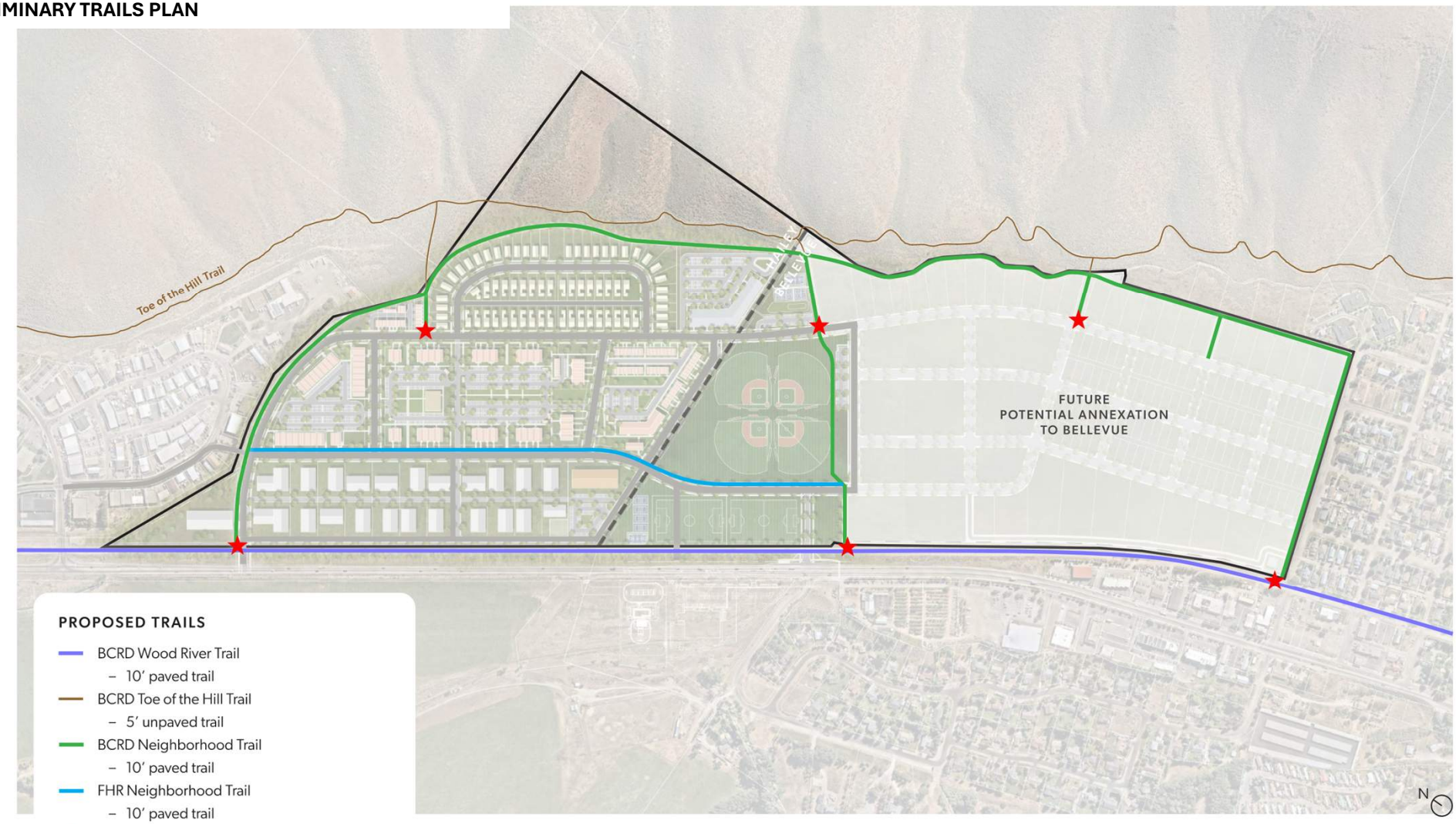


BCRD FIELDS INCLUDING: SOCCER, TENNIS, PICKLEBALL, BASKETBALL, BASEBALL, AND FLEXIBLE OPEN SPACE AND PARKING



This project includes a proposed partnership with BCRD, with 25+acres of fields and courts owned, operated, and maintained by the BCRD, meeting a large portion of the identified rec facilities gap.

PRELIMINARY TRAILS PLAN



SITE PLAN

SCALE: 1" = 500′

BCRD Trails



Enhanced Trails

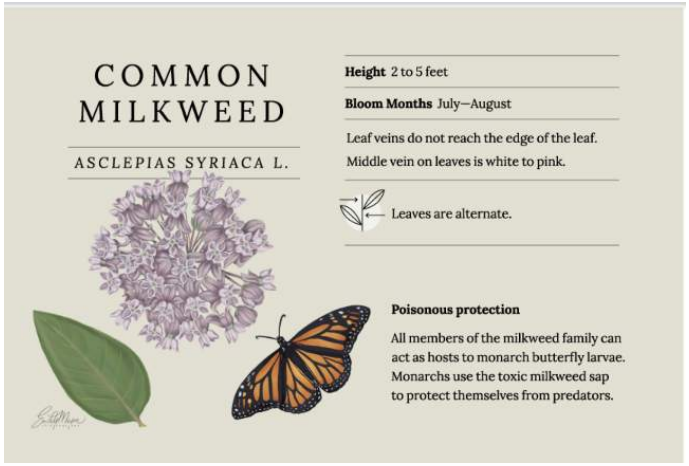






Enhanced Trails









COMMUNITY CHARACTER

Entry from HWY 75




BCRD trails

Recreational fields surrounding by housing

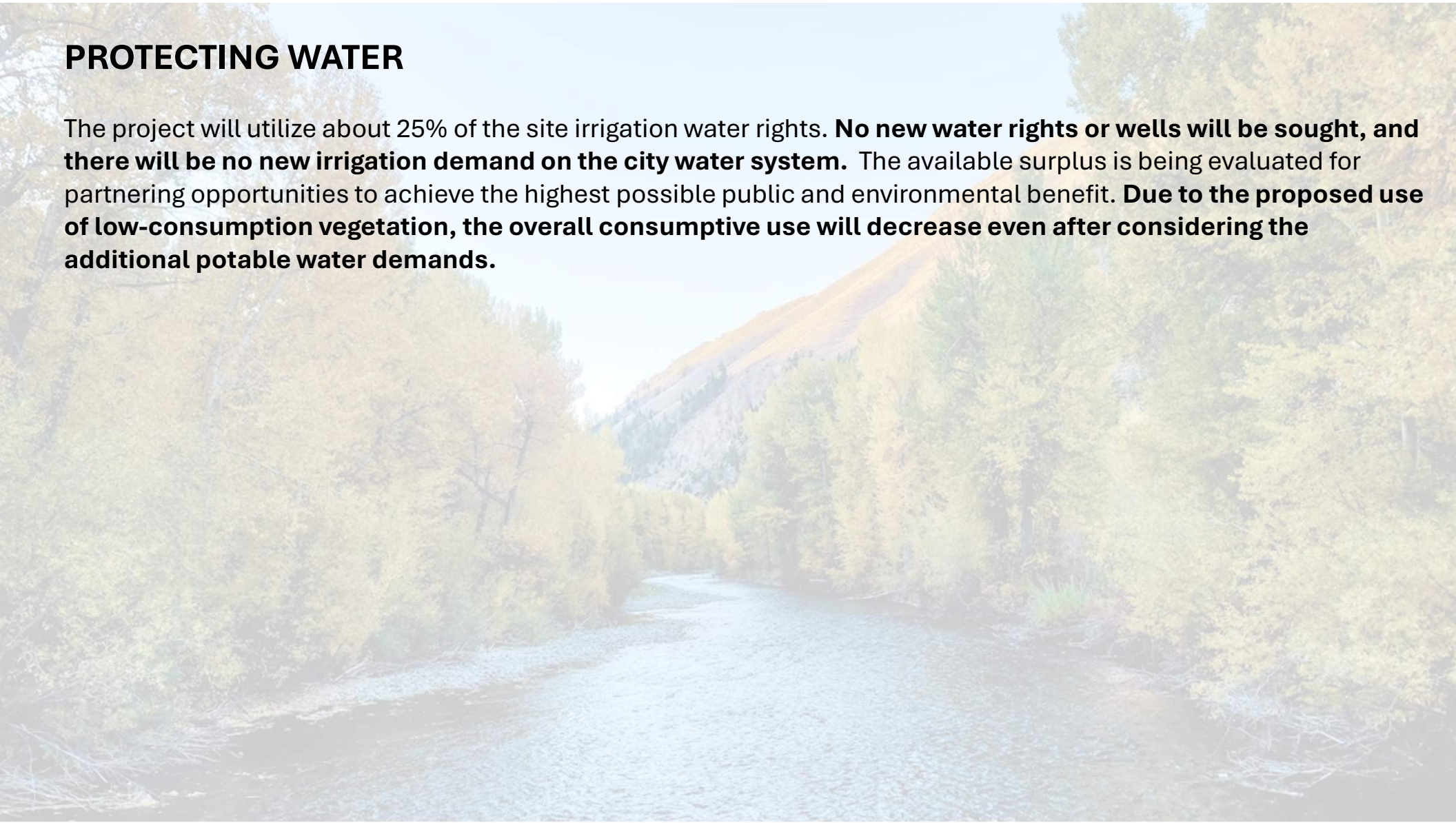


Recreational fields surrounding by housing





WATER CONSERVATION



PROTECTING WATER

The project will utilize about 25% of the site irrigation water rights. **No new water rights or wells will be sought, and there will be no new irrigation demand on the city water system.** The available surplus is being evaluated for partnering opportunities to achieve the highest possible public and environmental benefit. **Due to the proposed use of low-consumption vegetation, the overall consumptive use will decrease even after considering the additional potable water demands.**

PROTECTING WATER

- An expanded study of water impacts is being prepared now, which will include **modeling to confirm there will be no significant impact on the aquifer, the Big Wood River, and Silver Creek.**
- The actual depletion of the water resource is equal to the consumptive use. We will ensure that with the project, **the consumptive use will not increase relative to historical consumptive use on the alfalfa field.**
- 85.8 acres are irrigated now, authorized by valid water rights. 22.1 of these acres will be irrigated within the development.
- The 22.1 irrigated acres within the development will be converted from high-consumption alfalfa to low-consumption vegetation, which **will fully offset the new consumptive use from the in-house and culinary supply.**
- Beyond the 22.1 acres within the development, **a sufficient portion of the water rights will be potentially available to the City of Hailey to ensure that the demand on the municipal system is offset** in terms of the annual pumping and future mitigation requirement, as well as the peak demand from the water system.



Greywater from the Hailey Sewer Treatment Plant can be used to irrigate the public landscapes, conserving thousands of gallons of potable water and avoiding future regulatory issues for the City.

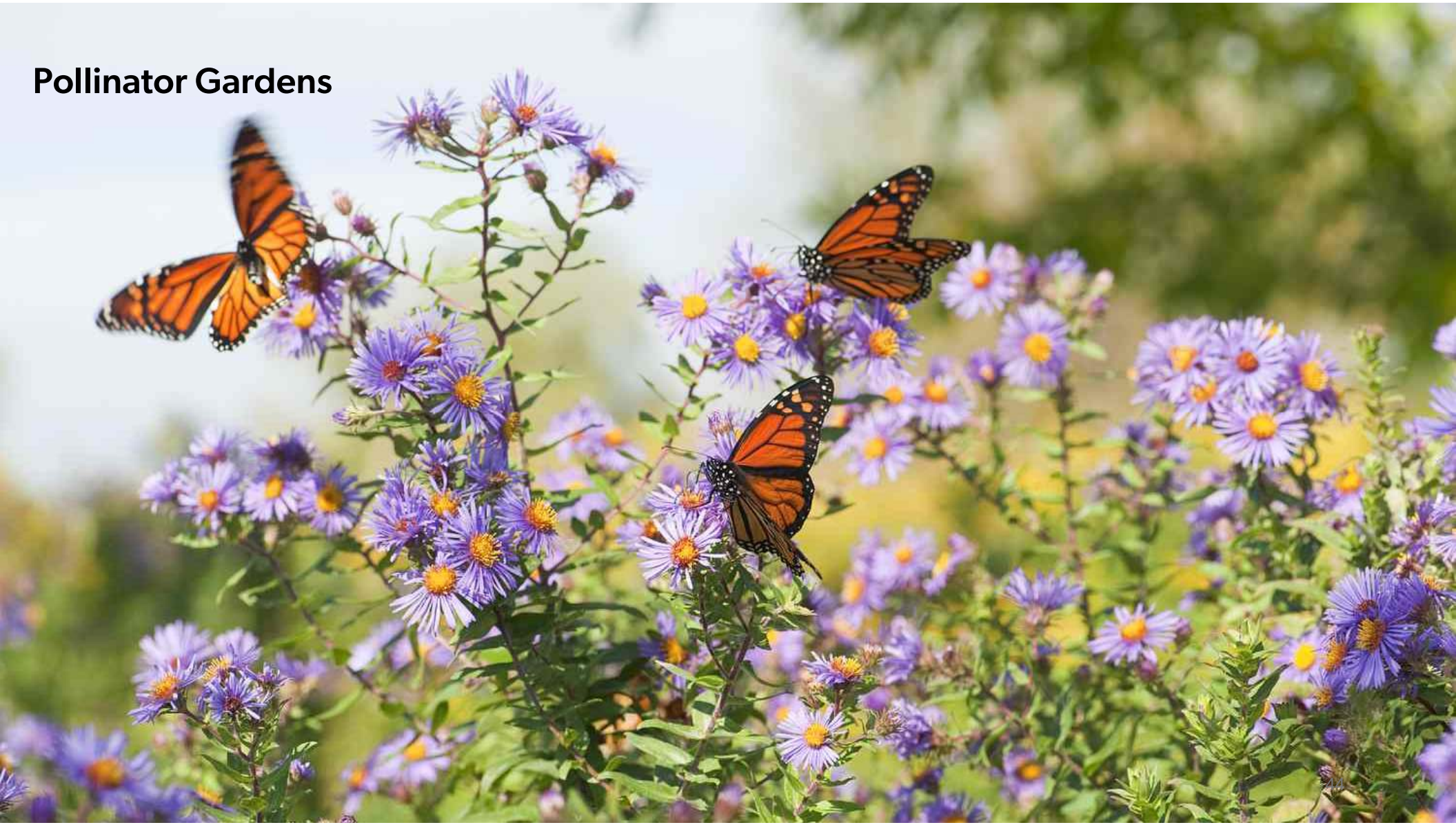
Native Plant Communities



Native Plant Communities



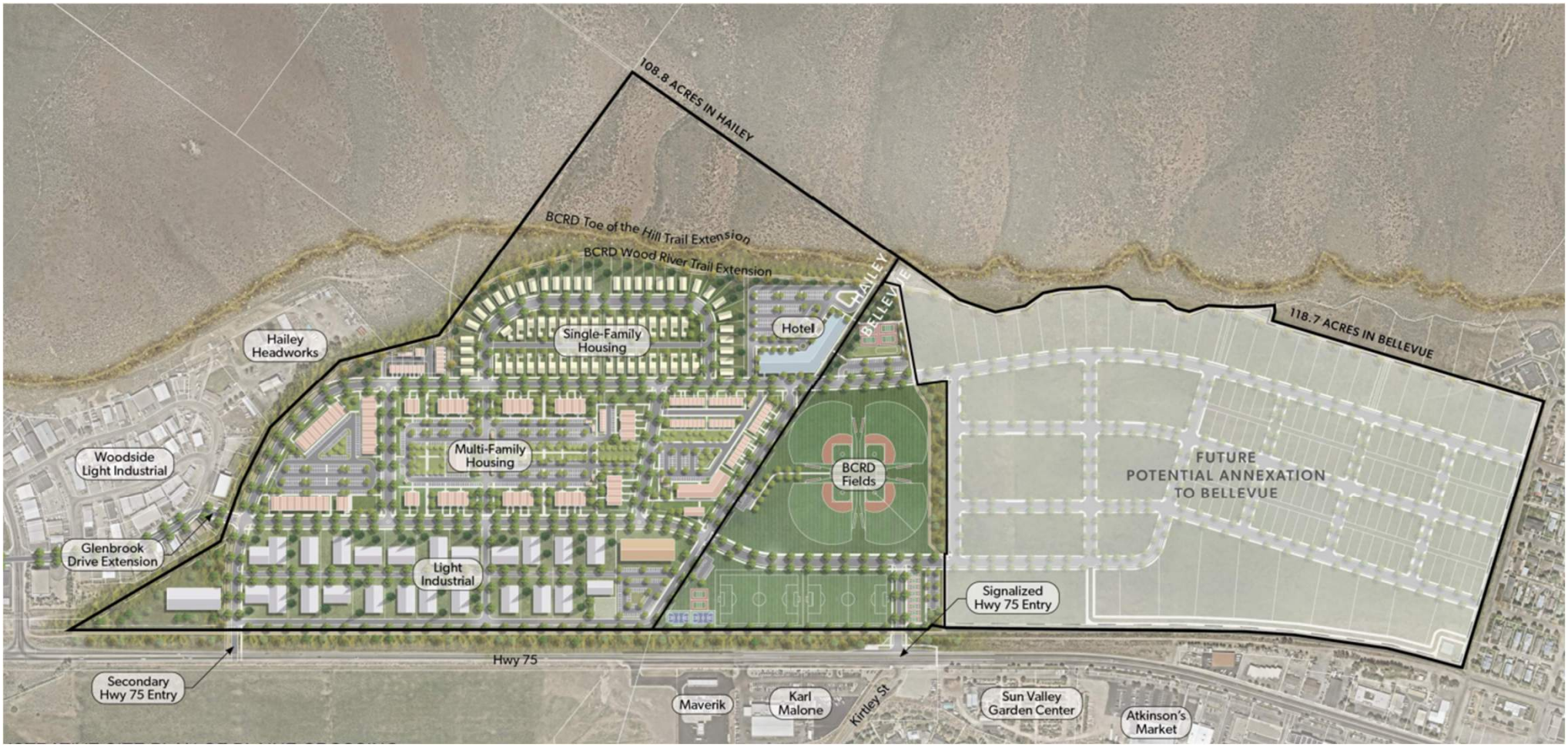
Pollinator Gardens



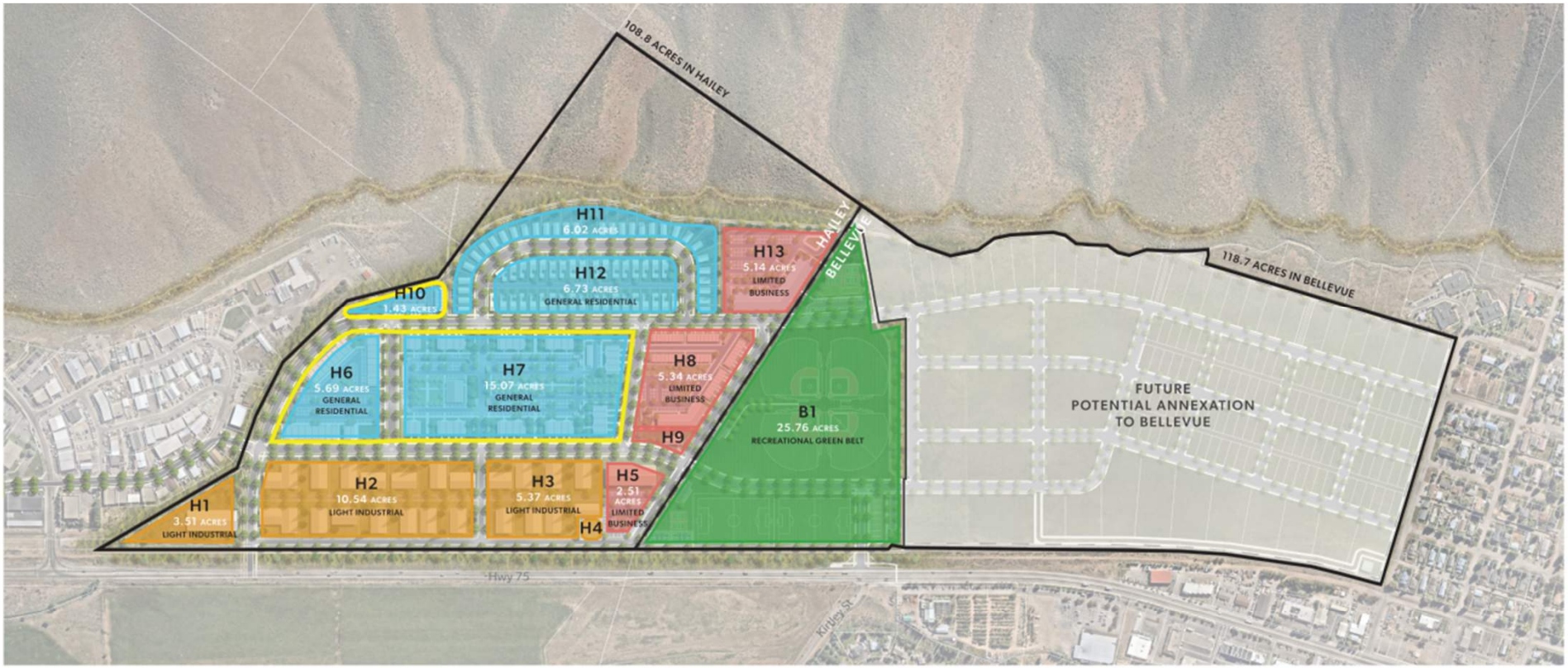


THE PLAN

PRELIMINARY ILLUSTRATIVE SITE PLAN



PRELIMINARY ZONING



HAILEY PROPOSED ZONING

- General Residential (34.94 Acres)
- Light Industrial (19.65 Acres)
- Limited Business (13.59 Acres)
- Recreational Green Belt (25.76 Acres)
- Neighborhood Residential Overlay to match Downtown Residential Overlay with an increase in the open space requirement

Parcel	Zoning	Acreage
H1	Light Industrial	3.51 Acres
H2	Light Industrial	10.54 Acres
H3	Light Industrial	5.37 Acres
H4	Light Industrial	0.23 Acres
H5	Limited Business	2.51 Acres
H6	General Residential	5.69 Acres
H7	General Residential	15.07 Acres

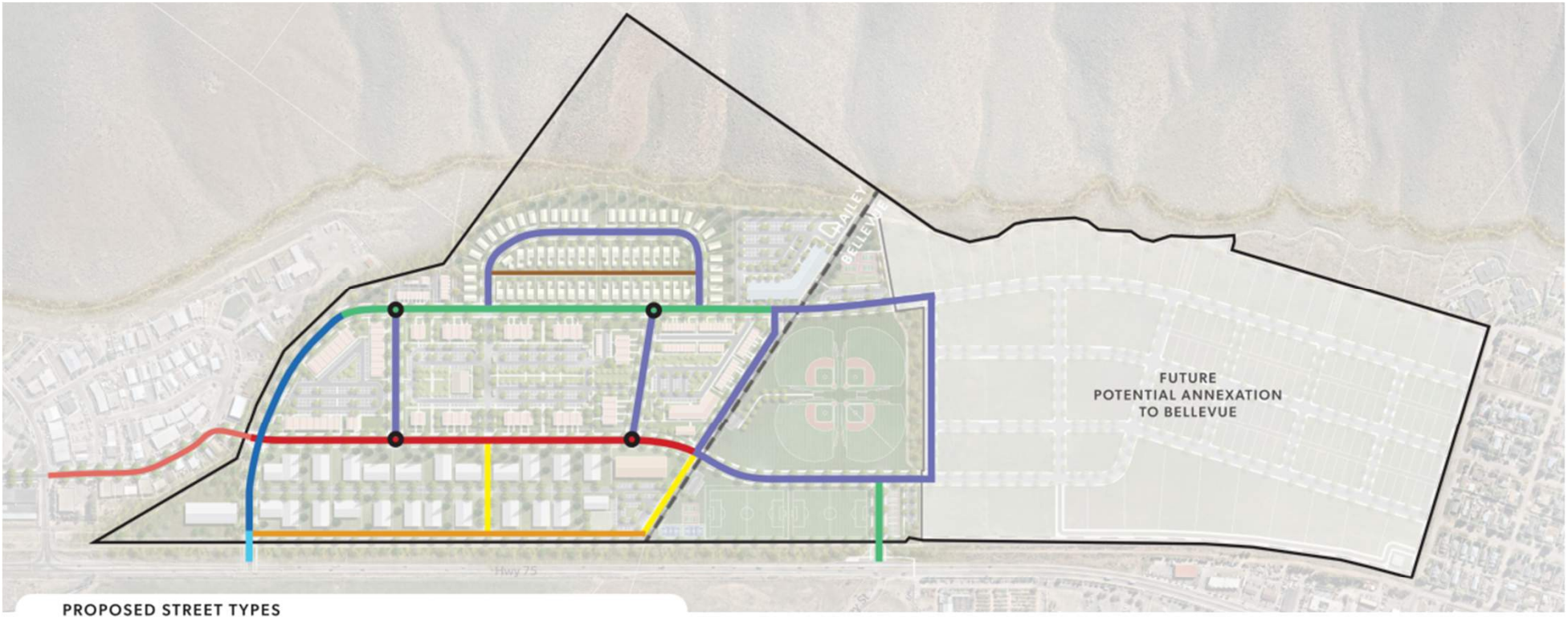
Parcel	Zoning	Acreage
H8	Limited Business	5.34 Acres
H9	Limited Business	0.60 Acres
H10	General Residential	1.43 Acres
H11	General Residential	6.02 Acres
H12	General Residential	6.73 Acres
H13	Limited Business	5.14 Acres
B1	Recreational Green Belt	25.76 Acres

N

SITE PLAN

SCALE: 1" = 500'

PRELIMINARY STREET LAYOUT



PROPOSED STREET TYPES

1 (80′ ROW)
- 1A (no street parking + BCRD trail)
- 1B (parallel parking + BCRD trail)

2 (70′ ROW)
- 2A (no street parking)
- 2B (parallel parking)
- 2C (parallel parking + multi-use path)

3 (60′ ROW)
- 3 (Glenbrook Drive)

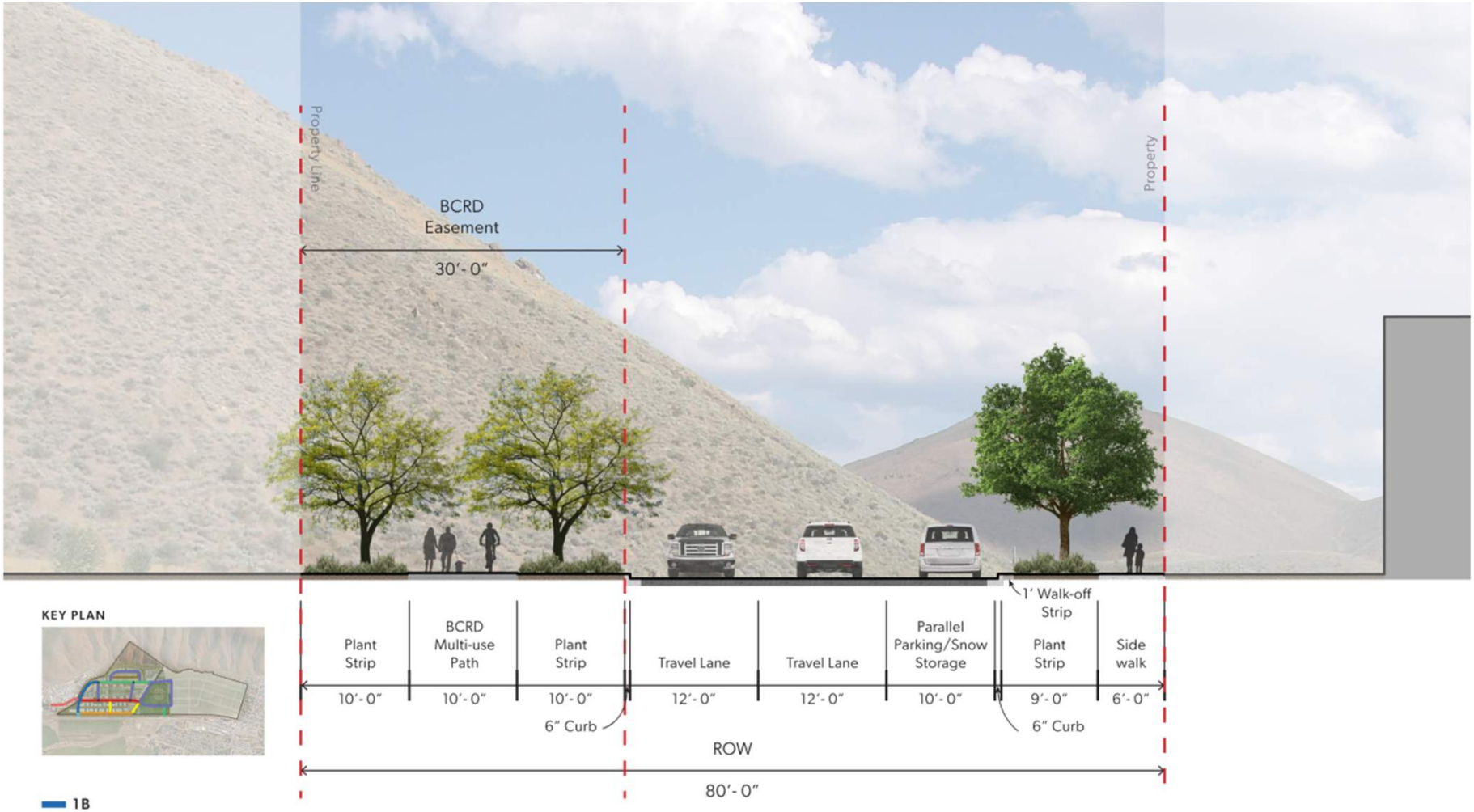
4 (50′ ROW)
- 4 (LI access drive + buffer)

5 (36′ ROW)
- 5 (LI access drive)

6 (26′ ROW)
- 6 (residential alley)

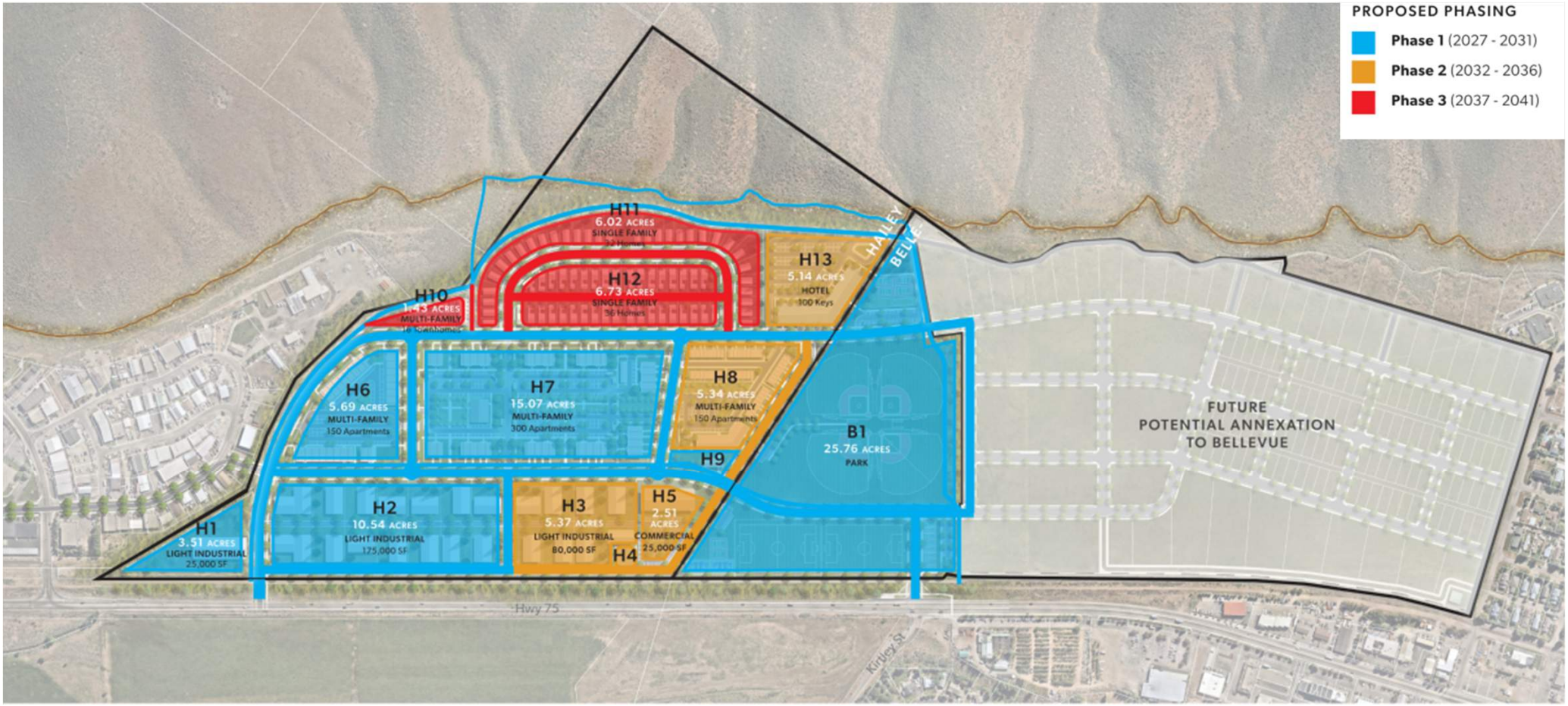
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PRELIMINARY STREET LAYOUT



1B
PROPOSED STREET SECTION
WITH PARALLEL PARKING + BCRD TRAIL

PRELIMINARY PHASING PLAN



PRELIMINARY PHASING PLAN

RESIDENTIAL PROGRAM

HOUSING TYPE	QUANTITY	AVERAGE SF	OCCUPANCY
Single Family	68 Homes	2,400 SF	75% Owner, 25% Rental
Townhomes	46 Townhomes	1,600 SF	75% Owner, 25% Rental
Multifamily Apartments	500 Apartments	750 SF	100% Rental
TOTAL	614 Residential Units		

COMMERCIAL PROGRAM

BUILDING TYPE	QUANTITY
Limited Industrial	280,000 SF
Service-Oriented Commercial	25,000 SF
Hotel	100 Keys, 80,000 SF
BCRD Park Restroom + Concessions Building	2,500 SF
Retail	10,000 SF

PROGRAM BY PHASES

Phase 1 (2027 - 2031)

- 450 Apartments
- 200,000 SF Light Industrial
- BCRD Athletic Fields
- Restroom/Concessions
- Pump Station

Parcel	Acreage	Land Use	Development Quantity
H1	3.51	Light Industrial	25,000 SF
H2	10.54	Light Industrial	175,000 SF
H4	0.23	Light Industrial	Pump Station
H6	5.69	Multi-Family	150 Apartments
H7	15.07	Multi-Family	300 Apartments
H9	0.60	Park	Restroom/Concessions
B1	25.76	Park	BCRD Athletic Fields

Phase 2 (2032 - 2036)

- 50 Apartments
- 30 Townhomes
- 80,000 SF Light Industrial
- 25,000 SF Commercial
- 80,000 SF Hotel

Parcel	Acreage	Land Use	Development Quantity
H3	5.37	Light Industrial	80,000 SF
H5	2.51	Commercial	25,000 SF
H8	5.34	Multi-Family	50 Apartments, 30 Townhomes
H13	5.14	Hotel	100 Keys (80,000 SF)

Phase 3 (2037 - 2041)

- 16 Townhomes
- 68 Single-Family Homes

Parcel	Acreage	Land Use	Development Quantity
H10	1.43	Multi-Family	16 Townhomes
H11	6.02	Single Family	32 Homes
H12	6.73	Single Family	36 Homes



BLAINE CROSSING

ANNEXATION PRESENTATION P&Z 01:INTRODUCTION

OPPENHEIMER DEVELOPMENT CORPORATION

GGLO

Return to Agenda