

Agenda
Hailey Planning and Zoning Commission
Monday, December 2, 2024
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:

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Meeting ID: 249 576 139 181

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Phone Conference ID: 602 369 677#

Call to Order

- Public Comment for items not on the Agenda.

Consent Agenda - ACTION ITEM

- [CA 1](#) Motion to approve the meeting minutes dated October 21, 2024. **ACTION ITEM**
- [CA 2](#) Motion to approve the meeting minutes dated November 13, 2024. **ACTION ITEM**
- [CA 3](#) Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Preliminary Plat Application by Lido Equities Group – Idaho, LLC, for a plat modification to Copper Ranch 5. This plat modification would vacate the previously platted land intended for Building 17, as well as amend/relocate snow storage locations elsewhere onsite. **ACTION ITEM**

Public Hearing(s) - ACTION ITEM

- [PH 1](#) Consideration of a City-Initiated Text Amendment amending Hailey’s Municipal Code, Title 17: Zoning Regulations, Chapter 17.02: Definitions, to modify, refine, remove, and/or add various definitions to the title.

Staff Reports and Discussion

- **SR 1** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning Meeting:
 - **Monday, December 16, 2024:**
 - DR Sweetwater (Tanner)
 - DR PreApp & CUP:1551 Aviation

Return to Agenda

Meeting Minutes
Hailey Planning and Zoning Commission
Monday, October 21, 2024
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:

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Present

Commission: Owen Scanlon, Jordan Fitzgerald, Janet Fugate

Staff: Robyn Davis, Emily Rodrigue, Ashley Dyer, Jessie Parker

Absent: Dan Smith, Sage Sauerbrey

5:30:05 PM Call to Order

- [5:30:15 PM](#) Public Comment for items not on the Agenda. No comments.

5:30:53 PM Consent Agenda - ACTION ITEM

- **CA 1** Motion to approve the meeting minutes dated September 16, 2024. **ACTION ITEM**
- **CA 2** Motion to approve Motion to approve Findings of Fact, Conclusions of Law, and Decision of a City-Initiated Text Amendment amending Hailey's Municipal Code, Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.02.020: Meaning of Terms and Words to include the definition of registered design profession, and Chapter 17.06 Design Review, Section 17.06.050: Application; Item B.3., to require plans to be stamped by an Idaho registered design professional rather than an Idaho licensed architect. **ACTION ITEM**
- **CA 3** Motion to approve Motion to approve Findings of Fact, Conclusions of Law, and Decision of a City-Initiated Text Amendment amending Hailey's Municipal Code, Title 17: Zoning Regulations, Chapter 17.05: Official Zoning Map and District Use Matrix, to refine current language and include Public Administration and Government Offices, and Public

Service, Public Use, and Public Use Facilities as permitted, conditional, or nonpermitted uses within the Light Industrial (LI) and Technological Industry (TI) Zoning Districts, and conditional uses within the Limited Residential (LR-1 and LR-2), General Residential (GR), Limited Business (LB), Transitional (TN), Business (B), Sales and Office Industrial (SCI-SO), and SCI-Industry (SCI-I) Zoning Districts, as well as modify the lot coverage parameters for these uses located within the Townsite Overlay (TO) Zoning District by amending Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article M: Townsite Overlay (TO) District. **ACTION ITEM**

- **CA 4** Motion to approve Motion to approve Findings of Fact, Conclusions of Law, and Decision of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.06: Design Review, to require multifamily developments across all zoning districts provide recycling resources and receptacles within their site planning and building services, in addition to standard trash receptacles and removal service. **ACTION ITEM**

[5:31:04 PM](#) Scanlon motion to approve CA 1-CA4. Fitzgerald seconded. All in Favor.

Public Hearing(s) - ACTION ITEM

- [5:31:21 PM PH 1](#) Consideration of a Preliminary Plat Application by Lido Equities Group – Idaho, LLC represented by Galena-Benchmark Engineering, for a plat modification to Copper Ranch 5. This plat modification would vacate the previously platted land intended for Building 17, as well as amend/relocate snow storage locations elsewhere onsite. **ACTION ITEM**

[5:31:44 PM](#) Rodrigue summarized proposed application then turned floor to applicant team.

[5:32:32 PM](#) David Patrie, Galena-Benchmark Engineering, stated happy to take a question.

[5:32:58 PM](#) Scanlon asked how many units were in the previous building 17. Davis stated there were seven units in that building. Patrie explained this building was not built, this application will just vacate the plat. Scanlon stated his appreciation for considering additional parking.

[5:34:03 PM](#) Fitzgerald asked if the PUD Agreement needs to be amended. Davis summarized project history and how this was already agreed upon by the City Council. Fitzgerald asked if would see this project again. Davis stated Planning and Zoning will not see it again.

[5:35:00 PM](#) Chair Fugate does not have questions and seconded Scanlon’s appreciation to additional parking.

[5:35:40 PM](#) Patrie stated the engineering plans will be reviewed by staff before construction.

[5:36:01 PM](#) Chair Fugate opened public comment.

[5:36:35 PM](#) Chair Fugate closed public comment.

[5:36:43 PM](#) No further comments from commission.

[5:36:58 PM](#) Fitzgerald motion to approve the Preliminary Plat Application by Lido Equities Group – Idaho, LLC represented by Galena-Benchmark Engineering, for a plat modification to Copper Ranch Phase 6, to vacate the previously platted land intended for Building 17 and amend snow storage locations, finding that the application meets all City Standards, and that Conditions (1) through (9) are met, as amended. Scanlon seconded. All in Favor.

- [5:38:01 PM PH 2](#) Consideration of a City-Initiated Text Amendment amending Hailey’s Municipal Code, Title 17: Zoning Regulations, Title 17: Zoning Regulations, Chapter 17.04 Establishment, Purposes and Uses within Zoning Districts, Article H, Article I and Article L to include specific provisions related to the construction of Accessory Dwelling Units, as well as to modify Chapter 17.05: Official Zoning Map and District Use Matrix, to allow for Mixed-Use Developments and Accessory Dwelling Units within Hailey’s industrial zoning districts. **ACTION ITEM**

[5:38:43 PM](#) Chair Fugate complimented staff on incorporating commission comments.

[5:39:04 PM](#) Dyer introduced application, summarized meeting in June and the intent of the amendment. Dyer explained the application objective is to allow for select housing within the listed districts.

[5:40:04 PM](#) Scanlon stated his opinion is that the buildings in LI are always large and not sure if need to limit to one ADU that could have other restrictions in place to control number of ADUs including parking and open space.

[5:41:23 PM](#) Chair Fugate asked if did that, if it would be better to start with this and add to the parameters at a future time. Davis agrees and clarifies on mixed use approach, that in that case would not regulate as ADUs. Davis stated if decide to proceed with mixed use buildings what provisions do, they want to set in place. Davis believes can do it all in the same ordinance.

[5:43:11 PM](#) Fitzgerald agrees, does not believe it needs to be restricted to one ADU. Fitzgerald asked for clarification on language not more than one ADU per unit within the principal building. Davis clarified the intent behind language. Fitzgerald confirmed it could be more than one ADU per lot as long as appropriately separated. Fitzgerald suggested a second ADU could be conditional use or ADUs in general could be conditional use. Fitzgerald believes close to two is appropriate, does not think should allow as many as can fit. Chair Fugate agrees on limit.

[5:47:33 PM](#) Chair Fugate referenced letter from WRLT and does not believe allowing ADUs will push industrial use into the county. Davis provided examples where Hailey allows ADUs in similar districts.

[5:49:30 PM](#) Fitzgerald noted typo on A10, that should be minimum not maximum. Fitzgerald stated the need to include residential parking in addition to parking requirements for use of buildings. Davis confirmed that parking is addressed, and confirmed residential parking can be designated. Fitzgerald noted typos in matrix in ordinance. Davis confirmed it should be mixed use, not multi-family developments. Fitzgerald asked about definition of ADU, that believes has seen more restrictive definitions. Davis confirmed can review the definitions in the building code.

[5:55:33 PM](#) Chair Fugate opened public comment.

[5:55:54 PM](#) Chair Fugate closed public comment.

[5:56:05 PM](#) Discussion ensued regarding definition of kitchen/ADU.

[5:59:36 PM](#) Fitzgerald suggested discussing requirement of ADU to be occupied by owner or employee. Chair Fugate confirmed that is what they want. Fitzgerald asked how cannot prevent separating these. Davis explained the subdivision process. Fitzgerald asked if the remaining topic is the number of residential units.

[6:01:48 PM](#) Discussion ensued regarding increase of allowed residential units. All agreed to come back with a proposal that shows an increase of residential with provisions.

[6:03:29 PM](#) Davis asked about input for requirements for open space, storage, connections, etc. Commission agreed should have minimums. Davis suggested that personal storage per unit and open space could be shared. Davis confirmed staff will consider options more and bring back suggestions to the commission. Discussion continued regarding the number of units to allow and provisions to include. All in agreement that if going to have families living there, should accommodate them.

[6:12:58 PM](#) Scanlon has no further comments. Fitzgerald believes ADUs should have to come in front of Planning and Zoning. Davis confirmed all commercial buildings have to come in front of Planning and Zoning.

[6:15:44 PM](#) Scanlon motioned to continue this topic to November 18, 2024. Fitzgerald seconded. All in Favor.

Staff Reports and Discussion

- **SR 1** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning Meeting:
 - **Monday, November 18, 2024:**

Janet will not be in attendance on November 18, 2024.

Davis stated November 4th meeting canceled.

[6:17:14 PM](#) Scanlon motion to adjourn. Fitzgerald seconded. All in Favor.

Return to Agenda

Agenda
Hailey Planning and Zoning Commission
Wednesday, November 13, 2024
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:

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Phone Conference ID: 602 369 677#

Present

Commission: Owen Scanlon, Jordan Fitzgerald, Sage Sauerbrey, Dan Smith

Staff: Robyn Davis, Emily Rodrigue, Ashley Dyer, Jessie Parker

Absent: Janet Fugate

Call to Order

- Public Comment for items not on the Agenda. No comment.

New Business(s)

- [NB 1](#) Sneak Peak: Draft Comprehensive Plan Discussion

[3:36:01 PM](#) Davis explained hoping for this to be a more causal discussion to gather feedback from the commission on the current draft form. Davis summarized steps taken previously and upcoming steps. Davis stated focused tonight on the content. Davis asked commission for their opinions.

[3:38:57 PM](#) Davis explained how the basis for each section were formed.

Vision Statement & Land Use:

Fitzgerald believes social realm is not included within the vision statement, that needs to include something about the community social life needs to be included. Davis confirmed can include community engagement within one of the areas in the vision statement.

Sauerbrey wants to look highlighting the small town character, that it can be tied more directly to people living in the community. That wants to be aware of housing stock. Davis explained reasoning for not using term small town, and that used in place sense of place, close knit community.

Smith believes term small town is a nebulous thing, suggested sense of place, strong community etc.

Scanlon expressed concern of using term closeness that could bring up density concerns.

Fitzgerald suggested referring to more than just Quigley. Davis confirmed tried to use more broad references and will update.

Sauerbrey is unsure on how can further align city goals with Blaine County, especially with areas like Peregrine Ranch. Davis confirmed can expand that in policy section.

Fitzgerald found page 12 to be confusing. Davis explained that this is a to provide a background on the different areas within or near Hailey and how these areas interact.

Smith noted it was interesting to look at Intermountain Gas and Idaho Power areas for developable areas.

Sauerbrey expressed potential concern of development of Flying Heart Ranch.

Smith thinks that there are areas adjacent to LI development that would provide opportunity for additional business and diversity, and would like to think can incorporate some of these areas to help diversity the business. That needs better and other opportunities that not wholly concentrate on housing. Thinks that housing can be accommodated without necessarily having to tie up all future development areas.

Davis explained how the City has never done economic development as in recruiting businesses to come to the area and that are looking at what that may look like. Davis also noted that the city has hired firm to review the LI and if there is a balance for our populations and will use this to determine if need more LI and how can incorporate it. Scanlon asked how they determine the ratio of neighborhoods vs. LI.

Fitzgerald expressed concern of incorporating residential into our limited residential. Davis confirmed staff will not be bringing that text amendment back.

Sauerbrey suggested changes if create new LI. Sauerbrey asked if there was a further breakdown of numbers of people coming and leaving Hailey for work. Davis explained where numbers were pulled. Sauerbrey believes if had more details, could be beneficial in directing where we should direct our energies.

Fitzgerald believes infill could use more clarification. Fitzgerald asked about which neighborhoods are intended for infill, each neighborhood goals.

Smith asked about minimum densities within certain zoning areas, if had certain zones would apply that too. Davis stated they have not gotten that specific. Smith asked if there is a minimum density want to see in downtown core. Davis explained where minimum density idea came from. Davis asked commission if should discuss minimum commercial space in all development within downtown. Sauerbrey likes this idea. Davis confirms if can be general in neighborhoods can include. Fitzgerald suggested something prioritizing mixed use. Sauerbrey agrees, what options are available to help get away from one or the other use. Smith suggested case by case. Smith suggested model of live work units. Smith and Davis discussed return and investment of spaces.

Fitzgerald asked if could use open space for an incentive.

Sauerbrey is realizing, that some of the biggest issues is density and parking, restrictions on what can require for housing and restrictions on energy requirements. Sauerbrey asked if worth maintaining goal but using it as an incentive. That if required more parking, and if wanted to reduce parking applicants would have to bring something as to the table. Fitzgerald "raise the requirement, so it's easier to reduce for incentive". Davis referenced similar idea used with the DRO & PUD process. Davis believes incentivizing developers to provide community housing a concertation worth taking place. Sauerbrey would like to see something like this explored at greater detail.

Scanlon asked what can do to incentive commercial development.

Smith agrees that LI adjacent to existing would be beneficial.

Davis noted running out of time and asked commission what chapter they would like to discuss next.

Smith asked what short, mid and long term is. Davis confirmed will define those.

Smith asked about recreational space and suggested staff review that.

Transportation:

Smith asked about pathway on west side of SH-75. Rodrigue explained it is part of the Blaine County Community Bicycle and Pedestrian Plan. Smith confirmed it is north of Hailey. Rodrigue confirmed.

Sauerbrey asked for more clarity on Main Street. Sauerbrey asked if the city has a preferred direction from Downtown Master Plan. Davis summarized design council leaned towards.

Smith asked about cycling on Main Street. Davis does not recall if cycling on Main St was a priority.

Sauerbrey requested more specify on what the intent is for Main St.

Fitzgerald asked what the plan is for Second Street. Davis stated staff does not have a plan as of today but that the other master plans such as Transportation Master Plan gets more in detail. Fitzgerald suggested having an index with a list of all the master plans. Fitzgerald asked how 1st

and 2nd relate together. Fitzgerald asked about public transit, longer terms or goals for Mountain Rides. Sauerbrey agrees, especially for the growth reserves. Sauerbrey really liked neighborhood business in the growth reserves. Davis noted conversations within and how trying to determine without detracting from downtown. Davis and Smith noted limited development within neighborhood business zoning district.

Davis explained that don't see a lot of live work or duplexes.

Sauerbrey asked about Sustainability being pushed. Rodrigue and Davis explained plan for Sustainability.

Overall, commission complimented draft plan.

Fitzgerald circled back to re3quest for more specified per neighborhood, explained understand and suggested including vague explanation to help guide density to where we may or may not want.

Smith would like to have an informal meeting again after public input.

Davis stated next survey runs from 11/21 to 12/12.

Staff Reports and Discussion

- **SR 1** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning Meeting:
 - **Monday, December 2, 2024:**

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On October 21, 2024, the Planning and Zoning Commission considered and recommended approval by the Hailey City Council a Preliminary Plat Application by Lido Equities Group – Idaho, LLC, represented by Galena-Benchmark Engineering, for a plat modification to Copper Ranch Phase 6, to vacate the previously platted land intended for Building 17 and amend snow storage locations. This project is located within the General Residential (GR) Zoning District.

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

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on October 2, 2024, and mailed to adjoining property owners on October 2, 2024.

Background and Application: In 2023, Lido Equities Group – Idaho, LLC, underwent a submittal and approval process for both Design Review and Planned Unit Development (PUD) Amendment Applications, both of which were associated with the final phase of the Copper Ranch Subdivision – Phase 6. Phase 6 was anticipated to include thirty-eight (38) units across eight (8) buildings on approximately 1.9 acres of Copper Ranch property.

However, on May 1, 2023, the Planning and Zoning Commission approved a Design Review Application for the buildout of Phase 6, which included seven (7) less residential units, for a new total of thirty-one (31) residential units within Phase 6, and an overall total of 128 condominium units within the Copper Ranch Development. The subsequent Planned Unit Development Amendment reflecting these proposed new unit totals was approved by the Hailey City Council on June 13, 2023.

The reduction in residential units was a result of the elimination of “Building 17”. The elimination of Building 17 alleviates the subdivision’s compliance issues with on-site parking and snow storage access, which has been expressly noted by the existing tenants of the subdivision.

The Lot Line Adjustment Application addressed in this Staff Report reflects the final procedural action that must be taken to vacate Building 17 that was shown on the original plat of Copper Ranch Phase 5, but will no longer be constructed, as well as to relocate and formalize the amended snow storage easements.

Procedural History: The Application was submitted on September 3, 2024 and certified complete on September 3, 2024. A public hearing was held on October 21, 2024, in the Council Chambers of Hailey City Hall, and virtually via Microsoft Teams.

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 approval of the Hailey City Council, after deliberations on each of the criteria detailed herein below.

Standards of Evaluation for a Subdivision				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Department Comments	<p>Engineering: N/A. No engineering/infrastructure is proposed with this Application. Building 17, as previously proposed for construction, will no longer be constructed, as contemplated and approved through the Copper Ranch PUD 5th Amendment, dated June 13, 2023. The new snow storage area to the north of the vacated Building 17 envelope does not constitute an engineering matter. No impacts are anticipated.</p> <p><u>Finding:</u> Compliance. This Standard has been met.</p>
				<p>Life/Safety: No comments.</p> <p><u>Finding:</u> Compliance. This Standard has been met.</p>
				<p>Water and Wastewater: N/A. No water and/or wastewater infrastructure is proposed with this Application. Building 17, as previously proposed for construction, will no longer be constructed, as contemplated and approved through the Copper Ranch PUD 5th Amendment, dated June 13, 2023. The new snow storage area to the north of the vacated Building 17 envelope does not constitute a water/wastewater matter. No impacts are anticipated.</p> <p>If there is existing water or sewer service that will no longer be utilized, the Applicant shall remove the service and cap at the main. This has been made a Condition of Approval.</p> <p><u>Finding:</u> Compliance. This Standard will be met.</p>
				<p>Building: No comments.</p> <p><u>Finding:</u> Compliance. This Standard has been met.</p>
				<p>Streets: N/A. No new street infrastructure is proposed with this Application. Building 17, as previously proposed for construction, will no longer be constructed, as contemplated and approved through the Copper Ranch PUD 5th Amendment, dated June 13, 2023. The new snow storage area to the north of the vacated Building 17 envelope does not constitute a streets matter. No impacts are anticipated.</p> <p><u>Finding:</u> Compliance. This Standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	<p>Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.</p>
			Staff Comments	<p>Please refer to the specific standards as noted herein.</p> <p><u>Finding:</u> Compliance. This Standard has been met.</p>
16.04.020: Streets:				
Compliant			Standards and Staff Comments	

Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.
			<i>Staff Comments</i>	All streets shown within the replat are existing. No new streets are proposed. City Standards for street design have been met through the original Copper Ranch Planned Unit Development Agreement, Instrument No. 50015, and Plat, Instrument No. 509347. <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.
			<i>Staff Comments</i>	N/A, as no cul-de-sac or dead-end street is proposed. <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.
			<i>Staff Comments</i>	N/A. The proposed replat does not impact existing site access. <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.
			<i>Staff Comments</i>	N/A. No new streets are proposed. See Section 16.04.020(A) for further details. <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts,

				meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.
			<i>Staff Comments</i>	<i>N/A. No new streets are proposed. See Section 16.04.020(A) for further details.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.
			<i>Staff Comments</i>	<i>N/A. No new streets are proposed. See Section 16.04.020(A) for further details.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G.	Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.
			<i>Staff Comments</i>	<i>N/A. No new streets are proposed. See Section 16.04.020(A) for further details.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H.	Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.
			<i>Staff Comments</i>	<i>N/A. No new streets are proposed. See Section 16.04.020(A) for further details.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I.	Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.
			<i>Staff Comments</i>	<i>N/A. No new streets are proposed. See Section 16.04.020(A) for further details.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J.	Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.
			<i>Staff Comments</i>	<i>N/A, as all street and traffic control signs are existing, and are compliant with City Standards.</i> <i>Finding: Compliance. This Standard has been met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K.	Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.
			Staff Comments	<i>The streets are existing, and all have names.</i> <i>Finding: Compliance. This Standard has been met.</i>
			L.	Private Streets:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner’s association.
			Staff Comments	<i>N/A, as no private streets are proposed.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			Staff Comments	<i>N/A, as no private streets are proposed.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
			Staff Comments	<i>N/A, as no private streets are proposed.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	Private street names shall not end with the word “Road”, “Boulevard”, “Avenue”, “Drive” or “Street”. Private streets serving five (5) or fewer dwelling units shall not be named.
			Staff Comments	<i>N/A, as no private streets are proposed.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 5.	Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			Staff Comments	<i>N/A, as no private streets are proposed.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking

				spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</i> <i>Finding: Compliance. This Standard has been met.</i>
			M.	Driveways:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 1.	Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.
			<i>Staff Comments</i>	<i>The proposed replat eliminates the building envelope of Building 17 and dedicates a new area for snow storage. No new driveways are proposed.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 2.	Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths: a) Accessing one residential unit: twelve feet (12') b) Accessing two residential units: sixteen feet (16') No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.
			<i>Staff Comments</i>	<i>N/A, as no new driveways are proposed.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 3.	Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.
			<i>Staff Comments</i>	<i>N/A, as no new driveways are proposed.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 4.	Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.
			<i>Staff Comments</i>	<i>N/A, as no new driveways are proposed.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 5.	The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.
			<i>Staff Comments</i>	<i>N/A, as no new driveways are proposed.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 6.	No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.

			Staff Comments	<i>N/A, as no new driveways are proposed.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.	Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			Staff Comments	<i>N/A, as no new parking access lanes are proposed.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	O.	Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			Staff Comments	<i>N/A, as no new fire lanes are proposed or required.</i> <i>Finding: Compliance. This Standard has been met.</i>
16.04.030: Sidewalks and Drainage Improvements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.
			Staff Comments	<i>N/A. All sidewalks and drainage improvements have been contemplated through previous phases of Copper Ranch's development.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			Staff Comments	<i>N/A. All sidewalks and drainage improvements have been contemplated through previous phases of Copper Ranch's development.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.
			Staff Comments	<i>N/A. All sidewalks and drainage improvements have been contemplated through previous phases of Copper Ranch's development.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.
			Staff Comments	<i>N/A. All sidewalks and drainage improvements have been contemplated through previous phases of Copper Ranch's development.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.
			Staff Comments	<i>N/A. All sidewalks and drainage improvements have been contemplated through previous phases of Copper Ranch's development.</i>

				<i>Finding: Compliance. This Standard has been met.</i>
16.04.040: Alleys and Easements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Alleys:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Alleys shall be provided in all Business District and Limited Business District developments where feasible.
			<i>Staff Comments</i>	<i>N/A, as the project is located within the General Residential Zoning District.</i>
				<i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	The minimum width of an alley shall be twenty-six (26') feet.
			<i>Staff Comments</i>	<i>N/A, as no new alleys are required or proposed.</i>
				<i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	All alleys shall be dedicated to the public or provide for public access.
			<i>Staff Comments</i>	<i>N/A, as no new alleys are required or proposed.</i>
				<i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 4.	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.
			<i>Staff Comments</i>	<i>N/A. The Applicant is proposing to eliminate the building envelope for Building 17 and dedicate a new area for snow storage. No new infrastructure is associated with this proposal.</i>
				<i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 5.	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
			<i>Staff Comments</i>	<i>N/A, as the project is not in a commercial area. All storm sewers and drainage areas have been contemplated through previous phases of Copper Ranch's development.</i>
				<i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			<i>Staff Comments</i>	<i>N/A, as no dead-end alleys are proposed.</i>
				<i>Finding: Compliance. This Standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 7.	Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.
			<i>Staff Comments</i>	<i>Utility easements have been provided through the Copper Ranch Plat, Instrument No. 509347.</i>

				<p><i>Finding: Compliance. This Standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	<p>To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman’s access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman’s access.</p>
			Staff Comments	<p><i>Copper Ranch does not border the Big Wood River, and no additional easements have been identified at this time.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<p>To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.</p>
			Staff Comments	<p><i>N/A, as no natural resource, riparian area, hazardous area or other limitation requires an easement for the proposed replat.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	<p>To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.</p>
			Staff Comments	<p><i>The Phase 6 site plan proposed approximately 24,250 square feet of hardscape for parking areas and pedestrian circulation. The required snow storage area for Phase 6, twenty-five percent (25%) of the hardscape, equates to approximately 6,063 square feet. In the Phase 6 Design Review process, the Applicant proposed to meet this requirement using area from Phases 1-5, particularly a large area adjacent to Phase 6. Within Phase 6, 3,775 square feet of area is designated for snow storage, while Phases 1-5 include an excess of 4,125 square feet of designated snow storage. Overall, the subdivision supersedes its snow storage requirement, providing 26.3% of the hardscaped area in snow storage.</i></p> <p><i>The proposed replat removes 720 square feet of snow storage previously provided around the exterior of the Building 17 building envelope.</i></p>

				<p><i>Additionally, the replat proposes to dedicate a new 1,509 square foot snow storage area, slightly north of the vacated Building 17 building envelope.</i></p> <p><i>Pertinent to this hearing and the revised design for Phase 6, the site where Building 17 was previously planned is now planned for surface parking. The Applicant team collaborated with Staff to remove Building 17 not only to address the discrepancies in parking requirements since 2003, but also to provide access to an underutilized snow storage area. The largest snow storage area within the Copper Ranch Subdivision is located behind, or east, of Gravity Fitness and the tennis facility, however it has been unused. The construction of Building 17 would've hindered access to this significant snow storage area.</i></p> <p><i>Finding: Compliance. This Standard will be met.</i></p>
16.04.050: Blocks				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.050	<p>Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.</p> <p><i>Staff Comments</i> All proposed blocks are shown on the Copper Ranch Plat, Instrument No. 509347.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
16.04.060: Lots				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.060	<p>Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the district in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<p>If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.</p> <p><i>Staff Comments</i> N/A. The proposed replat does not propose any new lots or affect existing lot size or configuration.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not</p>

				<p>be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).</p> <p><i>Staff Comments</i> N/A, as no double frontage lots exist or will be created as part of the proposed replat.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<p>No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat.</p> <p><i>Staff Comments</i> N/A, as no unbuildable lots are proposed.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.</p> <p><i>Staff Comments</i> N/A, as no flag lot is proposed.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	<p>All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Section 16.04.020 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.</p> <p><i>Staff Comments</i> N/A. No new lots are proposed, and no existing lots will be impacted by the proposed replat.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	<p>In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e., lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.</p> <p><i>Staff Comments</i> N/A. The site is not located in the Townsite Overlay District.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
16.04.070: Orderly Development				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.</p> <p><i>Staff Comments</i> The proposed replat is associated with Phase 6 of the Copper Ranch development. Phasing plans have been contemplated and approved through the Copper Ranch Planned Unit Development Agreement and associated amendments.</p>

				<i>Finding: Compliance. This Standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>Agreement: Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.</p>
			Staff Comments	<p><i>Copper Ranch phasing has been contemplated and established through the Planned Unit Development Agreement and associated amendments.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>Mitigation of Negative Effects: No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:</p> <ul style="list-style-type: none"> a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements. c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance.
			Staff Comments	<ul style="list-style-type: none"> a) Provision of on-site or off-site street or intersection improvements. <i>N/A</i> b) Provision of other off-site improvements. <i>N/A</i> c) Dedications and/or public improvements on property frontages. <i>N/A</i> d) Dedication or provision of parks or green space. <i>N/A</i> e) Provision of public service facilities. <i>All public utilities and services proposed will be developed as part of the subdivision.</i> f) Construction of flood control canals or devices. <i>N/A</i> g) Provisions for ongoing maintenance. <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</p> <ol style="list-style-type: none"> 1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. 2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. 3. Water main lines and sewer main lines shall be designed in the most effective layout feasible. 4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible. 5. Park land shall be most appropriately located on the Contiguous Parcels. 6. Grading and drainage shall be appropriate to the Contiguous Parcels. 7. Development shall avoid easements and hazardous or sensitive natural resource areas. <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
			Staff Comments	<i>N/A. The proposed replat does not propose to further subdivide any parcels.</i>

				<i>Finding: Compliance. This Standard has been met.</i>
16.04.080: Perimeter Walls, Gates and Berms				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
			<i>Staff Comments</i>	<i>No perimeter gates or walls are proposed.</i>
				<i>Finding: Compliance. This Standard has been met.</i>
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>The proposed replat seeks to alleviate parking congestion and access to adequate snow storage. No incompatibilities with natural topography are anticipated.</i>
				<i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.
			<i>Staff Comments</i>	<i>At this time, the City Engineer has not required that a Soils Report be prepared and/or submitted.</i>
				<i>Finding: Compliance. This Standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information: a) Proposed contours at a maximum of two (2) foot contour intervals; b) Cut and fill banks in pad elevations; c) Drainage patterns; d) Areas where trees and/or natural vegetation will be preserved; e) Location of all street and utility improvements including driveways to building envelopes; and f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.
			<i>Staff Comments</i>	<i>A grading plan has been submitted and was reviewed by City Staff at the July 30, 2024 Pre-construction Meeting for Phase 6 of Copper Ranch. No issues with the grading plan were identified.</i>
				<i>Finding: Compliance. This Standard has been met.</i>
			B.	Design Standards: The proposed subdivision shall conform to the following design standards:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.
			Staff Comments	<i>See Section 16.04.090 (A2) for further detail.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 2.	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.
			Staff Comments	<i>The proposed replat does not show development occurring in unsuitable areas. The removal of Building 17 from the plat will ensure suitable access to a large snow storage area, as well as provide for a much-needed overflow parking area.</i> <i>Finding: Compliance. This Standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.
			Staff Comments	<i>The disturbed area that will result from the proposed replat will eventually become a paved overflow parking area. No other disturbance is proposed as part of this application.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 4.	Where cuts, fills or other excavation are necessary, the following development standards shall apply: <ul style="list-style-type: none"> a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM). c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability. d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope. e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.
			Staff Comments	<i>The proposed replat seeks to remove the Building 17 building envelope and designate a new area for snow storage. The Applicant will ensure that all City of Hailey development standards are adhered to for any work resulting from these proposed plat adjustments.</i> <i>Finding: Compliance. This Standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 5.	The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the

				<p>applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA’s “NPDES General Permit for Storm-water Discharge from Construction Activity” for all construction activity affecting more than one acre.</p>
			<i>Staff Comments</i>	<p>N/A . The proposed replat does not involve the provisioning of storm sewers or drainage areas.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
16.04.100: Overlay Districts				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Flood Hazard Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<p>Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.</p>
			<i>Staff Comments</i>	<p>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	<p>Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.</p>
			<i>Staff Comments</i>	<p>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	<p>Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.</p>
			<i>Staff Comments</i>	<p>N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Hillside Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 1.	<p>Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 17.04N, of the Hailey Municipal Code.</p>
			<i>Staff Comments</i>	<p>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<p>Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.</p>
			<i>Staff Comments</i>	<p>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	<p>All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.</p>
			<i>Staff Comments</i>	<p>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</p>

				<i>Finding: Compliance. This Standard has been met.</i>
16.04.110: Parks, Pathways and Other Green Spaces				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			A. 1.	Parks:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1. a.	<p>The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p>P = x multiplied by .0277</p> <p>“P” is the Parks contribution in acres</p> <p>“x” is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, “x” is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.</p>
			<i>Staff Comments</i>	<p><i>N/A, as park space and pathways were contemplated through the Copper Ranch Planned Unit Development Agreement, and the proposed replat does not constitute the full development of a subdivision.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.1.b	In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a park shall be reduced by 75%, but in no event shall the area required for a park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.
			<i>Staff Comments</i>	<p><i>N/A, as the proposed replat is located in the General Residential Zoning District.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.
			<i>Staff Comments</i>	<p><i>N/A. See Section 16.04.110 (A1) a.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</p> <ul style="list-style-type: none"> a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or

				<p>contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies),</p> <p>c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.</p> <p>d) Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.</p>
			<i>Staff Comments</i>	<p>N/A</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<p>Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.</p>
			<i>Staff Comments</i>	<p>N/A</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
			D.	<p>Minimum Requirements:</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 1.	<p>Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.</p>
			<i>Staff Comments</i>	<p>N/A</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 2.	<p>Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.</p>
			<i>Staff Comments</i>	<p>N/A</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 3.	<p>Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree</p>

				species may be used. Landscaping and irrigation shall integrate water conservation.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 4.	Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 5.	Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The city may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a park for every square foot of qualified dedicated Pathway right-of-way.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 2.	Shall provide safe and convenient access, including ADA standards.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 3.	Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 4.	Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways,

				floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 5.	Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 6.	Shall require low maintenance or provide for maintenance or maintenance endowment.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 2.	Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This Standard has been met.</i>
			G.	Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 1.	Shall meet the minimum applicable requirements required by subsection D of this section.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 2.	Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 3.	The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This Standard has been met.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 4.	The private ownership and maintenance of green space shall be adequately provided for by written agreement.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This Standard has been met.</i>
			H.	In-Lieu Contributions:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 1.	After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 2.	The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in subsections E4 and E5 of this section. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 3.	Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 4.	In-lieu contributions must be segregated by the city and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This Standard has been met.</i>

16.05: Improvements Required:

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.010	Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in

				design and effectiveness and will promote the public health, safety and general welfare.
			<i>Staff Comments</i>	<i>N/A. No additional infrastructure is associated with the proposed replat.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer’s written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.
			<i>Staff Comments</i>	<i>Finding: Compliance. This Standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.
			<i>Staff Comments</i>	<i>Finding: Compliance. This Standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except those parks shall be guaranteed and maintained by the developer for a period of two years.
			<i>Staff Comments</i>	<i>Finding: Compliance. This Standard will be met.</i>
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.020	Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.
			<i>Staff Comments</i>	<i>All public infrastructure shall meet City specifications. No additional street lights are needed or proposed at this time.</i> <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>N/A. No street cuts under any existing improved public street are associated with the proposed replat.</i> <i>Finding: Compliance. This Standard has been met.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.</p>
			Staff Comments	<p>N/A. No street name signs or traffic control signs are associated with the proposed replat.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<p>Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.</p>
			Staff Comments	<p>N/A, as no street lights are shown and/or proposed.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
16.05.030: Sewer Connections				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.030	<p>Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			Staff Comments	<p>N/A. No additional infrastructure is associated with the proposed replat.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
16.05.040: Water Connections				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<p>Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			Staff Comments	<p>N/A. No additional infrastructure is associated with the proposed replat.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p>
			Staff Comments	<p>N/A. The site is not located within the Townsite Overlay District.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
16.05.050: Drainage				

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.050	<p>Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i> N/A. No additional drainage improvements are associated with the proposed replat, nor required at this time.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
16.05.060: Utilities				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.060	<p>Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.</p> <p><i>Staff Comments</i> N/A. The proposed replat does not constitute the construction of any additional utilities or service connections.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
16.05.070: Parks, Green Space				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.070	<p>Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.</p> <p><i>Staff Comments</i> N/A. Please refer to Section 16.04.110 for further detail.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	<p>Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the city engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.</p> <p><i>Staff Comments</i> An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure the compliance with the Hailey Municipal Code.</p> <p><i>Finding: Compliance. This Standard will be met.</i></p>
16.05.090: Completion; Inspections; Acceptance				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the city prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.</p> <p><i>Staff Comments</i> <i>Finding: Compliance. This Standard will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>The developer may, in lieu of actual construction, provide to the city security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i> N/A. No additional infrastructure is associated with the proposed replat.</p>

				<i>Finding: Compliance. This Standard has been met.</i>
16.05.100: As Built Plans and Specifications				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>As built drawings will be required.</i> <i>Finding: Compliance. This Standard will be met.</i>

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Commission makes the following recommendations:

1. Adequate notice, pursuant to Title 16, Section 16.03.010, of the Hailey Municipal Code, was given for the public hearing.
2. Upon compliance with the conditions noted below, the Application substantially meets the standards of approval set forth in the Hailey Municipal Code.

DECISION

The Preliminary Plat Application by Lido Equities Group – Idaho, LLC, represented by Galena-Benchmark Engineering, for a plat modification to Copper Ranch Phase 6, to vacate the previously platted land intended for Building 17 and amend snow storage locations, is hereby approved, and meets the standards of approval set forth in the Hailey Municipal Code, and is recommended for approval by the Hailey City Council, subject to the following conditions, (1) through (10), as noted below:

General Conditions:

- 1) All Fire Department and Building Department requirements shall be met and shall meet City Standards where required.
- 2) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
- 3) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- 4) The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat.
- 5) Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
- 6) Any Application Development Fees shall be paid prior to recordation Final Plat.

Streets and Right-of-Ways:

- 7) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval, and shall meet City Standards where required.

Water and Wastewater:

- 8) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval, and shall meet City Standards where required.
- 9) If there is existing water or sewer service that will no longer be utilized, the Applicant shall remove the service and cap at the main.

Other:

- 10) The following shall be added as a plat note: *Access to the new snow storage area, dedicated per this Plat, shall be preserved and maintained through the parking area developed on the vacated Building 17 building envelope.*

Signed this ____ day of _____, 2024.

Robyn Davis, Community Development Director

Attest:

Jessie Parker, Building Coordinator and Deputy Treasurer

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STAFF REPORT

Hailey Planning and Zoning Commission

Meeting of December 2, 2024

To: Hailey Planning and Zoning Commission
From: Ashley Dyer and Emily Rodrigue, Community Development City Planners

Overview: Consideration of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.02 Definitions, and 17.02.020: Meaning of Terms or Words, to provide modifications and clarification to the Zoning Definitions provided, as well as aligning with the Idaho State Code.

Hearing: December 2, 2024

Applicant: City Staff

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to public agencies on November 13, 2024.

Background: The content of a municipal code should be evolving and community-affirming. A code, allowed to become stagnant, cannot serve its purpose effectively. Citizens, business owners, developers, and municipal officials need a code that is accurate, easy to understand, and enforceable. In an effort to continue to retain clarity, accurateness, and timelessness, City Staff are proposing amendments to existing definitions, or the addition of terms, to Title 17: Zoning Regulations, Chapter 17.02: Definitions, of Hailey's Municipal Code.

Specific amendments and/or additions to be considered include, but are not limited to:

Title 17: Zoning Regulations

Chapter 17.02: Definitions: The definitions have been added or modified to add full transparency and clarity, while refining the chapter to align with the State Code as applicable.

- **Definition Additions:**
- Clean Energy
- Covered Parking
- Deed Restriction
- Density
- Drought-tolerant
- Enclosed
- Floor Area Ratio
- Live/Work Units
- Lot Dimensions
- Outdoor Storage
- Parapet
- Parking Area
- Parking, Onsite
- Parking, Shared
- Parking, Street

- Parking Structure
- Perimeter
- Printing Services
- Recycling Center
- Swimming Pools
- Technological Development
- Transportation Services
- Underground Parking
- Unenclosed
- Warehouse

Definition Modifications:

- Apartment
- Area of Medium Income
- Building Footprint
- Commission
- Kitchen
- Lot Coverage
- Office

Attachments:

- i. Draft Ordinance

Standards of Review:

Criteria for Review. Section 17.14.060(A) of the Hailey Municipal Code provides when 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;

Hailey's Municipal Code should continue to address and promote the principles and lifestyle components that are most essential to our community's identity. Our code is the foundation from which our municipality and citizens begin a journey forward to a vibrant and thriving future. While Hailey's Comprehensive Plan does not go into the specificity that this code section contemplates, it is anticipated that the City will continue to update, modify, redefine, define, and/or clarify definitions to guide development, land uses, and necessary infrastructure. The following goals from the Comprehensive Plan are relevant to this text change:

Section 3: Special Areas or Sites and Features

3.1 Assure the protection and preservation of Special Sites, area features to maintain a strong community identity for future generations

3.3 Protect the traditional Character and scale of the historic downtown and Main Street corridor.

Section 4: Recreation, Parks and Lands

4.1 Create and maintain interconnected systems of parks, recreation facilities, trails, green spaces and natural lands in order to provide divers recreation opportunities for Hailey residents.

Section 5: Land Use, Population and Growth

5.1 Retain a compact City comprised a central downtown and surrounding diverse neighborhoods, areas of characteristics as depicted in the Land Use Map.

5.7 Encourage development at the densities allowed in the Zoning Code.

Section 6: Economic Development

6.1 Encourage a diversity of economic development opportunities within Hailey.

Section 7: Demographics, cultural Vitality and Social Diversity and Well-Being

7.1 Encourage a variety of projects and programs that meet the needs generated by various segments of the population, especially the needs of those who risk suffering effects of discrimination or are socially or economically disadvantaged.

7.2 Encourage projects and programs that seek to provide opportunities for cultural, cross-cultural and educational enrichment.

Section 8: Housing

8.1 Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socio-economic levels.

Section 9: Public Servies, Facilities and Utilities

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

Section 10: Transportation

10.1 Create and maintain a pedestrian and bicycle-friendly community that provides a safe, convenient and efficient multi-modal transportation system for all Hailey residents.

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.

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

The proposed text amendment will not impact compatibility.

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

The proposed amendment will ensure overall compliance and a thorough understanding of the terms and meanings of Title 17's zoning definitions. The amendments recommended are consistent with the Hailey Comprehensive Plan, and will have no impact on public health, safety, and general welfare.

Motion Language:

Approval: Motion to recommend approval by the Hailey City Council Ordinance No. _____, an Ordinance amending the Hailey Municipal Code, Title17, Definitions; 17.02, and 17.02.020: Meaning of Terms or Words, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.

Denial: Motion to recommend denial by the Hailey City Council Ordinance No. _____, an Ordinance amending the Hailey Municipal Code, Title17, Definitions; 17.02, and 17.02.020: Meaning of Terms or Words, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare, finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

HAILEY ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLE 17 OF THE HAILEY MUNICIPAL CODE, INCLUDING CHAPTERS 17.02: DEFINITIONS; AND 17.02.20: MEANING OF TERMS OR WORDS TO PROVIDE MODIFICATIONS AND CLARIFICATION TO THE ZONING DEFINITIONS PROVIDED, AS WELL AS ALIGNING WITH THE IDAHO STATE CODE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the changes proposed will address supplemental design and quality of life with the intent of reinforcing the following statements and goals contained within the Comprehensive Plan:

Section 3: Special Areas or Sites and Features

3.1 Assure the protection and preservation of Special Sites, areas features to maintain a strong community identity for future generations.

3.3 Protect the traditional Character and scale of the historic downtown and Main Street corridor.

Section 4: Recreation, Parks and Lands

4.1 Create and maintain interconnected systems of parks, recreation facilities, trails, green spaces and natural lands in order to provide divers recreation opportunities for Hailey residents.

Section 5: Land Use, Population and Growth

5.1 Retain a compact City comprised a central downtown and surrounding diverse neighborhoods, areas of characteristics as depicted in the Land Use Map.

5.7 Encourage development at the densities allowed in the Zoning Code.

Section 6: Economic Development

6.1 Encourage a diversity of economic development opportunities within Hailey.

Section 7: Demographics, cultural Vitality and Social Diversity and Well-Being

7.1 Encourage a variety of projects and programs that meet the needs generated by various segments of the population, especially the needs of those who risk suffering effects of discrimination or are socially or economically disadvantaged.

7.2 Encourage projects and programs that seek to provide opportunities for cultural, cross-cultural and educational enrichment.

Section 8: Housing

8.1 Encourage development that provide opportunities for home ownership and rental homes for individuals and families of all socio-economic levels.

Section 9: Public Servies, Facilities and Utilities

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

Section 10: Transportation

10.1 Create and maintain a pedestrian and bicycle-friendly community that provides a safe, convenient and efficient multi-modal transportation system for all Hailey residents.

WHEREAS, the changes proposed will provide citizens, business owners, developers, and municipal officials with a code that is accurate, easy to understand, and enforceable.

WHEREAS, the modification of certain zoning definitions will produce greater alignment with the Idaho State Code;

WHEREAS the text set forth in this ordinance will promote public health, safety, and general welfare by updating our definitions to ensure overall compliance and thorough understanding of the terms and meanings of the Zoning definitions.

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

Section 1. Chapter 17.02.20, Meaning of Terms or Words of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

APARTMENT: A residential unit that is part of one (or several) residential buildings, or a separate dwelling within a house, with its own entrance, bathroom, and kitchen. Apartments are typically one-story units within a multi-family building or development. ~~multiple-family dwelling containing three (3) two (2) or more dwelling units in which all~~ Exclusive of a unit type, the unit ~~which~~ may be occupied by the owner, ~~are~~ or may be rented or leased.

AREA MEDIAN INCOME (AMI): The combined gross income for all persons living in a dwelling unit as calculated by the United States ~~d~~Department of ~~h~~Housing and ~~u~~Urban ~~d~~Development annually for Blaine County.

BUILDING FOOTPRINT: The area of the lot or parcel which is within the perimeter created by a vertical extension to the ground of the exterior walls of all enclosed portions of a building, also including attached garages, carports and porte-cocheres, enclosed decks, enclosed porches, solariums and similar enclosed extensions, attachments and accessory annexes. Not included in the footprint are unenclosed portions or extensions of buildings, including, but not limited to, unenclosed decks, porches, eaves and roof overhangs.

1. The area of a building measured from the exterior surface of the exterior walls at grade level, exclusive of cantilevered portions of buildings, such as balconies and decks. Where an enclosed building, or portion thereof, is elevated above grade level, the building footprint is the area the building would cover if it were located at ground level.

2. The area of the lot which is within the perimeter created by a vertical extension to the ground of the exterior walls of all enclosed portions of a building, including all attached structures, enclosed decks and porches, and accessory structures.

CLEAN ENERGY: A form of stationary energy that is derived from sources that produce little to no greenhouse gas emissions or other harmful pollutants when generating power, clean energy includes solar, wind, hydroelectric, geothermal, and nuclear power sources.

COMMISSION: The ~~A~~ governing body of the City of Hailey, Idaho, ~~maintaining the power to make decisions or recommendations.~~ Commissions for the City of Hailey, Idaho include the Hailey Arts and Historic Preservation Commission, and the Hailey Planning and Zoning Commission.

COVERED PARKING: Covered parking refers to any parking space that has a roof or structure shielding it from the elements.

DEED RESTRICTION: A permanent restriction on the use, occupancy, and transfer of real property that runs with the land and is recorded against the property in the Blaine County Clerk and Recorder's office.

DENSITY: A unit of measurement; the number of dwelling units per acre of land area.

DROUGHT TOLERANT: Plants or other organic matter that can survive in conditions where there is less precipitation than expected. Drought tolerant plants can withstand long periods of dryness without deterioration, and can go several weeks, or even an entire season, between deep waterings.

ENCLOSED: An enclosed area is defined as any space between a floor and ceiling that is bounded on all sides by walls, doorways, or windows. This includes retractable dividers, garage doors, or other physical barriers.

FLOOR AREA RATIO (FAR): The gross floor area of a building divided by the lot area to which the building is situated.

KITCHEN: ~~A room or area for storage, preparation and cooking food.~~ A room or other portion of a structure intended for cooking food, which at a minimum, contains a sink, refrigerator and cooking facilities to include a range or built in cooktop.

LIVE/WORK UNITS: Units that incorporate residential living space in a nonresidential building. ~~Work/live units are held jointly in common ownership and the work and live spaces cannot be sold or~~ platted as separate condominiums, as documented with a City-approved restrictive covenant recorded against the property.

LOT COVERAGE: ~~The percent of the total lot area included within the footprint of all buildings.~~ The area of a lot occupied by the primary building(s) and any accessory building(s).

LOT DIMENSIONS: Lot dimensions are the measurements of a piece of land, including its area, depth, width, and frontage.

OFFICE: ~~A room or part of a building in which people conduct business and service operations, generally at desks with computers and phones. Offices, as a secondary use may be paired with medical services, personal services, skilled construction and industrial trades, and more.~~
A room or group of rooms used for conducting the affairs of a business, profession, service, industry or government.

OUTDOOR STORAGE: An area designated on a property for the safekeeping of items owned by the occupants of the property and screened from view of the public street by an acceptably designed landscape buffer or fence.

PARAPET: A low wall that extends above the roofline, often decorated with architectural details such as cornices.

PARKING AREA: An area provided for the parking of motor vehicles and may include aisles, parking spaces, pedestrian walkways, and ingress and egress lanes, but shall not include any part of a public street, alley, public right-of-way, or fire access lane.

PARKING, ONSITE: The area off of any public or private street, access easement or alley used for the transient storage of private passenger vehicles, and of appropriate dimension according to this title for parking stall, access drives and aisles.

PARKING, SHARED: The provision that two or more uses which are within close proximity may share parking facilities to fulfill their individual parking requirements because their prime operational hours do not overlap or conflict.

PARKING, STREET: The practice of parking a vehicle on the side of a public road or street.

PARKING STRUCTURE: A parking structure is a building, or portions of a building used to store or park motor vehicles and can be either above or below ground.

PERIMETER: The outer edge of an area of land or the border around it; The total length of its boundary.

PRINTING SERVICES: Those activities relating to the work of the printing, publishing or graphic arts industries, and shall include any mechanical process whereby ink is transferred to paper or other materials.

RECYCLING CENTER: A facility designed to be a collection point where only recyclable materials are sorted and/or temporarily stored prior to delivery to a permanent disposal site, or shipment to others for reuse, and/or processing into new products. This shall not include junkyards or wrecking yards.

SWIMMING POOLS: A structure, whether above or below grade level, designed to hold water more than 30 inches deep and to be used for recreational purposes.

TECHNOLOGICAL DEVELOPMENT: The process of creating new technologies or improving existing ones through research and innovation. It can also refer to the systematic use of scientific, technical, economic, and commercial knowledge to meet specific business objectives.

TRANSPORTATION SERVICES: A service that transports a consumer from one place to another through the use of a provider's vehicle and driver.

UNDERGROUND PARKING: A parking area that is located entirely below ground level, typically beneath a building, offering complete protection from weather and often providing a more discreet parking option

UNENCLOSED: Refers to an area or space that is not completely surrounded by walls, meaning it lacks full enclosure of and is open to the surrounding environment. Examples of unenclosed features include balconies, porches, or open walkways that may have a roof but lack full-height walls on all sides.

WAREHOUSE: A facility for the use of dry/cold storage, wholesale, and/or distribution of manufactured products, supplies, and equipment, excluding storage of materials that are inflammable or explosive or that present hazards or conditions commonly recognized as offensive.

Section 2.

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 3.

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

Section 4.

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 _____, 2025.

Martha Burke, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

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