

Agenda
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:

Join on your computer, mobile app, or room device.

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Meeting ID: 249 576 139 181

Passcode: Ge6Z7Q

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[+1 469-206-8535,,602369677#](#) United States, Dallas

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 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**

Public Hearing(s) - ACTION ITEM

- **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**
- **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**

Staff Reports and Discussion

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

Return to Agenda

Agenda
Hailey Planning and Zoning Commission
Monday, September 16, 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: Dan Smith, Janet Fugate, Owen Scanlon, Jordan Fitzgerald, Sage Sauerbrey

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

5:30:50 PM Call to Order

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

5:31:28 PM Consent Agenda - ACTION ITEM

- **CA 1** Motion to approve the meeting minutes dated September 3, 2024. **ACTION ITEM**
- **CA 2** Motion to approve meeting minutes dated August 19, 2024. **ACTION ITEM**
- **CA 3** Motion to approve Design Review Extension request by Kristy and Trent Heitzman for a residential project located at 214 N 2nd Ave. **ACTION ITEM**
- **CA 4** Motion to approve Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Preliminary Plat Subdivision Application for Sunbeam Subdivision (Phase II), submitted by Marathon Partners, LLC, and represented by Opal Engineering and BYLA, wherein Sunbeam Subdivision Phase I, Parcels B and C, are subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement. **ACTION ITEM**
- **CA 5** Motion to approve Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Design Review Application, submitted by Advocates for Survivors of

Domestic Violence & Sexual Assault, represented by Bliss Architecture, for the construction of a new 23,347 square foot mixed-use building consisting of office space and twenty (20) residential units ranging in size from 339 square feet to 899 square feet. This project is located at 201 South River Street (Lots 1 - 3, Block 30, Townsite Overlay) within the Business (B), Townsite Overlay (TO) and Downtown Residential Overlay (DRO) Zoning Districts. **ACTION ITEM**

Sauerbrey abstained from all CA 1, CA4 and 5.

5:32:02 PM Smith motion to approve CA 2 – CA3 . Sauerbrey seconded. All in Favor.

5:33:10 PM Fitzgerald motioned to approve CA 1, 4 and 5. Smith seconded. Sauerbrey abstained. All in Favor.

Public Hearing(s) - ACTION ITEM

- **5:33:52 PM PH 1** Consideration of a Consideration 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**

5:35:08 PM Davis summarized history of recent amendments from last few years and explained since approval staff has found a few errors since recent amendments. Davis explained proposed changes related to Public Service, Public Use, and Public Utility Facilities to re-include and expand use and to increase lot coverage for these categories to 40%.

5:39:35 PM Scanlon asked if proposed number 5 should include public service. Davis confirmed can add.

5:40:22 PM Fitzgerald asked why would increase lot coverage for these categories. Davis noted a few buildings that were built prior to this code being adopted and if they were to redevelop they would be subject to current code and would be difficult to comply with code. Davis referenced Hailey Elementary as an example, which if it were to redevelop to a two story would current haven’t to meet a 25% lot coverage. Fitzgerald stated would be cautious about what would go into residential areas.

5:42:45 PM Smith asked for example for example of why would include government offices in residential zones. Davis used Hailey Fire Department and Police Department are examples which are currently in residential zones. Smith asked about meaning of public use development in proposed number 5.

[5:45:00 PM](#) Sauerbrey clarified public vs. semipublic is that public is open entirely to the public. Davis clarified agencies that are not owned by government would not fall within this category.

[5:46:13 PM](#) Smith asked about parking. Davis confirmed parking is all based off of square footage of building.

[5:46:29 PM](#) Chair Fugate suggested possible different parking requirements for elementary. Davis referenced how code addresses different types of schools.

[5:47:16 PM](#) Sauerbrey asked if could have some word clean up in the project description, suggesting do not need to include not permitted.

[5:47:59 PM](#) Chair Fugate thinks lot coverage addition is important.

[5:48:23 PM](#) Chair Fugate opened public comment.

[5:48:46 PM](#) Chair Fugate closed public comment.

[5:49:08 PM](#) Fitzgerald asked if want to amend code to allow certain agencies to go around. Chair Fugate explained how believes certain entities we would want to allow differences. Fitzgerald expressed concern of trend of making allowances. Discussion ensued with commission and staff regarding concern. All in agreement with proposed changes.

[5:55:36 PM](#) Sauerbrey motioned to recommend **Approval to the Hailey City Council Ordinance No., an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes, and Uses within Zoning Districts, Article M: Townsite Overlay, and Chapter 17.05: Official Zoning Map and District Use Matrix, to modernize the Matrix language and related amendments around Public Administration and Government Offices, and Public Service, Public Use, and Public Use Facilities, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare, and read by title only. Smith seconded. All in Favor.**

- [5:56:49 PM PH 2](#) Consideration 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 services. **ACTION ITEM**

[5:57:09 PM](#) Rodrigue summarized proposed amendment, explaining opportunity exists for recycling for multifamily units for those who have individual trash units but not for those with dumpsters only. Rodrigue explained that if require separate recycling bins for those multifamily units with dumpsters only this amendment would allow the residents to participate in recycling. Rodrigue explained how does not anticipate any negative impact.

[6:00:45 PM](#) Chair Fugate asked Scanlon's opinions. Scanlon stated was requested for previous project he worked on and that it worked out well. Smith asked if ARCH included recycling. Davis stated no, it will be one of the projects staff will be working with retroactively setting this up. Davis explained biggest obstacle staff believes will face is education on how to avoid contamination.

[6:03:11 PM](#) Fitzgerald asked if could consider multifamily units without dumpsters to require recycling. Rodrigue explained how in those situations residents have the option and would be creating bigger impact on the developer in those circumstances.

[6:04:41 PM](#) Sauerbrey confirmed every other housing type has a cost effective option for recycling except for this type. Staff confirmed.

[6:05:15 PM](#) Chair Fugate opened public comment.

[6:05:28 PM](#) Chip Maguire, is there a cost to the owner of the building.

[6:06:02 PM](#) Chair Fugate closed public comment.

[6:06:09 PM](#) Rodrigue stated it is her understanding it is not an additional cost, that the cost for recycling is built into the fees through the franchise agreement with the City. Davis stated the cost to the developer would be to expand the enclosure.

[6:07:20 PM](#) Smith motioned to recommend approval to the Hailey City Council an Ordinance amending 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 services, 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. Fitzgerald seconded. All in favor.

- [6:08:24 PM PH 3](#) Consideration 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 professional, 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**

[6:09:07 PM](#) Dyer explained Hailey Municipal Code currently requires certain projects to be stamped by an architect. Dyer summarized state of Idaho requirements. Dyer explained how staff believes it is best practice to amend the code to accept plans by registered design professional.

[6:10:44 PM](#) Scanlon asked about definition of a registered design professional. Staff is confirming adding a definition. Scanlon suggested clarifying that we stipulate what a registered design professional is. Discussion ensued on how best to define registered professional. Commission all agreed to include the four design professionals.

[6:19:20 PM](#) Chair Fugate opened public comment.

[6:19:32 PM](#) Chip Maguire, suggested adding “Idaho” registered design professional and explained the benefits of adding that. Maguire referenced Idaho State Statute including triplexes and exceptions of IRC, that if going to be in line with the state should allow triplexes.

Davis confirmed Hailey is only excluding single family and duplexes, whereas the state includes triplexes. Commission continued to discuss duplexes and triplexes, and agreed to stay more restrictive than state in this case.

[6:25:26 PM](#) Chip Maguire continued with public comment, confirming whole structure is engineered because of our snow load requirements.

Scanlon added that do not typically see structural attached with their projects. Maguire confirmed, that it is because of the cost. Scanlon thanked Maguire for his input and confirmed when he designs a project he keeps in mind structural requirements.

[6:28:09 PM](#) Chair Fugate closed public comment.

[6:28:44 PM](#) Scanlon motion to recommend approval to the Hailey City Council the draft Ordinance, Ordinance No. , amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.02: Definitions, by adding a new definition for Idaho registered design professional by status, and 17.06: Design Review, Section 17.06.050: Application, Item B.3, amending the requirement to allow for plans and drawings to be stamped by an Idaho licensed design professional, 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. Smith seconded. All in Favor.

Staff Reports and Discussion

- **SR 1** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning Meeting:
 - **Monday, October 7, 2024:** This meeting has been cancelled.
 - **Monday, October 21, 2024:** Short Plat-Copper Ranch

Davis summarized upcoming meetings for October.

[6:33:41 PM](#) Sauerbrey motion to adjourn. Scanlon seconded. All in Favor.

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On September 16, 2024, the Hailey Planning and Zoning Commission recommended for approval by the Hailey City Council 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 a registered design professional, 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.

FINDINGS OF FACT

Applicant: City of Hailey
Notice: Notice for the public hearing was published in the Idaho Mountain Express on August 28, 2024, and mailed to public agencies on August 28, 2024.

Background: Since 2021, City Planning Staff have prioritized minor code amendments within Hailey's Municipal Code. One minor code amendment includes the modification to the requirement that plans and drawings, excluding new single-family dwelling units or accessory dwelling units, be stamped by an Idaho licensed architect. Instead, Staff are proposing to amend the existing code language pertinent to the Design Review Application Requirements, as noted herein, as well as within the attached Draft Ordinance.

Currently, Hailey's Municipal Code requires that all applications for Design Review, excluding new single-family dwelling units and accessory dwelling units, submit prepared and stamped plans and drawings by an Idaho licensed architect.

In speaking with the Division of Occupational and Professional Licenses (DOPL), several developers, contractors, and Applicant Teams, this provision in code is either redundant or unnecessary for the following reasons:

- The State does not require architectural stamps for all unit types (i.e. single-family, duplexes, accessory structures under 200 square feet, etc.).
- The State currently requires that all projects involving an engineered structure and buildings not covered by the IRC (International Residential Code) be stamped by an Idaho licensed architect (i.e., commercial, multifamily, and mixed-use).
- Several Idaho jurisdictions have the provision in their code requiring a "design Professional" or the option to use plans stamped by either an Idaho licensed architect or an Idaho licensed engineer.

Due to the reasons noted, Staff feel it is best practice to align with Idaho State Code by amending the requirement to accept plans from an Idaho licensed design professional, rather than an Idaho licensed architect.

To ensure that all submitted plans meet City and International Building/Residential codes, Staff, along with DOPL, will thoroughly review applications during the building permit intake process for compliance. All noncompliant applications will be returned to the Applicant, unprocessed, until compliance can be met.

Title 17: Zoning Regulations

Chapter 17.02: Definitions

Section 17.02.020: Meaning of Terms or Words

Design Professional: An individual who is registered or licensed to practice their respective design profession, as either an architect, engineer, landscape architect, or surveyor, as defined by statutory requirements of the professional registration laws in Idaho.

Title 17: Zoning Regulations

Chapter 17.06: Design Review

Section 17.06.050: Application:

A. Required: An application for design review approval shall follow the procedures and be subject to the requirements established by section [17.03.070](#) of this title, and shall be made by at least one holder of any interest in the real property for which the design review approval is proposed.

B. Information Required:

1. The design review application form, including project name and location, and applicant and representative names and contact information.
2. One (1) twenty-four inch by thirty-six-inch (24" x 36") set of plans and survey, and one (1) eleven inch by seventeen-inch (11" x 17") set showing at a minimum the following:
 - a. Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: A vicinity map must show the location of adjacent buildings and structures.
 - b. Drainage plan (grading, catch basins, piping and dry wells).
 - c. Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
 - d. Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation and snow storage. List square footage of subject property, including lot dimensions.
 - e. Landscape plan (existing landscaping on the site shown as retained, relocated or removed; proposed landscaping, including species type, size and quantity).
 - f. Floor plan. List gross square footage for each floor. List occupancy classification and type of construction.
 - g. Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).
 - h. Exterior lighting plan, pursuant to [chapter 17.08](#), article C of this title (location, height, type and lumen output; spec sheets for fixtures; illuminance levels/photometrics for area lighting).
 - i. Sign plan (location, dimensions and lighting).
3. Plans and drawings for all buildings, except single-family dwellings and accessory structures, shall be prepared and stamped by an Idaho **registered or licensed architect design professional.**
4. A materials and colors sample board. Each sample should be approximately twelve inches by twelve inches (12" x 12") in size.
5. One colored rendering of at least one side of the proposed building.
6. Staging and contractor parking plan. Statement of where staging will occur, and parking plan for contractors. If any staging or parking shall occur off site, a staging/parking plan must be submitted, including materials storage, excavation (backfill) stockpile areas, job trailers, blue rooms, dumpsters, contractor parking, etc.
7. A list of the names and addresses of all property owners and residents within three hundred feet (300') of the exterior boundaries of the subject property, in a format acceptable to the City.

8. Other information as required by the Administrator, hearing examiner or the commission

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 public health, safety, and general welfare.

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

The Comprehensive Plan does not go into the specificity that this code section contemplates. That said, the Comprehensive Plan articulates as such, the importance of community design – further analyzing the needs for building design and suggested patterns and standards for community design, development, and/or beautification e following goal from the Comprehensive Plan is relevant to the proposed text amendment:

11.1 Establish a built environment that maintains a human scale, retains interest, aesthetics, encourages various levels of interaction among all members of the community, and enhances the character of different neighborhoods.

Findings: Compliance. This standard is either not applicable or has been met.

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services.

The proposed amendments will not result in a change in allowed uses nor will they create excessive additional requirements at the public cost for services. The amendments are intended to clarify regulations, to simplify administration of the requirements, and to implement best practices.

Findings: Compliance. This standard is either not applicable or has been met.

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

The proposed text amendment will not result in a change in allowed uses, and compatibility with surrounding areas will not be impacted.

Findings: Compliance. This standard is either not applicable or has been met.

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

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

Findings: Compliance. This standard is either not applicable or has been met.

CONCLUSIONS OF LAW AND DECISION

Based on the above Findings of Fact, Conclusions of Law and Decision, the Commission, on a unanimous vote, concluded the adequate notice, pursuant Title 17, Section 17.14 was given, and is proper. The Commission made the following recommendations:

An ordinance, Ordinance No. _____, 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 a Design Professional, and Chapter 17.06 Design Review, Section 17.06.050: Application; Item B.3., to require plans to be stamped by an Idaho registered or licensed design professional rather than by an Idaho licensed architect.

Signed this _____ day of _____, 2024.

Janet Fugate, Planning and Zoning Chair

Attest:

Jessica Parker, Building Coordinator, Deputy Treasurer

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On September 16, 2024, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a City-Initiated Text Amendment amending Hailey’s Municipal Code, Title 17: Zoning Regulations, 17.04: Establishment, Purposes and Uses within Zoning Districts, Article M: Townsite Overlay (TO) District, and Chapter 17.05: Official Zoning Map and District Use Matrix, to modify the lot coverage parameters for Public Administration and Government Offices, and Public Service, Public Use, and Public Use Facilities, as well as to refine current language around these uses.

FINDINGS OF FACT

Applicant: City Staff
Location: Light Industrial (LI), Technological Industry (TI), Townsite Overlay (TO), 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

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to public agencies on August 28, 2024.

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

In 2022, the Community Development Staff identified the modernization of Hailey’s Municipal Code as a priority, and in 2023, the Commission, and the Council, voted to either recommend approval for, or approve, the broadscale modifications proposed by Staff. As Staff continue to utilize the newly modified Matrix, new amendments and/or errors have been found that require additional attention and/or modification.

By way of example, the previous version of Hailey’s District Use Matrix included a category for Public Service, Public Use, and Public Utility Facilities. With the refinement of the DUM, Staff inadvertently omitted Public Service and Public Use categories – both of which are necessary in continuing to permit and/or allow for uses that fall within these categorical uses.

Currently, Hailey’s DUM, categorizes Public Utility Facilities, as follows:

Category	Description (Excerpt)	Zones And Subdistricts													
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I	
		Zones And Subdistricts													
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I	
Public or semipublic:															
	Public Utility Facilities	N	C	C	C	N	C	C	C	P	P	N	C	C	

Modification #1: Staff would like to revert back to the original Matrix - or expand the category to include Public Service and Public Use, as shown in the highlighted, underlined text below. The characteristics within each district have not changed from the previous version of the Matrix, nor are Staff proposing to do so at this time.

Commissioner Discussion: The Commission discussed the proposed modification, and seeing no concerns to revert back to the original language within the District Use Matrix, recommended the proposed modification – as presented – to the Hailey City Council.

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Public or semipublic:														
	<u>Public Service, Public Use</u> and Public Utility Facilities	N	C	C	C	N	C	C	C	P	P	N	C	C

As a second modification consideration, Staff would also like to clarify the characteristics of the category, Government Offices and Public Administration, aligning said characteristics with those of Public Service, Public use, and Public Use Facilities. For instance, the DUM currently allows for the following:

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Public or semipublic:														
	Government offices and public administration; excluding correctional institutions	N	N	N	N	N	P	N	P	C	N	C	N	C

Modification #2: Staff would like to amend the current Matrix, as shown in highlighted, underlined text, which complements that of the Public Service, Public Use, and Public Utility Facilities category, as follows:

Commissioner Discussion: The Commission discussed the proposed modification, and seeing no concerns to align the characteristics of Government Offices and Public Administration with those of Public Service, Public use, and Public Use Facilities, recommended the proposed modification – as presented – to the Hailey City Council.

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Public or semipublic:														
	Government offices and public administration; excluding correctional institutions	N	<u>C</u>	<u>C</u>	<u>C</u>	N	P	<u>C</u>	P	<u>P</u>	<u>P</u>	C	<u>C</u>	C

Finally, Staff would like for the Commission to consider a third modification, which could include increasing lot coverage parameters for public uses within the Townsite Overlay (TO) Zoning District. Currently, the below lot coverage provisions apply for structures built within the TO:

Title 17: Section 17.04M.060: Bulk Requirements, Item G:

G. Maximum Lot Coverage:

1. Business district: No maximum.
2. Limited business district: Seventy percent (70%).
3. Transitional Districts and all lots within the General Residential (GR) and Limited Residential (LR-1 & LR-2) Zoning Districts that are forty-five hundred (4,500) square feet or smaller: Thirty percent (30%) except as follows:

Forty percent (40%) lot coverage shall be allowed where at least seventy five percent (75%) of required parking spaces are enclosed within a structure.

4. General Residential (GR), Limited Residential (LR-1) Districts (lots larger than forty-five hundred (4,500) square feet):

Building Height	Maximum Lot Coverage (Percentage)
2 or more stories above grade, no garage	25
2 or more stories above grade, with garage	30
Less than 2 stories above grade, no garage	35
Less than 2 stories above grade, with garage	40

Modification #3: Staff would like to add an additional item, Item 5., as shown in highlighted, underlined text, that could read:

5. The maximum lot coverage for all public administration or government offices, public use developments, structures, buildings, and/or uses on all lots intended or used for a public purpose: Forty percent (40%)

Commissioner Discussion: The Commission discussed the proposed modification. While the proposed language was of no concern, the Commission modified it to specifically include public service and public use. The newly modified language reads:

5. The maximum lot coverage for all public administration or government offices, public service and/or public use developments, structures, buildings, and/or uses on all lots intended or used for a public purpose: Forty percent (40%)

Scope: Through this Text Amendment process, Staff seeks to recategorize Public Service, Public Use, and Public Utility Facilities within the District Use Matrix, clarify the language, organization, and requirements around Government Offices and Public Administration, as well as modify existing lot coverage requirements for public use developments, structures, buildings, and/or uses on all lots intended or used for a public purpose – aiming to provide clarity, simplify structure and language, as well as maintain and uphold the distinct characteristics and features of each zoning district.

Standards of Review:

Criteria for Review. Section 17.14.060(A) of the Hailey Municipal Code provides “[w]hen evaluating any proposed amendment under this chapter, the hearing examiner or commission and council shall make findings of fact on the following criteria:

- 1. The proposed amendment is in accordance with the comprehensive plan;**
- 2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;**
- 3. The proposed uses are compatible with the surrounding area; and**
- 4. The proposed amendment will promote the public health, safety, and general welfare.**

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

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

“Land use is the one element of a Comprehensive Plan that ties the others together. Every other component of the Plan, from natural resources to housing to transportation, is influenced by land use.” (pg. 19)

Given the importance of land use decisions, Staff proposes that the language, organization, and requirements presented in the District Use Matrix be clear and effective— to support the community’s understanding of permitted land uses and to facilitate the internal processes of Community Development. Staffs proposed amendments are in accordance with the following Comprehensive Plan goals:

Section 3: Special Areas or Sites and Features

Goal 3.1: Assure the protection and preservation of Special Sites, Areas and Features to maintain a strong community identity for future generations

Goal 3.3: Protect the traditional character of the historic downtown and Main Street corridor

Section 5: Land Use, Population and Growth Management

Goal 5.1: Retain a compact City comprised of a central downtown with surrounding diverse neighborhoods, areas, and characteristics as depicted in the Land Use Map (see page 29 for subpoints a-j for more information)

Section 11: Community Design

Goal 11.1 Establish a built environment that maintains a human scale, retains interest, aesthetics, encourages various levels of interaction among all members of the community, and enhances the character of different neighborhoods

The Plan speaks to the “intrinsic suitability of lands” for a variety of uses, including housing, commerce, industry, safety, recreation, and public facilities. When evaluating and editing the Matrix, Staff referenced the stated purpose of each zoning district to ensure the suitability and appropriateness of each land use, which further respects existing and future uses. **Findings: Compliance. The Commission found that this standard has been met.**

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

The proposed Amendments seek to modernize and/or correct the language, organization, and requirements of the District Use Matrix. Furthermore, the proposed Text Amendments encourage greater adherence to Hailey’s Official Zoning Map and the Land Use section of the Comprehensive Plan, both of which are designed for optimal and efficient use of public facilities and services. This proposed Text Amendment will encourage better use of public facilities and services, as they have been planned. It will not create excessive costs or requirements. **Findings: Compliance. The Commission found that this standard has been met.**

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

The proposed Amendments uphold the features and characteristics of each zoning district, and further complements the suitability and compatibility of each land use edit. Altogether, the proposed Amendments encourage the community design that is described in Hailey’s Comprehensive Plan and depicted in the Official Zoning and Land Use Maps. **Findings: Compliance. The Commission found that this standard has been met.**

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

By enhancing the clarity of the Matrix and organization of the land uses listed across zoning districts, the proposed Amendments stand to increase the efficiency of City operations and better align with the goals of Hailey’s Comprehensive Plan. By increasing the effectiveness of the Municipal Code and the efficiency of City operations, this Text Amendment prioritizes the public health, safety, and general welfare of the community. **Findings: Compliance. The Commission found that this standard has been met.**

CONCLUSIONS OF LAW AND DECISION

Based on the above Findings of Fact, Conclusions of Law and Decision, the Commission, on a unanimous vote, concluded the adequate notice, pursuant Title 17, Section 17.14 was given, and is proper. The Commission made the following recommendations:

An ordinance, Ordinance No. _____, amending Hailey’s Municipal Code, Title 17: Zoning Regulations, 17.04: Establishment, Purposes and Uses within Zoning Districts, Article M: Townsite Overlay (TO) District, and Chapter 17.05: Official Zoning Map and District Use Matrix, to modify the lot coverage parameters for Public Administration and Government Offices, and Public Service, Public Use, and Public Use Facilities, as well as to refine current language around these uses.

Signed this _____ day of _____, 2024.

Janet Fugate, Chair

Attest:

Jessica Parker, Building Coordinator & Deputy Treasurer

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On September 16, 2024, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.06: Design Review, to require multifamily developments across all zoning districts to provide recycling resources and receptacles within their site planning and building services, in addition to standard trash receptacles and removal services.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on August 27, 2024, and mailed to public agencies on August 27, 2024.

Background: At the September 16, 2024, Planning and Zoning Meeting, City Staff from the Community Development Department requested to amend 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 services. The proposed amendment seeks to offer residents of new multifamily developments an equitable and cost-effective resource for recycling aluminum, plastic, and paper materials, which is not currently required in multi-family developments. Residents who utilize a unit-specific roll-cart for waste removal services (i.e. those residents of single-family homes, many townhouse developments, etc.) may place recyclable materials curbside for pickup, at no additional charge (so long as the materials are properly separated in bins). Recycling pick-up fees are already accounted for in the Franchise Agreement with the rubbish service provider (Clear Creek Disposal). For those residents of multifamily developments that utilize a shared waste container – or “dumpster” – such options for participating in recycling pick-up do not exist, unless the property manager/owner’s association voluntarily provides bins.

By requiring new multifamily developments to provide shared recycling bins for residents, City Staff are aiming to see further participation in regional recycling efforts. The diversion of recyclable materials, from the standard mixed solid waste stream and into material-specific processing system, equates to less material ending up in Blaine County’s designated landfill (Milner Butte in Burley), and more material available for wholesale purchase and repurposing. The expansion of this outcome means less waste transport and processing emissions, and more revenue generated to support Blaine County Recycle Center jobs and the overhead costs associated with the proper recycling and/or disposal of more “hard to process” materials like paint and batteries. Other indirect, beneficial outcomes of this Text Amendment include increased knowledge and awareness of recycling resources in our community, and the support of Solid Waste and Circular Economy goals identified in the recently adopted Blaine County Climate Action Plan.

The Commission was in broad support of the proposed amendment. The only notable concern raised by the Commission was the possibility of material contamination across the recycling bins, which results in a “no pick-up” by Clear Creek and may incur fees for property management over time. City Staff are currently working on a facilitation and education program for expanding multifamily recycling within existing developments. Educational materials and resources created from this program will be made available to all participating developments, and Staff anticipate a period of monitoring and evaluation to assess compliance with the proposed Text Amendment. The proposed Text Amendment will not eliminate any existing waste management resources/systems, nor require outright participation in

recycling activities. It will simply provide a new receptacle(s) for material diversion, should multifamily residents wish to voluntarily shift patterns of behavior and participate in on-site recycling. Due to these additive and voluntary components, Staff do not anticipate significant or ongoing contamination issues. Staff will work directly with Clear Creek Disposal and affected property managers to address non-compliance issues, if they do arise.

Staff ultimately agreed with the Commission’s recommendation, and the final Text Amendment language reflects this adjustment. No other adjustments were made to the Text Amendments, as they were proposed at the September 16, 2024, Public Hearing.

Proposed Amendment: Section 17.06.080(D) 1

If adopted, the **bold** and underlined text would be added within Title 17: Zoning Regulations, Chapter

17.06: Design Review:

Section 17.06.080: Design Standards

D. Multi-Family Development: In addition to the standards applicable to any nonresidential, multi-family or mixed-use developments located within the city of Hailey described in subsection A of this section, the following design standards also apply to multi-family developments located within the City of Hailey.

1. Site Planning:

- a. The location of buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.
- b. Site plans shall include a convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.
- c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.

d. Multifamily developments, utilizing a shared waste collection container for multiple residential units, shall provide additional roll carts and/or roll-off containers specifically designated and labeled for recyclable materials, including plastic (#1-5) and metal (aluminum, tin, steel) materials. Carts/containers shall be provided and/or approved by the recycling collection service provider. Carts/containers shall be appropriately sized and quantified for the scale of development. Shared carts/containers, utilized by multifamily developments of multiple residential units specifically for recyclable materials, shall be enclosed and screened from view of the public street.

Standards of Review:

Criteria for Review. Section 17.14.060(A) of the Hailey Municipal Code provides “[w]hen evaluating any proposed amendment under this chapter, the hearing examiner or commission and council shall make findings of fact on the following criteria:

- 1. The proposed amendment is in accordance with the comprehensive plan;**
- 2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;**
- 3. The proposed uses are compatible with the surrounding area; and**
- 4. The proposed amendment will promote the public health, safety and general welfare.**

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

The Comprehensive Plan states the vision of the Hailey City government as “a leader in local and regional efforts towards increasing opportunities for resource and energy conservation and best practices in Sustainable Development”. Requiring multifamily developments to offer recycling resources to residents which would not have otherwise been provided is a direct example of increasing opportunities for resource and energy conservation and best practices in Sustainable Development, as Blaine County’s recycling program transforms what would be a single-use material into a re-purposed product, extending material life cycles while providing a revenue source for ongoing recycling operations and local employment preservation. The proposed amendment will expand recycling opportunities to a sector of Hailey citizens that did not previously have guaranteed equitable access to such a resource.

Additionally, Section 9 of the Hailey Comprehensive Plan, “Public Facilities, Utilities, and Services”, lists Goal 9.1 as:

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

The indicator of this goal is stated as “Percent of population with access to adopted service levels”, with a desired upward trend. Single-family residences and multi-family developments utilizing unit-specific roll carts provide their residents with the option to place their own personal bins curbside for sorted recycling pick-up, or residents may purchase an additional recycling bin from Clear Creek Disposal. Recycling collection services are provided at no additional cost beyond regular waste collection services. Residents of multi-family developments that utilize a single, shared waste collection bin do not have such options for recycling collection. The proposed amendment will increase the percentage of the Hailey population with access to the otherwise adopted service level.

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

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

City Staff have consulted with the Managing Member of the Franchise Agreement for the City of Hailey’s Residential Solid Waste and Recyclable Material Collection, and this individual has confirmed that Clear Creek Disposal has full and complete capacity to expand recycling collection services to the specific multi-family developments in question, integrating collection into existing recycling pick-up routes that already exist in the service area.

The proposed amendment will not create excessive additional requirements at public cost for multi-family recycling services are anticipated. The intention of the proposed amendment is to ensure that all residents in Hailey have access to equitable recycling opportunities, and to expand participation in local recycling programs overall.

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

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

The proposed uses are compatible with the surrounding area and other areas throughout Hailey. Additional roll carts will be placed adjacent to larger bins (dumpsters), which are already required and scoped for within multi-family development site planning. Clear Creek Disposal is already providing municipal solid waste collection services within the areas of impact for the proposed amendment. Efficient, organized waste and recyclable collection service ensures compatibility amongst both residential and commercial uses.

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

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

The proposed amendment is consistent with the Hailey Comprehensive Plan, and it will benefit public health, safety, and general welfare in numerous ways. Expanding recycling resources for multi-family development will likely result in fewer instances of solid waste bin overflow, as plastic and metal materials are often bulky; mixing these materials with other solid waste products results in more frequent “in-unit” trash removal. Solid waste bin overflow is well-known attractant for animals and pests, the presence of which causes public health, safety, and general welfare concerns within residential areas. Diverting more recyclable material out of the solid waste stream results in lower volumes of solid waste that must be transported to Milner Butte. The associated emissions with this transport are significant. While recyclable material must still be transported from Ohio Gulch to wholesale markets, the transport rates are significantly lower than that of municipal solid waste, as the recyclable materials are able to be compacted and efficiently baled for bulk transport every few weeks. Improved emissions, air quality, and decreased presence of freight vehicles traveling through Blaine County are other examples of public health, safety, and general welfare benefits associated with the proposed amendment.

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

CONCLUSIONS OF LAW AND DECISION

Based on the above Findings of Fact, Conclusions of Law and Decision, the Commission, on a unanimous vote, concluded the adequate notice, pursuant Title 17, Section 17.14 was given, and is proper. The Commission made the following recommendations:

An ordinance, Ordinance No. _____, amending 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 services, 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.

Signed this _____ day of _____, 2024.

Janet Fugate, Chair

Attest:

Jessica Parker, Building Operations Coordinator

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Staff Report

Hailey Planning and Zoning Commission

Regular Meeting of October 21, 2024

To: Hailey Planning & Zoning Commission
From: Emily Rodrigue, Community Development City Planner/Resilience Planner

Overview: Consideration of 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.

Hearing: October 21, 2024

Applicant: Lido Equities Group – Idaho, LLC
Location: Copper Ranch Condo #1, Parcel A5 (1011 Copper Ranch Way)
Size & Zoning: 71,640 square feet (1.01 acres), General Residential (GR) Zoning District

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, as shown in the images below, and expressly noted by the existing tenants of the subdivision.

Original Phase 6 Configuration



5th PUD Amendment, approved May 1, 2023



Regarding the issue of the availability and geometry of parking spaces at Copper Ranch— when the original Design Review was approved for the Copper Ranch Subdivision in 2003, two-and-a-half (2.5) parking spaces were required for each unit. Since then, the Municipal Code pertaining to parking in multifamily developments has changed. Per the Subdivision Code (Section 16.04.020.L.6), two (2) guest/overflow parking spaces are currently required for each multi-family unit located on a private street. Per the Design Review Code (Section 17.09.040), 1-1.5 parking spaces are currently required per unit, depending on the size of the unit. The updated Design Review proposal in 2023 reflected a concurrent and affiliated application to amend the existing Planned Unit Development Agreement, which must consider the Subdivision Code and condominiumization of the Phase 6 buildings. The approved amendment to the PUD Agreement— requiring a minimum of 2.5 parking spaces per unit— reconciles the discrepancy between the number of parking spaces currently required by the Design Review Code (43 spaces) and the number of parking spaces that would've been or will be required if the land is subdivided (105 spaces). Additionally, the minimum requirement of 2.5 parking spaces per unit reflects the conditions under which the subdivision was planned.

The residents' frustrations with parking are exacerbated by the small geometry of parking spaces and garages at Copper Ranch, as well as improper snow storage. Firstly, size requirements for off-street parking spaces are not regulated by Hailey's Municipal Code nor by the International Building Code. However, the Applicant slightly increased the size of the proposed garages openings to be nine feet (9 ft.) wide, instead of eight feet (8 ft.) wide. Secondly, the Developer has acknowledged that snow has been improperly stored at Copper Ranch. Specifically, snow has not been stored in the designated space behind Gravity Fitness and has overflowed into the private streets. In the new design, the Applicant has ensured access to the designated snow storage area via the site that was planned for Building 17 and will now be developed into surface parking.

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 will be held on October 21, 2024, in the Council Chambers of Hailey City Hall, and virtually via Microsoft Teams.

Standards of Evaluation for a Subdivision				
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"/>	17.06.050	Complete Application
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Department Comments	Engineering: <i>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.</i>
				Life/Safety: <i>No comments.</i>
				Water and Wastewater: <i>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.</i> <i>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.</i>
				Building: <i>No comments</i>
				Streets: <i>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.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	Applicability: <i>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.</i>
			<i>Staff Comments</i>	<i>Please refer to the specific standards as noted herein.</i>
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>	<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>
<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>	<i>N/A, as no cul-de-sac or dead-end street is proposed.</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>	<i>N/A. The proposed replat does not impact existing site access.</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>	<i>N/A. No new streets are proposed. See Section 16.04.020(A) for further details. 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. 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. 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. 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. 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. 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>
<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.
			<i>Staff Comments</i>	<i>The streets are existing, and all have names. 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.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</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.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</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.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</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.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</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.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</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>
			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. 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>
<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>

<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>
<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>
<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.
			<i>Staff Comments</i>	<i>N/A, as no new driveways are proposed.</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.
			<i>Staff Comments</i>	<i>N/A, as no new parking access lanes are proposed.</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.
			<i>Staff Comments</i>	<i>N/A, as no new fire lanes are proposed or required.</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.
			<i>Staff Comments</i>	<i>N/A. All sidewalks and drainage improvements have been contemplated through previous phases of Copper Ranch’s development.</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.
			<i>Staff Comments</i>	<i>N/A. All sidewalks and drainage improvements have been contemplated through previous phases of Copper Ranch’s development.</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.
			<i>Staff Comments</i>	<i>N/A. All sidewalks and drainage improvements have been contemplated through previous phases of Copper Ranch’s development.</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.
			<i>Staff Comments</i>	<i>N/A. All sidewalks and drainage improvements have been contemplated through previous phases of Copper Ranch’s development.</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>
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.
			Staff Comments	<i>N/A, as the project is located within the General Residential Zoning District.</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.
			Staff Comments	<i>N/A, as no new alleys are required or proposed.</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.
			Staff Comments	<i>N/A, as no new alleys are required or proposed.</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.
			Staff Comments	<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>
<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.
			Staff Comments	<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>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			Staff Comments	<i>N/A, as no dead-end alleys are proposed.</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.
			Staff Comments	<i>Utility easements have been provided through the Copper Ranch Plat, Instrument No. 509347.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	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:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	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

				<p>appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.</p> <p><i>Staff Comments</i> Copper Ranch does not border the Big Wood River, and no additional easements have been identified at this time.</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> <p><i>Staff Comments</i> N/A, as no natural resource, riparian area, hazardous area or other limitation requires an easement for the proposed replat.</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> <p><i>Staff Comments</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.</p> <p>The proposed replat removes 720 square feet of snow storage previously provided around the exterior of the Building 17 building envelope. Additionally, the replat proposes to dedicate a new 1,509 square foot snow storage area, slightly north of the vacated Building 17 building envelope.</p> <p>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.</p>
16.04.050: Blocks				
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"/>	16.04.050	<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>
16.04.060: Lots				
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"/>	16.04.060	<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>
<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 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>
<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>
<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>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	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.
			<i>Staff Comments</i>	<i>N/A. No new lots are proposed, and no existing lots will be impacted by the proposed replat.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	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.
			<i>Staff Comments</i>	<i>N/A. The site is not located in the Townsite Overlay District.</i>
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.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			<i>Staff Comments</i>	<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.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	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.
			<i>Staff Comments</i>	<i>Copper Ranch phasing has been contemplated and established through the Planned Unit Development Agreement and associated amendments.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	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: 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.
			<i>Staff Comments</i>	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.	When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and

				<p>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>
			<i>Staff Comments</i>	<i>N/A. The proposed replat does not propose to further subdivide any parcels.</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	<p>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.</p>
			<i>Staff Comments</i>	<i>No perimeter gates or walls are proposed.</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.	<p>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.</p>
			<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>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<p>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.</p>
			<i>Staff Comments</i>	<i>At this time, the City Engineer has not required that a Soils Report be prepared and/or submitted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<p>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:</p> <ol style="list-style-type: none"> a) Proposed contours at a maximum of two (2) foot contour intervals; b) Cut and fill banks in pad elevations; c) Drainage patterns;

				<p>d) Areas where trees and/or natural vegetation will be preserved;</p> <p>e) Location of all street and utility improvements including driveways to building envelopes; and</p> <p>f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.</p>
			<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>
			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.
			<i>Staff Comments</i>	<i>See Section 16.04.090 (A2) for further detail.</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.
			<i>Staff Comments</i>	<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>
<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.
			<i>Staff Comments</i>	<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>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 4.	<p>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</p> <p>a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</p> <p>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).</p> <p>c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.</p> <p>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.</p> <p>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.</p>
			<i>Staff Comments</i>	<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</i>

				<i>City of Hailey development standards are adhered to for any work resulting from these proposed plat adjustments.</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 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.
			<i>Staff Comments</i>	<i>N/A . The proposed replat does not involve the provisioning of storm sewers or drainage areas.</i>
16.04.100: Overlay Districts				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
			A.	Flood Hazard Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	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.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.</i>
<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.	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.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>
16.04.110: Parks, Pathways and Other Green Spaces				
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"/>	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>	<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>
<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>	<i>N/A, as the proposed replat is located in the General Residential Zoning District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	<p>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.</p>
			<i>Staff Comments</i>	<i>N/A. See Section 16.04.110 (A1) a.</i>
<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 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), 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. 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.
			<i>Staff Comments</i>	<i>N/A</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	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.
			<i>Staff Comments</i>	N/A
			D.	Minimum Requirements:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 1.	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.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 2.	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.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 3.	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 species may be used. Landscaping and irrigation shall integrate water conservation.
			<i>Staff Comments</i>	N/A
<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
<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
<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
<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
<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
<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
<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
<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
<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
<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
			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
<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
<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
<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
			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
<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
<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
<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

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>
<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>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>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>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>
<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>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	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.
			<i>Staff Comments</i>	<i>N/A. No street name signs or traffic control signs are associated with the proposed replat.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	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.
			<i>Staff Comments</i>	<i>N/A, as no street lights are shown and/or proposed.</i>
16.05.030: Sewer Connections				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.030	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.
			<i>Staff Comments</i>	<i>N/A. No additional infrastructure is associated with the proposed replat.</i>
16.05.040: Water Connections				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	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.
			<i>Staff Comments</i>	<i>N/A. No additional infrastructure is associated with the proposed replat.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	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.
			<i>Staff Comments</i>	<i>N/A. The site is not located within the Townsite Overlay District.</i>
16.05.050: Drainage				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.050	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)
			<i>Staff Comments</i>	<i>N/A. No additional drainage improvements are associated with the proposed replat, nor required at this time.</i>
16.05.060: Utilities				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.060	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.
			<i>Staff Comments</i>	<i>N/A. The proposed replat does not constitute the construction of any additional utilities or service connections.</i>
16.05.070: Parks, Green Space				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.070	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.

			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110 for further detail.</i>
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	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.
			<i>Staff Comments</i>	<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.</i>
16.05.090: Completion; Inspections; Acceptance				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	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.
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	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)
			<i>Staff Comments</i>	<i>N/A. No additional infrastructure is associated with the proposed replat.</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. This standard will be met.</i>

Summary and Suggested Conditions of Approval: The Commission shall review the Preliminary Plat Application and continue the public hearing, approve, conditionally approve, or deny the Application. If approved, the Preliminary Plat Application will be forwarded to the Hailey City Council.

The following are suggested Conditions of Approval on this Application:

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:

- 1) 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:

- 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.
- 8) 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:

- 9) 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.*

Motion Language:

Approval: 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 (8) are met.

Denial: Motion to deny 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 _____ [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].

A PRELIMINARY PLAT SHOWING:
REPLAT OF A REMNANT OF COPPER RANCH IN HAILEY PHASE 5

WHEREIN BUILDING 17 IS VACATED AND SNOW STORAGE EASEMENTS ARE RELOCATED.
 LOCATED WITHIN T.2N., R.18E., SECTION 15, B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

SEPTEMBER 2024

LEGEND

- PROPERTY LINE
- ADJOINER'S LOT LINE
- - - CENTERLINE RIGHT-OF-WAY
- · - · - IDPCO EASEMENT, INST. NO. 535723
- - - BLDG FOOTPRINT VACATED
- - - BLAINE COUNTY G.I.S. TIE
- - - SURVEY TIE LINE
- [Hatched Box] SNOW STORAGE AREA PER PLAT, INSTRUMENT NO. 540813, ±7,323 S.F.
- [Dotted Box] SNOW STORAGE AREA VACATED PER THIS PLAT, ±720 S.F.
- [Diagonal Lines Box] SNOW STORAGE AREA DEDICATED PER THIS PLAT, ±1,509 S.F.
- FOUND 5/8" REBAR (MARKED AS NOTED)
- FOUND 1/2" REBAR (MARKED AS NOTED)
- SET 5/8" REBAR (MARKED PLS 20893)
- SET 1/2" REBAR (MARKED EASEMENT, PLS 20893)
- ⊕ SET BRASS SURVEY MARKER, PLS 20893
- ⊕ FOUND STEEL ROD IN MONUMENT WELL
- ⊕ FOUND BRASS CAP
- C/A COMMON AREA

SURVEY NARRATIVE & NOTES

- THE PURPOSE OF THIS PLAT IS TO VACATE BUILDING 17 (UNITS 75-79) FROM COPPER RANCH IN HAILEY PHASE 5, TO VACATE EXISTING SNOW STORAGE EASEMENTS ASSOCIATED WITH BUILDING 17 AND TO DEDICATE A NEW SNOW STORAGE EASEMENT, AS SHOWN HEREON. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. SET MONUMENTS WERE ESTABLISHED BY PROPORTIONING RECORD DISTANCES BETWEEN FOUND MONUMENTS.
- REFERENCE DOCUMENTS (RECORDS OF BLAINE COUNTY, IDAHO):
 - A RE-PLAT OF A PORTION OF COPPER RANCH IN HAILEY PHASE 5, INST. NO. 555081.
 - PLAT OF COPPER RANCH IN HAILEY PHASE 5, INST. NO. 540813.
 - PLAT OF COPPER RANCH IN HAILEY PHASE 4, INST. NO. 532267.
 - ALTA TITLE COMMITMENT NO. 2425472, DATED MARCH 13, 2024 BY STEWART TITLE GUARANTY COMPANY.
- THE DISTANCES SHOWN ARE MEASURED. REFER TO THE ABOVE REFERENCED DOCUMENTS FOR PREVIOUS RECORD DATA.
- REFER TO THE ORIGINAL PLAT AND CC&R'S FOR COPPER RANCH IN HAILEY PHASE 5, AND ANY AMENDMENTS THERETO FOR CONDITIONS, RESTRICTIONS AND PLAT NOTES GOVERNING THIS PROPERTY.
- THIS PROPERTY SUBJECT TO A NOISE AND AVIGATION EASEMENT AND NON-SUIT COVENANT RECORDED AS INST. NO. 509345.
- REFER TO THE PLAT OF COPPER RANCH IN HAILEY PHASE 5, INST. NO. 540813 FOR BUILDINGS 13 & 15 CONDOMINIUM UNITS DIMENSIONS.
- CURRENT ZONING IS GR, GENERAL RESIDENTIAL.

HEALTH CERTIFICATE

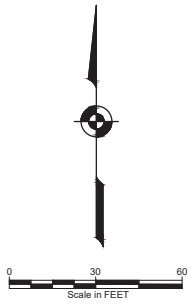
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH IDAHO CODE TITLE 50, CHAPTER 13, SECTION 50-1326, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATED: _____

SOUTH CENTRAL PUBLIC HEALTH DISTRICT, REHS

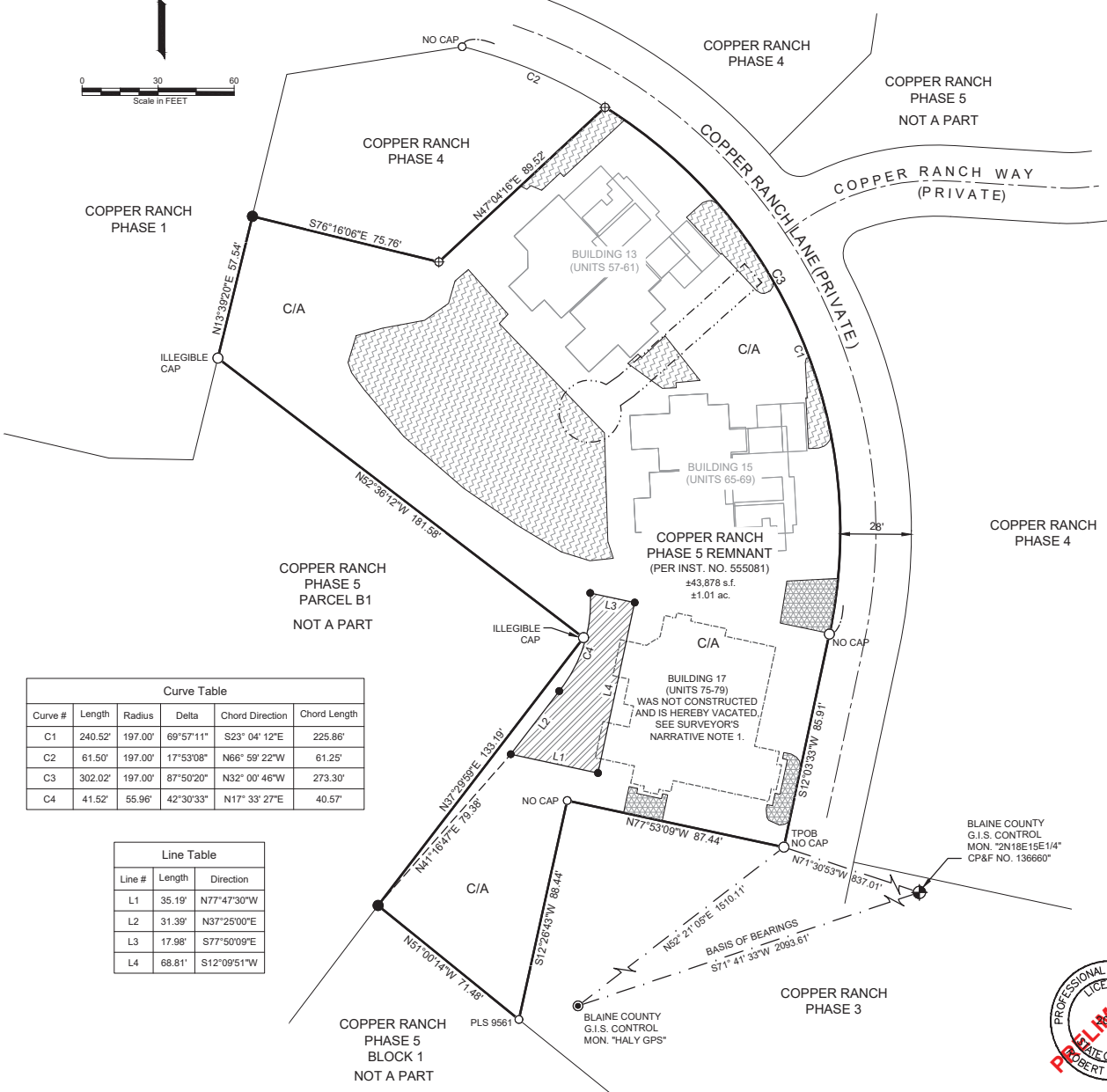
PRELIMINARY PLAT SHOWING:
 REPLAT OF A REMNANT OF
 COPPER RANCH IN HAILEY PHASE 5
 GALENA-BENCHMARK ENGINEERING
 KETCHUM, IDAHO

SHEET 1 OF 1
 Job No. 23086



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	240.52'	197.00'	69°57'11"	S23° 04' 12"E	225.86'
C2	61.50'	197.00'	17°53'08"	N86° 59' 22"W	61.25'
C3	302.02'	197.00'	87°50'20"	N32° 00' 46"W	273.30'
C4	41.52'	55.96'	42°30'33"	N17° 33' 27"E	40.57'

Line Table		
Line #	Length	Direction
L1	35.19'	N77°47'30"W
L2	31.39'	N37°25'00"E
L3	17.98'	S77°50'09"E
L4	68.81'	S12°09'51"W



Return to Agenda



Staff Report

Hailey Planning and Zoning Commission

Regular Meeting of October 21, 2024

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

Overview: Consideration of a City-Initiated Text Amendment amending Hailey’s Municipal Code, 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 inclusion of Accessory Dwelling Units and Tiny Homes on Wheels, as well as to modify Chapter 17.05: Official Zoning Map and District Use Matrix to allow for Mixed-Use Developments, Accessory Dwelling Units, and Tiny Homes on Wheels within Hailey’s industrial zoning districts.

Hearing: October 21, 2024

Applicant: City of Hailey

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

Application: Since 2021, City Planning Staff have prioritized updates to Hailey’s Municipal Code. Various updates have included anything from the restructuring of sidewalk in-lieu payments to the incorporation of cottage developments citywide. Additional, forthcoming code amendments include water conversation measures, community housing provisions and incentives, as well as other equitable housing solutions.

One creative housing solution thoroughly discussed by the Commission in June 2024 was the allowance of ADUs, THOWs, and mixed-use structures/development projects within Hailey’s industrial districts. Through this amendment, it is the City’s intent to increase Hailey’s permanent housing supply and allow for diverse housing opportunities that meet the needs of the community by permitting these types of housing structures within Hailey’s industrial districts.

As such, Staff are proposing to amend the existing code language pertinent to the Light Industrial (LI), Technological Industry (TI) and the Industrial and Sales Office (SCI-SO) Zoning Districts to allow for ADUs, THOWs, and mixed-use structures/development projects, as described below, as well as within the attached Draft Ordinance.

Background: On June 3, 2024, Staff and the Commission discussed topics related to the inclusion of diverse housing initiatives – with a specific focus on employee and workforce housing - within Hailey’s LI, TI, SCI-I, and SCI-SO Zoning Districts. The Commission were amenable to allowing certain types of housing within these districts; however, strongly suggested specific criteria to inform the overall development of these unit types:

- Housing development within industrial zoning districts, regardless of unit type (ADU, THOW, mixed-use), shall:
 - o be an accessory use
 - o be subordinate in scale, size, and massing to the primary use
 - a) be attached – on top, behind, or beneath – the primary use

- provide localized, protected open space onsite. Where possible, residential units shall connect to existing pathway/trail opportunities. Existing and planned land uses shall be thoughtfully integrated
- designate a minimum floor area for commercial/industrial uses (up to 50% of the total floor area shall be commercial/industrial)
- provide personal residential storage within each dwelling unit. The area allocated as light industrial space/use shall not be utilized as personal storage by dwelling occupants
- clarify parking and onsite circulation (both pedestrian and vehicular). Means of access to the residential portion of the unit is not prominent and, preferably, is located to the side or rear of the property
- be compatible with the surrounding area while supporting residential characteristics
- be subject to administrative design review and supplementary regulations, as well as Title 17, Chapter 17.08D: Accessory Dwelling Units and Tiny Homes on Wheels

With the incorporation of the provisions above, Staff support residential opportunities within the industrial zoning districts, with the additional inclusion of similar parameters – as found in the Service, Commercial, and Industrial (SCI) Zoning District. These provisions include the items listed below, of which, Staff are proposing to carry over to all other industrial districts to further regulate appropriate residential characteristics within these districts:

- Accessory dwelling units (ADUs) provided the following criteria are met:
 - There shall not be more than one (1) ADU per unit within a principal building
 - ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system and away from work zone alleys.
 - Each ADU shall have designated ground floor storage space for the occupant's use. The storage shall be secure, covered and screened.
 - An ADU shall be occupied by an owner or employee of a business which occupies the principal building.
 - An ADU shall not be sold as a condominium or a separate legal parcel from the principal building. (Ord. 1275, 2021; Ord. 1191, 2015)

This re-imagined type of development mix could make good growth sense for our City, as:

- Co-locating light industrial spaces with housing could be an excellent way to provide residential units, create and protect jobs, and further retain industrial activity and innovation in our city.
- Multi-use development could further encourage cleaner, greener, quieter industrial sectors. Traditional industrial spaces have a stigma associated with them – the uses are low value, dirty, and noisy. However, new innovations around materials (i.e., noise cancelling innovations, clean emission technology, etc.) are growing in awareness, value, and desire, thereby, producing clean, green, and compact industrial spaces for cities to continue to thrive.
- Industrial areas and industry are integral to a city's functioning. Industry supports jobs for a range of occupations and people of varying backgrounds, or – it provides a range of employment opportunities for people with a range of skills. In its simplest form, industrial activities are diverse, needed, and desirous in any city. In turn, there are opportunities to change the status quo – create more equitable housing, center our efforts on people over corporations, and infill more efficiently.
- Relieve housing shortages.
- Create cohesive yet diverse neighborhoods with increased economic and cultural opportunities, contributing to greater livability and a healthier local economy.

- Reduce the costs of delivering public services by encouraging infill and redevelopment in areas with existing infrastructure.

Staff seek the Commission’s feedback, comments, and insight, as additional refinement, clarity, and creativity to these regulations can bolster and better inform the construction of ADUs, THOWs, and multi-use development within these districts, as well as support another diverse housing opportunity for the residents that make up this diverse community.

Proposed modifications to Hailey’s Municipal Code:

If the proposed amendments are recommended for approval by the Hailey City Council, the ~~stricken~~ text below would be removed and the **bold and underlined text** would be added within Title 17: Zoning Regulations, Chapter 17.04: Establishment of Purposes and Uses within Zoning Districts, and further carried over and incorporated within Chapter 17.05: Official Zoning Map and District Use Matrix.

Title 17: Zoning Regulations
Chapter 17.04: Establishment of Purposes and Uses within Zoning Districts
Article H: Light Industrial (LI) District
Article I: Technological Industry (TI) District
Article L : Service Commercial Industrial (SCI) District

Article H: Light Industrial:

17.04H.010: Purpose:

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

17.04H.040: Accessory Uses:

Accessory uses within the LI district are described in the district use matrix, section [17.05.040](#) of this title. (Ord. 1911, 2015). **Supplemental standards for accessory dwelling units are contained in [Chapter 17.08, Article D. Accessory Dwelling Units.](#)**

A. Accessory dwelling units (ADU), Tiny Homes on Wheels (THOW), and Mixed-Use Developments provided the following criteria are met:

- 1. There shall not be more than one ADU per unit within a principal building.**
- 2. ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system and away from work zone alleys.**
- 3. Each ADU shall have designated ground floor storage space for the occupant's use. The storage shall be secure, covered and screened.**
- 4. An ADU shall be occupied by an owner or employee of a business which occupies the principal building.**
- 5. An ADU shall not be sold as a condominium or a separate legal parcel from the principal building. (Ord. 1275, 2021; Ord. 1191, 2015)**
- 6. An ADU, THOW, or mixed-use residential unit shall be an accessory use.**

7. An ADU, THOW, or mixed-use residential unit shall be subordinate in scale, size, and/or massing to the primary use.
8. An ADU, THOW, or mixed-use residential unit shall be attached – on top, behind, or beneath – the primary use.
9. An ADU, THOW, or mixed-use residential unit shall provide localized, protected open space onsite. Where possible, residential units shall connect to existing pathway/trail opportunities Existing and planned land uses shall be thoughtfully integrated.
10. An ADU, THOW, or mixed-use residential unit shall designate a minimum floor area for commercial/industrial uses (up to 50% of the total floor area shall be commercial/industrial).
11. An ADU, THOW, or mixed-use residential unit shall provide personal residential storage within each dwelling unit. The area allocated as light industrial space/use shall not be utilized as personal storage by dwelling occupants.
12. An ADU, THOW, or mixed-use residential unit shall clarify parking and onsite circulation (both pedestrian and vehicular). Means of access to the residential portion of the unit is not prominent and, preferably, is located to the side or rear of the property.
13. An ADU, THOW, or mixed-use residential unit shall be compatible with the surrounding area while supporting residential characteristics.
14. An ADU, THOW, or mixed-use residential unit shall be subject to administrative design review and supplementary regulations, as well as Title 17, Chapter 17.08D: Accessory Dwelling Units and Tiny Homes on Wheels.

ARTICLE I: Technological Industry (TI) District

17.04I.010: Purpose:

The purpose of the TI District is to provide a permanent, year-round employment base, including research and development, technological industries, uses related to the building, maintenance and construction professions, and limited light industry. (Ord. 1191, 2015)

17.04I.040: Accessory Uses:

Accessory uses within the TI district are described in the district use matrix, section [17.05.040](#) of this title. Supplemental standards for accessory dwelling units are contained in [Chapter 17.08](#), Article D. Accessory Dwelling Units.

A. Accessory dwelling units (ADU), Tiny Homes on Wheels (THOW), and Mixed-Use Developments provided the following criteria are met:

1. There shall not be more than one ADU per unit within a principal building.
2. ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system and away from work zone alleys.
3. Each ADU shall have designated ground floor storage space for the occupant's use. The storage shall be secure, covered and screened.
4. An ADU shall be occupied by an owner or employee of a business which occupies the principal building.
5. An ADU shall not be sold as a condominium or a separate legal parcel from the principal building. (Ord. 1275, 2021; Ord. 1191, 2015)
6. An ADU, THOW, or mixed-use residential unit shall be an accessory use.
7. An ADU, THOW, or mixed-use residential unit shall be subordinate in scale, size, and/or massing to the primary use.
8. An ADU, THOW, or mixed-use residential unit shall be attached – on top, behind, or beneath – the primary use.

9. **An ADU, THOW, or mixed-use residential unit shall provide localized, protected open space onsite. Where possible, residential units shall connect to existing pathway/trail opportunities Existing and planned land uses shall be thoughtfully integrated.**
10. **An ADU, THOW, or mixed-use residential unit shall designate a minimum floor area for commercial/industrial uses (up to 50% of the total floor area shall be commercial/industrial).**
11. **An ADU, THOW, or mixed-use residential unit shall provide personal residential storage within each dwelling unit. The area allocated as light industrial space/use shall not be utilized as personal storage by dwelling occupants.**
12. **An ADU, THOW, or mixed-use residential unit shall clarify parking and onsite circulation (both pedestrian and vehicular). Means of access to the residential portion of the unit is not prominent and, preferably, is located to the side or rear of the property.**
13. **An ADU, THOW, or mixed-use residential unit shall be compatible with the surrounding area while supporting residential characteristics.**
14. **An ADU, THOW, or mixed-use residential unit shall be subject to administrative design review and supplementary regulations, as well as Title 17, Chapter 17.08D: Accessory Dwelling Units and Tiny Homes on Wheels.**

ARTICLE L: Service Commercial Industrial (SCI) District

17.04L.010: Purpose:

The purpose of the sales and office subdistrict is to allow for a master planned office, technology and service park and associated sales and support uses, as well as a location for the sales and service of large or bulky retail goods, or goods associated directly with the building trades. The subdistrict is created to provide a location for those uses that might otherwise be appropriate in, but, by their nature, may be inappropriate for the central business district. The nature of those businesses which are appropriate for this subdistrict are those that require a substantial number of service vehicles, have a substantial portion of the building area dedicated to storage or processing, or consist of uses or scale of operation that are better accommodated outside the central business district. This article assumes that the following list of uses is not exhaustive and that other like uses may be permitted upon administrative review pursuant to subsection [17.01.050B](#) of this title, as amended. (Ord. 1191, 2015)

17.04L.020: Sales and Office Subdistrict (SCI-SO):

The purpose of the sales and office subdistrict is to allow for a master planned office, technology and service park and associated sales and support uses, as well as a location for the sales and service of large or bulky retail goods, or goods associated directly with the building trades. The subdistrict is created to provide a location for those uses that might otherwise be appropriate in, but, by their nature, may be inappropriate for the central business district. The nature of those businesses which are appropriate for this subdistrict are those that require a substantial number of service vehicles, have a substantial portion of the building area dedicated to storage or processing, or consist of uses or scale of operation that are better accommodated outside the central business district. This article assumes that the following list of uses is not exhaustive and that other like uses may be permitted upon administrative review pursuant to subsection [17.01.050B](#) of this title, as amended. (Ord. 1191, 2015)

17.04L.020.03: Accessory Uses:

Accessory uses within the SCI-SO subdistrict are described in the district use matrix, section [17.05.040](#) of this title. (Ord. 1191, 2015). **Supplemental standards for accessory dwelling units are contained in Chapter 17.08, Article D. Accessory Dwelling Units.**

A. Accessory dwelling units (ADU), Tiny Homes on Wheels (THOW), and Mixed-Use Developments provided the following criteria are met:

1. **There shall not be more than one ADU per unit within a principal building.**
2. **ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system and away from work zone alleys.**
3. **Each ADU shall have designated ground floor storage space for the occupant's use. The storage shall be secure, covered and screened.**
4. **An ADU shall be occupied by an owner or employee of a business which occupies the principal building.**
5. **An ADU shall not be sold as a condominium or a separate legal parcel from the principal building. (Ord. 1275, 2021; Ord. 1191, 2015)**
6. **An ADU, THOW, or mixed-use residential unit shall be an accessory use.**
7. **An ADU, THOW, or mixed-use residential unit shall be subordinate in scale, size, and/or massing to the primary use.**
8. **An ADU, THOW, or mixed-use residential unit shall be attached – on top, behind, or beneath – the primary use.**
9. **An ADU, THOW, or mixed-use residential unit shall provide localized, protected open space onsite. Where possible, residential units shall connect to existing pathway/trail opportunities Existing and planned land uses shall be thoughtfully integrated.**
10. **An ADU, THOW, or mixed-use residential unit shall designate a minimum floor area for commercial/industrial uses (up to 50% of the total floor area shall be commercial/industrial).**
11. **An ADU, THOW, or mixed-use residential unit shall provide personal residential storage within each dwelling unit. The area allocated as light industrial space/use shall not be utilized as personal storage by dwelling occupants.**
12. **An ADU, THOW, or mixed-use residential unit shall clarify parking and onsite circulation (both pedestrian and vehicular). Means of access to the residential portion of the unit is not prominent and, preferably, is located to the side or rear of the property.**
13. **An ADU, THOW, or mixed-use residential unit shall be compatible with the surrounding area while supporting residential characteristics.**
14. **An ADU, THOW, or mixed-use residential unit shall be subject to administrative design review and supplementary regulations, as well as Title 17, Chapter 17.08D: Accessory Dwelling Units and Tiny Homes on Wheels.**

17.04L.030: Sales and Office Subdistrict (SCI-I):

The purpose of the industrial subdistrict of the SCI district is to provide a location for the production, sales and storage of bulky goods and associated wholesale and retail sales, offices and parking. The subdistrict is also to provide a location for light manufacturing and other light industrial types of uses. The intent of the district is to provide a location for those uses that dedicate a substantial portion of their area (more than 50 percent) to exterior storage and/or staging areas, and relatively little area to interior showrooms, offices or retail space. The district is intended to include those uses that, by reason of their impact or perceived impact on neighboring uses, are not appropriate in the central business district. This article assumes that the following list of uses is not exhaustive and that other like uses may be permitted upon administrative review pursuant to subsection [17.01.050B](#) of this title, as amended. (Ord. 1191, 2015)

D. Accessory dwelling units (ADU), Tiny Homes on Wheels (THOW), and Mixed-Use Developments provided the following criteria are met:

1. There shall not be more than one ADU per unit within a principal building.

2. ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system and away from work zone alleys.
3. Each ADU shall have designated ground floor storage space for the occupant's use. The storage shall be secure, covered and screened.
4. An ADU shall be occupied by an owner or employee of a business which occupies the principal building.
5. An ADU shall not be sold as a condominium or a separate legal parcel from the principal building. (Ord. 1275, 2021; Ord. 1191, 2015)
6. **An ADU, THOW, or mixed-use residential unit shall be an accessory use.**
7. **An ADU, THOW, or mixed-use residential unit shall be subordinate in scale, size, and/or massing to the primary use.**
8. **An ADU, THOW, or mixed-use residential unit shall be attached – on top, behind, or beneath – the primary use.**
9. **An ADU, THOW, or mixed-use residential unit shall provide localized, protected open space onsite. Where possible, residential units shall connect to existing pathway/trail opportunities Existing and planned land uses shall be thoughtfully integrated.**
10. **An ADU, THOW, or mixed-use residential unit shall designate a minimum floor area for commercial/industrial uses (up to 50% of the total floor area shall be commercial/industrial).**
11. **An ADU, THOW, or mixed-use residential unit shall provide personal residential storage within each dwelling unit. The area allocated as light industrial space/use shall not be utilized as personal storage by dwelling occupants.**
12. **An ADU, THOW, or mixed-use residential unit shall clarify parking and onsite circulation (both pedestrian and vehicular). Means of access to the residential portion of the unit is not prominent and, preferably, is located to the side or rear of the property.**
13. **An ADU, THOW, or mixed-use residential unit shall be compatible with the surrounding area while supporting residential characteristics.**
14. **An ADU, THOW, or mixed-use residential unit shall be subject to administrative design review and supplementary regulations, as well as Title 17, Chapter 17.08D: Accessory Dwelling Units and Tiny Homes on Wheels.**

Title 17: Zoning Regulations
 Chapter 17.05: District Use Matrix

In 2023, broadbrush amendments to the District Use Matrix were made, including an incorrect assumption that allowed for mixed-use developments within the LI and TI Zoning Districts. In an effort to clarify and appropriately account for housing within these districts, Staff are proposing to amend the District Use Matrix, and formally seek the recommendation for approval by the Commission to allow for mixed-use developments within the LI and TI Zoning Districts. Currently, mixed-use developments are allowed within the SCI-I and SCI-SO Zoning Districts – this type of use has been permitted within these districts prior to the DUM amendments in 2023. including the inclusion of ADUs and THOWs, within Hailey’s industrial zoning districts.

In addition to including mixed-use developments within these aforementioned districts, Staff are also proposing to allow for the construction of ADUs and THOWs within the LI and TI Zoning Districts, as shown in Figure 2 below.

Existing District Use Matrix: Currently, the DUM allows for mixed-use developments within the LI and TI Zoning Districts; however, this was mistakenly added, and the use is not currently permitted. Those edits, that were mistakenly included within the DUM and need to be amended, are **bold** and **highlighted**:

Figure 1

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Residential:														
	<u>Accessory dwelling unit (ADU)</u>	N	P ²²	P ²²	P ²²	P ²²	P ²²	P ²²	P ²²	N	N	N	P ¹	P ¹
	<u>Co-Living Dwelling Facility</u>	N	N	N	N	N	P	N	P	N	N	N	N	N
	<u>Cottage developments or dwelling units</u>	N	P	P	P	N	C	P	N	N	N	N	N	N
	<u>Detached townhouse developments or dwelling units</u>	N	P	P	P	N	C	P	N	N	N	N	N	N
	Manufactured home	N	P	P	P	N	P	P	N	N	N	N	N	N
	<u>Mixed- use buildings</u>	N	N	N	N	P	P	P	P ¹⁸	P¹	P¹	N	P ¹	P ¹
	Multi-family dwellings	N	N	N	P	N	P	C	P ¹⁸	N	N	N	N	N
	Single-family dwellings	N	P	P	P	N	P	P	N	N	N	N	N	N
	<u>Tiny Homes on Wheels (THOW)</u>	N	P ²²	P ²²	P ²²	P ²²	P ²²	P ²²	P ²²	N	N	N	P ¹	P ¹

Amended: District Use Matrix: Figure 2 below includes Staff’s proposed amendments. The proposed edits are in **bold**, underlined, and **highlighted**. Any removals have been ~~stricken~~:

Figure 2

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Residential:														
	<u>Accessory dwelling unit (ADU)</u>	N	P ²²	P ²²	P ²²	P ²²	P ²²	P ²²	P ²²	N P¹	NP¹	<u>N</u>	P ¹	P ¹
	<u>Co-Living Dwelling Facility</u>	N	N	N	N	N	P	N	P	N	N	N	N	N
	<u>Cottage developments or dwelling units</u>	N	P	P	P	N	C	P	N	N	N	N	N	N
	<u>Detached townhouse developments or dwelling units</u>	N	P	P	P	N	C	P	N	N	N	N	N	N
	Manufactured home	N	P	P	P	N	P	P	N	N	N	N	N	N
	<u>Mixed- use buildings</u>	N	N	N	N	P	P	P	P ¹⁸	N P¹	NP¹	N	P ¹	P ¹
	Multi-family dwellings	N	N	N	P	N	P	C	P ¹⁸	N	N	N	N	N
	Single-family dwellings	N	P	P	P	N	P	P	N	N	N	N	N	N
	<u>Tiny Homes on Wheels (THOW)</u>	N	P ²²	P ²²	P ²²	P ²²	P ²²	P ²²	P ²²	NP¹	NP¹	<u>N</u>	P ¹	P ¹

1. Accessory Dwelling Units (ADUs) and Tiny Homes on Wheels (THOW) are subject to administrative design review and supplementary regulations. See section 17.06 and subsection 17.08D. of this title.

In summary, the proposed text amendment, if approved, would establish greater opportunities for employee-specific housing where housing resources are limited, or nonexistent. In conjunction, the proposed criteria have been crafted to ensure compatibility of the surrounding neighborhoods, as well as consider the impacts of industrial-specific uses – carrying an intention to create a cohesive, yet diverse, neighborhood with increased opportunities, further contributing to greater livability and a healthier local economy in Hailey.

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 public health, safety, and general welfare.**

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

The proposed Text Amendment supports the goals laid out in the Hailey Comprehensive Plan in that it proposes unrestricted employee housing for the Industrial Zoning Districts. In Section 8: Housing, the Plan discusses the economic, environmental, and social benefits of supporting an accessible housing market within Hailey city limits. Specific to employee housing, the Plan states that:

“Affordable employee housing is a key element in the decisions of business owners to create new enterprises or expand their businesses. If affordable housing for employees to purchase and/or rent cannot be provided, it will limit the growth potential and sustainability of local businesses. To the extent that attractive, affordable housing is available, employees can better be recruited and retained.” (page 38).

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 Text Amendment would allow the Industrial Zoning Districts to provide housing for employees, as well as mixed uses within all Industrial Zoning Districts. In other words, Accessory Dwelling Units, Tiny Homes on Wheels and Mixed-Use developments would no longer be restricted. If approved, the Industrial Zoning Districts would need to comply with the stipulations of Accessory Dwelling Units, Tiny Homes on Wheels and Mixed-Use regulations.

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

Other types of businesses are permitted and encouraged by the city to provide employee housing in most other Zoning Districts. If approved, this Text Amendment would also allow facilities with other businesses, in regard to where they are allowed, to provide employee housing.

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

Through years of community engagement for the Comprehensive Plan creation and updates (as recent as 2020-2024), the Commission and Council have found that there is strong community support and rationale for increasing and diversifying housing options within Hailey City Limits— including employee housing. The proposed Text Amendment aligns with the City’s needs and goals, housing is key to the public health, safety, and general welfare in Hailey.

Motion Language:

Approval: Motion to recommend approval to the Hailey City Council the draft Ordinance, Ordinance No. _____, amending the Hailey 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 inclusion 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.

Denial: Motion to deny an Ordinance amending the Hailey 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 inclusion 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 _____ [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.

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.

Denial: Motion to deny an Ordinance amending the Hailey 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 inclusion 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 _____ [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, CHAPTER 17.04: ESTABLISHMENT, PURPOSE AND USES WITHIN ZONING DISTRICTS, ARTICLE H: LIGHT INDUSTRIAL DISTRICT (LI), ARTICLE I: TECHNOLOGICAL INDUSTRY DISTRICT (TI) AND ARTICLE L: SERVICE COMMERCIAL INDUSTRIAL DISTRICT (SCI) TO INCLUDE SPECIFIC PROVISIONS RELATED TO THE INCLUSION OF MIXED USE DEVELOPMENTS, ACCESSORY DWELLING UNITS AND TINY HOMES ON WHEELS, AS WELL AS AMENDING SECTION 17.05: DISTRICT USE MATRIX, TO ALLOW FOR MIXED-USE DEVELOPMENTS AND ACCESSORY DWELLING UNITS WITHIN THE LIGHT INDUSTRIAL (LI), TECHNOLOGICAL INDUSTRY (TI), AND THE SERVICE COMMERCIAL INDUSTRIAL (SCI) ZONING DISTRICTS.

WHEREAS the Council has determined that Municipal Code changes to expand housing opportunities in Hailey are a priority;

WHEREAS the Council finds that the proposed changes will allow the provision of employee housing within the industrial zoning districts.

WHEREAS the changes proposed will allow for diverse housing developments, and employee-specific housing within Hailey's industrial zoning districts:

WHEREAS essential public facilities and services are available without excessive public cost to accommodate various housing opportunities within Hailey's industrial zoning districts;

WHEREAS the text set forth in this Ordinance will promote the public health, safety and general welfare in Hailey by addressing ongoing and outstanding housing needs.

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

Section 1. Chapter 17.04 Establishment of Purposes and Uses within Zoning Districts Article H Light Industrial District (LI), Article I Technological Industry District (TI) and Article L Service Commercial Industrial District (SCI) is hereby modified by the stricken language and the addition of the underlined language, as follows:

Article H: Light Industrial:

17.04H.010: Purpose:

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

patterns and service requirements together and provide regulations to preserve the integrity of the industrial uses while ensuring the health, welfare and safety of the community. (Ord. 1191, 2015)

17.04H.040: Accessory Uses:

Accessory uses within the LI district are described in the district use matrix, section [17.05.040](#) of this title. (Ord. 1911, 2015). Supplemental standards for accessory dwelling units are contained in Chapter 17.08, Article D. Accessory Dwelling Units.

A. Accessory dwelling units (ADU), Tiny Homes on Wheels (THOW), and Mixed-Use Developments provided the following criteria are met:

1. There shall not be more than one ADU per unit within a principal building.
2. ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system and away from work zone alleys.
3. Each ADU shall have designated ground floor storage space for the occupant's use. The storage shall be secure, covered and screened.
4. An ADU shall be occupied by an owner or employee of a business which occupies the principal building.
5. An ADU shall not be sold as a condominium or a separate legal parcel from the principal building. (Ord. 1275, 2021; Ord. 1191, 2015)
6. An ADU, THOW, or mixed-use residential unit shall be an accessory use.
7. An ADU, THOW, or mixed-use residential unit shall be subordinate in scale, size, and/or massing to the primary use.
8. An ADU, THOW, or mixed-use residential unit shall be attached – on top, behind, or beneath – the primary use.
9. An ADU, THOW, or mixed-use residential unit shall provide localized, protected open space onsite. Where possible, residential units shall connect to existing pathway/trail opportunities Existing and planned land uses shall be thoughtfully integrated.
10. An ADU, THOW, or mixed-use residential unit shall designate a minimum floor area for commercial/industrial uses (up to 50% of the total floor area shall be commercial/industrial).
11. An ADU, THOW, or mixed-use residential unit shall provide personal residential storage within each dwelling unit. The area allocated as light industrial space/use shall not be utilized as personal storage by dwelling occupants.
12. An ADU, THOW, or mixed-use residential unit shall clarify parking and onsite circulation (both pedestrian and vehicular). Means of access to the residential portion of the unit is not prominent and, preferably, is located to the side or rear of the property.
13. An ADU, THOW, or mixed-use residential unit shall be compatible with the surrounding area while supporting residential characteristics.
14. An ADU, THOW, or mixed-use residential unit shall be subject to administrative design review and supplementary regulations, as well as Title 17, Chapter 17.08D: Accessory Dwelling Units and Tiny Homes on Wheels.

ARTICLE I: Technological Industry (TI) District

17.04I.010: Purpose:

The purpose of the TI District is to provide a permanent, year-round employment base, including research and development, technological industries, uses related to the building, maintenance and construction professions, and limited light industry. (Ord. 1191, 2015)

17.04I.040: Accessory Uses:

Accessory uses within the TI district are described in the district use matrix, section [17.05.040](#) of this title.

Supplemental standards for accessory dwelling units are contained in [Chapter 17.08](#), Article D. Accessory Dwelling Units.

A. Accessory dwelling units (ADU), Tiny Homes on Wheels (THOW), and Mixed-Use Developments provided the following criteria are met:

1. There shall not be more than one ADU per unit within a principal building.
2. ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system and away from work zone alleys.
3. Each ADU shall have designated ground floor storage space for the occupant's use. The storage shall be secure, covered and screened.
4. An ADU shall be occupied by an owner or employee of a business which occupies the principal building.
5. An ADU shall not be sold as a condominium or a separate legal parcel from the principal building. (Ord. 1275, 2021; Ord. 1191, 2015)
6. An ADU, THOW, or mixed-use residential unit shall be an accessory use.
7. An ADU, THOW, or mixed-use residential unit shall be subordinate in scale, size, and/or massing to the primary use.
8. An ADU, THOW, or mixed-use residential unit shall be attached – on top, behind, or beneath – the primary use.
9. An ADU, THOW, or mixed-use residential unit shall provide localized, protected open space onsite. Where possible, residential units shall connect to existing pathway/trail opportunities Existing and planned land uses shall be thoughtfully integrated.
10. An ADU, THOW, or mixed-use residential unit shall designate a minimum floor area for commercial/industrial uses (up to 50% of the total floor area shall be commercial/industrial).
11. An ADU, THOW, or mixed-use residential unit shall provide personal residential storage within each dwelling unit. The area allocated as light industrial space/use shall not be utilized as personal storage by dwelling occupants.
12. An ADU, THOW, or mixed-use residential unit shall clarify parking and onsite circulation (both pedestrian and vehicular). Means of access to the residential portion of the unit is not prominent and, preferably, is located to the side or rear of the property.
13. An ADU, THOW, or mixed-use residential unit shall be compatible with the surrounding area while supporting residential characteristics.
14. An ADU, THOW, or mixed-use residential unit shall be subject to administrative design review and supplementary regulations, as well as Title 17, Chapter 17.08D: Accessory Dwelling Units and Tiny Homes on Wheels.

ARTICLE L: Service Commercial Industrial (SCI) District

17.04L.010: Purpose:

The purpose of the sales and office subdistrict is to allow for a master planned office, technology and service park and associated sales and support uses, as well as a location for the sales and service of large or bulky retail goods, or goods associated directly with the building trades. The subdistrict is created to provide a location for those uses that might otherwise be appropriate in, but, by their nature, may be inappropriate for the central business district. The nature of those businesses which are appropriate for this subdistrict are those that require a substantial number of service vehicles, have a substantial portion of the building area dedicated to storage or processing, or consist of uses or scale of operation that are better accommodated outside the central business district. This article assumes that the following list of uses is not exhaustive and that other like uses may be permitted upon administrative review pursuant to subsection [17.01.050B](#) of this title, as amended. (Ord. 1191, 2015)

17.04L.020: Sales and Office Subdistrict (SCI-SO):

The purpose of the sales and office subdistrict is to allow for a master planned office, technology and service park and associated sales and support uses, as well as a location for the sales and service of large or bulky retail goods, or goods associated directly with the building trades. The subdistrict is created to provide a location for those uses that might otherwise be appropriate in, but, by their nature, may be inappropriate for the central business district. The nature of those businesses which are appropriate for this subdistrict are those that require a substantial number of service vehicles, have a substantial portion of the building area dedicated to storage or processing, or consist of uses or scale of operation that are better accommodated outside the central business district. This article assumes that the following list of uses is not exhaustive and that other like uses may be permitted upon administrative review pursuant to subsection [17.01.050B](#) of this title, as amended. (Ord. 1191, 2015)

17.04L.020.03: Accessory Uses:

Accessory uses within the SCI-SO subdistrict are described in the district use matrix, section [17.05.040](#) of this title. (Ord. 1191, 2015). Supplemental standards for accessory dwelling units are contained in [Chapter 17.08](#), Article D. Accessory Dwelling Units.

A. Accessory dwelling units (ADU), Tiny Homes on Wheels (THOW), and Mixed-Use Developments provided the following criteria are met:

1. There shall not be more than one ADU per unit within a principal building.
2. ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system and away from work zone alleys.
3. Each ADU shall have designated ground floor storage space for the occupant's use. The storage shall be secure, covered and screened.
4. An ADU shall be occupied by an owner or employee of a business which occupies the principal building.
5. An ADU shall not be sold as a condominium or a separate legal parcel from the principal building. (Ord. 1275, 2021; Ord. 1191, 2015)
6. An ADU, THOW, or mixed-use residential unit shall be an accessory use.
7. An ADU, THOW, or mixed-use residential unit shall be subordinate in scale, size, and/or massing to the primary use.
8. An ADU, THOW, or mixed-use residential unit shall be attached – on top, behind, or beneath – the primary use.

9. An ADU, THOW, or mixed-use residential unit shall provide localized, protected open space onsite. Where possible, residential units shall connect to existing pathway/trail opportunities Existing and planned land uses shall be thoughtfully integrated.
10. An ADU, THOW, or mixed-use residential unit shall designate a minimum floor area for commercial/industrial uses (up to 50% of the total floor area shall be commercial/industrial).
11. An ADU, THOW, or mixed-use residential unit shall provide personal residential storage within each dwelling unit. The area allocated as light industrial space/use shall not be utilized as personal storage by dwelling occupants.
12. An ADU, THOW, or mixed-use residential unit shall clarify parking and onsite circulation (both pedestrian and vehicular). Means of access to the residential portion of the unit is not prominent and, preferably, is located to the side or rear of the property.
13. An ADU, THOW, or mixed-use residential unit shall be compatible with the surrounding area while supporting residential characteristics.
14. An ADU, THOW, or mixed-use residential unit shall be subject to administrative design review and supplementary regulations, as well as Title 17, Chapter 17.08D: Accessory Dwelling Units and Tiny Homes on Wheels.

17.04L.030: Sales and Office Subdistrict (SCI-I):

The purpose of the industrial subdistrict of the SCI district is to provide a location for the production, sales and storage of bulky goods and associated wholesale and retail sales, offices and parking. The subdistrict is also to provide a location for light manufacturing and other light industrial types of uses. The intent of the district is to provide a location for those uses that dedicate a substantial portion of their area (more than 50 percent) to exterior storage and/or staging areas, and relatively little area to interior showrooms, offices or retail space. The district is intended to include those uses that, by reason of their impact or perceived impact on neighboring uses, are not appropriate in the central business district. This article assumes that the following list of uses is not exhaustive and that other like uses may be permitted upon administrative review pursuant to subsection [17.01.050B](#) of this title, as amended. (Ord. 1191, 2015)

D. Accessory dwelling units (ADU), Tiny Homes on Wheels (THOW), and Mixed-Use Developments provided the following criteria are met:

1. There shall not be more than one ADU per unit within a principal building.
2. ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system and away from work zone alleys.
3. Each ADU shall have designated ground floor storage space for the occupant's use. The storage shall be secure, covered and screened.
4. An ADU shall be occupied by an owner or employee of a business which occupies the principal building.
5. An ADU shall not be sold as a condominium or a separate legal parcel from the principal building. (Ord. 1275, 2021; Ord. 1191, 2015)
6. An ADU, THOW, or mixed-use residential unit shall be an accessory use.
7. An ADU, THOW, or mixed-use residential unit shall be subordinate in scale, size, and/or massing to the primary use.

8. An ADU, THOW, or mixed-use residential unit shall be attached – on top, behind, or beneath – the primary use.
9. An ADU, THOW, or mixed-use residential unit shall provide localized, protected open space onsite. Where possible, residential units shall connect to existing pathway/trail opportunities Existing and planned land uses shall be thoughtfully integrated.
10. An ADU, THOW, or mixed-use residential unit shall designate a minimum floor area for commercial/industrial uses (up to 50% of the total floor area shall be commercial/industrial).
11. An ADU, THOW, or mixed-use residential unit shall provide personal residential storage within each dwelling unit. The area allocated as light industrial space/use shall not be utilized as personal storage by dwelling occupants.
12. An ADU, THOW, or mixed-use residential unit shall clarify parking and onsite circulation (both pedestrian and vehicular). Means of access to the residential portion of the unit is not prominent and, preferably, is located to the side or rear of the property.
13. An ADU, THOW, or mixed-use residential unit shall be compatible with the surrounding area while supporting residential characteristics.
14. An ADU, THOW, or mixed-use residential unit shall be subject to administrative design review and supplementary regulations, as well as Title 17, Chapter 17.08D: Accessory Dwelling Units and Tiny Homes on Wheels.

Section 2. Chapter 17.05 Official Zoning Map and District Matrix Use of the Hailey Municipal Code is hereby modified by the removal of the stricken language and the addition of the underlined language, as follows:

Title 17: Zoning Regulations
Chapter 17.05: District Use Matrix

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

Category	Description (Excerpt)	Zoning Districts and Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
	Manufactured homes	N	P	P	P	N	P	P	N	N	N	N	N	N
	<u>Mixed-use developments</u>	N	N	N	N	P	P	P	P ²	P	P	N	P	P
	<u>Multi-family developments</u>	N	N	N	P	N	P	C	P ²	N <u>P¹</u>	N <u>P¹</u>	N	P ¹	P ¹
	<u>Single-family developments</u>	N	P	P	P	N	N	P	N	N	N	N	N	N
	<u>Tiny Homes on Wheels (THOW)</u>	N	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	N	N <u>P¹</u>	N <u>P¹</u>	N	P ¹	P ¹

Section 3. Severability Clause: Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 4. Repealer Clause: All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

Section 5. Effective Date: This ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS ___ DAY OF _____, 2024.

Martha Burke, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE
MAYOR THIS __ DAY OF _____, 2024.

Martha Burke, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

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