

**Agenda**  
**Hailey Planning and Zoning Commission**  
**Monday, December 1, 2025**  
**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

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Phone Conference ID: 602 369 677#

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**Call to Order Hailey Planning and Zoning Commission**

- Public Comment for items not on the Agenda.

**Consent Agenda - ACTION ITEM**

- **CA 1** Motion to approve the Findings of Fact, Conclusions of Law, and Recommendation of the Vacation Application submitted by SVHD Properties, LLC, to the City of Hailey to vacate the certain section of Right-of-Way along West Carbonate Street, thereby reducing the City's Right-of-Way by approximately 12.75 feet in width along that portion of West Carbonate Street adjacent to Lots 9 & 10, Block 43, Hailey Townsite. **ACTION ITEM**

**Public Hearing - ACTION ITEM**

- **PH 1** Consideration of a Preliminary Plat Application by William Delacruz wherein the existing parcel of Lot 5, Block 5, Woodside Subdivision #27 (corner of Winterhaven and Laurelwood Drive) is subdivided into two (2) single family lots, Lot 1 comprising 9,735 square feet in size, and Lot 2 comprising 7,304 square feet in size. This project is located within the General Residential (GR) Zoning District and is to be known as Little Haven Subdivision. **ACTION ITEM**
- **PH 2** Consideration of a Planned Unit Development (PUD) Application by Campion Ice House, Inc., whereby the Applicant is seeking approval to construct a 6,536 square foot addition to the existing 34,997 square foot Campion Ice House Indoor

Recreation Facility, located at 782 S. Main Street (Lot 2A, Block 1 Wertheimer Park) within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts. In exchange for the existing community benefit of an inclusive indoor recreational facility, the Applicant requests the following waivers to Hailey's Municipal Code:

- A waiver to the maximum square footage for Grouped Retail/Wholesale of 36,000 square feet. With the proposed addition, the Applicant is proposing a maximum gross floor area of 41,533 square feet.
- A waiver to the minimum Setback Requirements for the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts. With the proposed addition, the Applicant is proposing a zero-foot (0') setback along the western property line. **ACTION ITEM**
- **PH 3** Consideration of a Design Review Application submitted by Champion Ice House for the construction of a 6,536 square foot addition to the existing 34,997 square foot Indoor Recreational Facility, located at 782 S. Main Street (Lot 2A, Block 1 Wertheimer Park) in the Limited Business (LB) and Townsite Overlay (TO) Zoning District. **ACTION ITEM**
- **PH 4** Consideration of a City-Initiated Amendment to the Hailey Comprehensive Plan to update Part 5, Capital Improvement Plan, to reflect the newly adopted 2025 TischlerBise-Galena Consulting, "2025 Capital Improvement Plan and Development Impact Fee Study", and further repeal Appendix E, 2021 Capital/DIF Impact Study Update, and adopt the 2025 Capital Improvement Plan and Development Impact Fee Study", as Appendix E to the Comprehensive Plan. **ACTION ITEM**

**Administrative Review – NO ACTION ITEM**

**Staff Reports and Discussion**

- Monday, December 15, 2025 (meeting to begin at 5pm):
  - AWMP Update
  - DR: 220 N 2<sup>nd</sup> Avenue
  - PP: 1210 Baldy View

**Adjourn by 8:00 PM - ACTION ITEM**

## FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

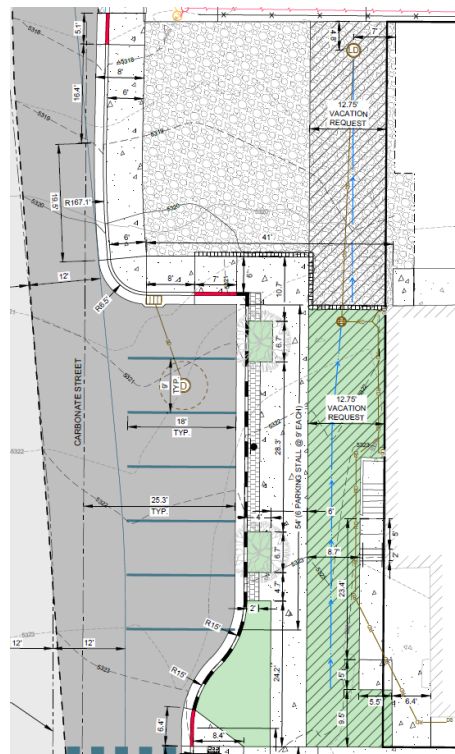
On November 17, 2025, the City of Hailey Planning & Zoning Commission considered and recommended approval of an application submitted by SVHD Properties, LLC, to the City of Hailey to vacate the certain section of Right-of-Way along West Carbonate Street, thereby reducing the City's Right-of-Way by approximately 12.75 feet in width along that portion of West Carbonate Street adjacent to Lots 9 & 10, Block 43, Hailey Townsite.

The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law, and Recommendations.

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**Notice:** Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on October 29, 2025.

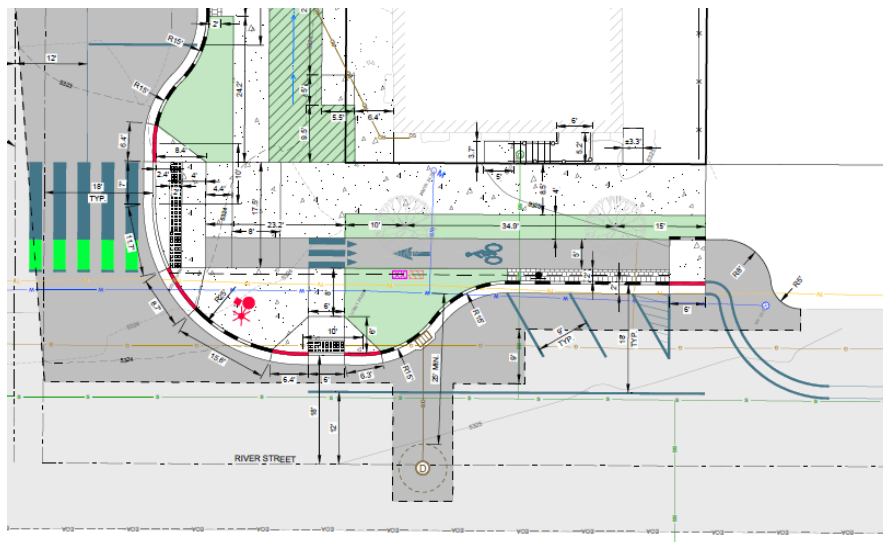
**Application:** The Applicant is requesting that the City of Hailey vacate a certain section of Right-of-Way along West Carbonate Street, directly adjacent to the 201 N River Street property. The requested vacation will reduce the City's West Carbonate Right-of-Way approximately 12.75 feet in width. In conjunction with this request, the Applicant has offered to construct elements of the River Street Typical Section along the property's remaining West Carbonate Street Right-of-Way frontage. This includes eighteen (18) foot by nine (9) foot parking stalls, ten (10) foot wide sidewalks, and landscaping/tree wells. See below:



Currently, the West Carbonate Street Right-of-Way features approximately thirty-five (35) feet of unimproved gravel area adjacent to 201 N River Street, from edge of asphalt to a portion of existing sidewalk. This area functions as informal public parking. See below:



Additionally, the Applicant is proposing to construct the complete River Street Typical Section along the property's River Street frontage, including angled parking stalls, landscaping, curb and gutter with a corner bulbout, a crosswalk, a five (5) foot-wide separated bike path, and an eight and a half (8.5) foot-wide sidewalk. The Applicant will also be responsible for installing street trees in accordance with the Hailey Downtown Master Plan. See below:



City Staff from the Streets Division, Public Works Department, and Community Development Department have worked closely with the Applicant and their design team to construct a Right-of-Way

Vacation proposal that responds to both the Applicant’s desire for greater flexibility and capacity to improve/formalize their property’s street frontage, as well as the City’s ongoing efforts to achieve multi-modal connectivity and “complete streets” along the River Street corridor.

**November 17, 2025, Public Hearing:** Planning and Zoning Commissioners were receptive to the Applicant’s request for a right-of-way vacation. Evaluation of the existing right-of-way conditions, as well as background information from the Applicant regarding their process to arriving at the vacation request, helped create a holistic project understanding.

As discussed at the public hearing, the Applicant/Property Owner has made a number of minor improvements to the commercial property at 201 N River Street, including new exterior paint, new windows, and new exterior stair access. A deteriorating on-site sidewalk, challenging site grading, and non-matching right-of-way boundaries for the rear-adjoining property prompted the Applicant to explore options for further enhancing the function and quality of the property, including in the public right-of-way.

The Applicant worked internally with City Staff to explore the feasibility of certain right-of-way improvements that also addressed the challenges of the aforementioned site conditions. The Applicant arrived at an infrastructure design solution that included a vacation request for City-owned right-of-way, while also providing for the future development of the River Street Typical Section for both River Street and West Carbonate Street. However, the Applicant has expressed a level of uncertainty with the timeline of the proposed River Street Typical Section installation.

Planning and Zoning Commissioners acknowledged the extremely high costs for public infrastructure development in the current market, which has contributed to the Applicant’s timeline uncertainties. According to the Applicant, they remain committed to installing the right-of-way improvements, as proposed with the Vacation Application. To ensure the proper stewardship of public resources, the Commissioners placed one (1) Condition of Approval on the Vacation Application, to read as follows:

**Condition a): The requested right-of-way vacation shall be contingent upon the approval of a Right-of-Way Maintenance and Development Agreement between the 201 N River Street property owner and the City of Hailey.**

Such an agreement will balance the forfeiture of a small share of public property with the creation of new public infrastructure. This infrastructure will contribute to a safer, more cohesive River Street corridor, in accordance with adopted guiding plans like the Hailey Comprehensive Plan (2024 Update) and the Downtown Master Plan (2024). The new infrastructure will also be installed with private property owner support, ensuring efficient and prudent use of City funds and resources. The Commissioners unanimously voted to recommend approval of the Vacation Application, as amended with Condition “a”.

**Standards of Evaluation**

Right-of-way vacations are regulated by Title 16, Section 9, of Hailey Code.

**16.09.010 Compliance Required:**

**Applications for vacation of a public right-of-way, alley or easement (other than utility easements) shall comply with Idaho Code §50-311 and §§50-1317 through 50-1325, as amended, and the provisions of this Ordinance. Applications for vacation of utility easements shall comply with Idaho Code §50-1306A, as amended. (Ord. 1191, 2015)**

Sections 50-1311 and 50-1321 apply to the vacation of public right-of-way. Idaho Code Section 50-311 states “Cities are empowered to...vacate” any street “whenever deemed expedient for the public good...” This section further provides that “whenever any street, avenue, alley or lane shall be vacated, the same shall revert to the owner of the adjacent real estate, one-half on each side thereof, or as the city council deems in the best interests of the adjoining properties, but the right of way easements and franchise rights of any lot owner or public utility shall not be impaired thereby.”

The Commission found that this standard has been met, as the vacation of one (1) 1,530 square foot area on the northside of West Carbonate Street, adjacent to Block 43, Lots 9 and 10, Hailey Townsite, would greatly improve area circulation through the subsequent creation of an organized vehicle parking scheme, separated and protected bicycle facilities, and dedicated sidewalks and curb bulbouts that will greatly enhance pedestrian visibility and safety.

#### **16.09.020 Application; Considerations:**

**Applications for vacation of streets, alleys or easements shall be submitted to the hearing examiner, except that the administrator and chair of the commission, jointly, shall have discretion and authority to refer a vacation application to the commission. The hearing examiner or commission shall make a recommendation, concerning the application for vacation, to the council. The hearing examiner or commission shall consider the following items in making their recommendation:**

#### **09.020 A. The application and testimony of the applicant and such other information as may come before it with regard to the proposed vacation or dedication.**

No testimony has been received at the time of writing this report. The Commission found that this standard has been met.

#### **09.020 B. The interests of the adjacent property owners and public utilities.**

Notice was sent to adjacent property owners within 300’ and all affected agencies. No public comment letters were received, although Staff did field a small number of phone calls and in-person comments at City Hall, leading up to the November 17<sup>th</sup> Public Hearing date. The substance of these interactions was primarily to provide clarity on location and type of land use proposal, as these proposals are not commonly seen by the public. The Commission found that this standard has been met.

#### **Conformance of the proposal with the Comprehensive Plan.**

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

The proposed vacation supports the long-term utilities, service, and facility needs of the City of Hailey, while minimizing impacts on both City Staff capacity and capital improvement budgets. The proposed vacation is accompanied by the adjacent property owner’s (in this case, the Applicant) offer to complete

public right-of-way improvements, including the River Street Typical Section and the installation of street trees according to the Hailey Downtown Master Plan. Long-term facilities planning and community visioning are achieved through the proposed vacation.

***Goal 3.10.1: Build and maintain a sustainable, safe, reliable, year-round multimodal road network.***

The Applicant has proposed to complete the River Street Typical Section along their property's frontages, in conjunction with the proposed vacation. This right-of-way infrastructure development represents significant progress in achieving a safe, reliable, year-round multimodal corridor along River Street. The proposed vacation directly supports this Comprehensive Plan goal.

***Goal 3.10.3: Create a vibrant, pedestrian-oriented Downtown with reliable connections from every neighborhood.***

Similar to Comprehensive Plan Goal 3.10.1, the proposed vacation and associated right-of-way improvements will further support a vibrant, pedestrian-oriented Downtown and increase reliable connections from surrounding neighborhoods. The proposed vacation is just one (1) block from Hailey's Central Core Overlay District, underscoring the significant impact of the vacation's development on Hailey's Downtown.

**09.020 D. The future development of the neighborhood.**

The proposed vacation will allow for improved neighborhood circulation by creating safe, reliable pedestrian and bicycle connections from the River Street Corridor to nearby residential development, Hop Porter Park, and downtown Hailey businesses.

**09.020 E. That the public right-of-way, alley, or easement no longer serves a public purpose.**

The current use and general configuration of this public right of way does not serve a clear circulation purpose. As an unimproved gravel area in the public right-of-way, parking patterns are spontaneous and lines-of-sight for pedestrian visibility could be improved for safety. The proposed vacation and associated development provide positive responses to these conditions.

The Commission found that this standard has been met.

**09.020 F. In lieu of vacation, the hearing examiner or commission may recommend to the council a revocable landscape license. (Ord. 1191, 2015)**

N/A. The Commission found that this standard has been met.

**Summary:** Title 16, Section 9, of Hailey's Municipal Code states that the Hearing Examiner or Commission shall consider the application and testimony of the applicant and such other information as may come before it regarding the proposed vacation. The Hearing Examiner or Commission shall consider the items noted in Section 9.2 of Hailey Code. The Commission shall make its recommendation to the Council for approving or denying said application, including findings that the right-of-way in question is no longer needed for public use.

**CONCLUSIONS OF LAW AND RECOMMENDATION**

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law and Recommendation:

- a) The requested right-of-way vacation shall be contingent upon the approval of a Right-of-Way Maintenance and Development Agreement between the 201 N River Street property owner and the City of Hailey.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Janet Fugate, Chair

Attest:

\_\_\_\_\_  
Kayme Backstrom, Community Development Assistant

**Return to Agenda**



**STAFF REPORT**  
**Hailey Planning and Zoning Commission**  
**Regular Meeting of December 1, 2025**

**To:** Hailey Planning and Zoning Commission  
**From:** Emily Brooks, Community Development City Planner/Resilience Planner

**Overview:** Consideration of a Preliminary Plat Application by William Delacruz, represented by Galena-Benchmark Engineering, for the parcel located at Lot 5, Block 5, Woodside Subdivision #27 (corner of Winterhaven and Laurelwood Drive), proposing to subdivide the existing residential lot into two (2) new single-family residential lots of 9,735 square feet and 7,304 square feet in size. The existing lot is 17,039 square feet in size, approximately 11,000 square feet larger than the lot size minimum (6,000 square feet) for the property's General Residential Zoning District.

**Hearing:** December 1, 2025

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**Applicant:** William Delacruz  
**Location:** Lot 5, Block 5, Woodside Subdivision #27 (corner of Winterhaven and Laurelwood Drive)  
**Zoning/Size:** General Residential (GR) Zoning District; 0.39 acres (17,039 square feet)

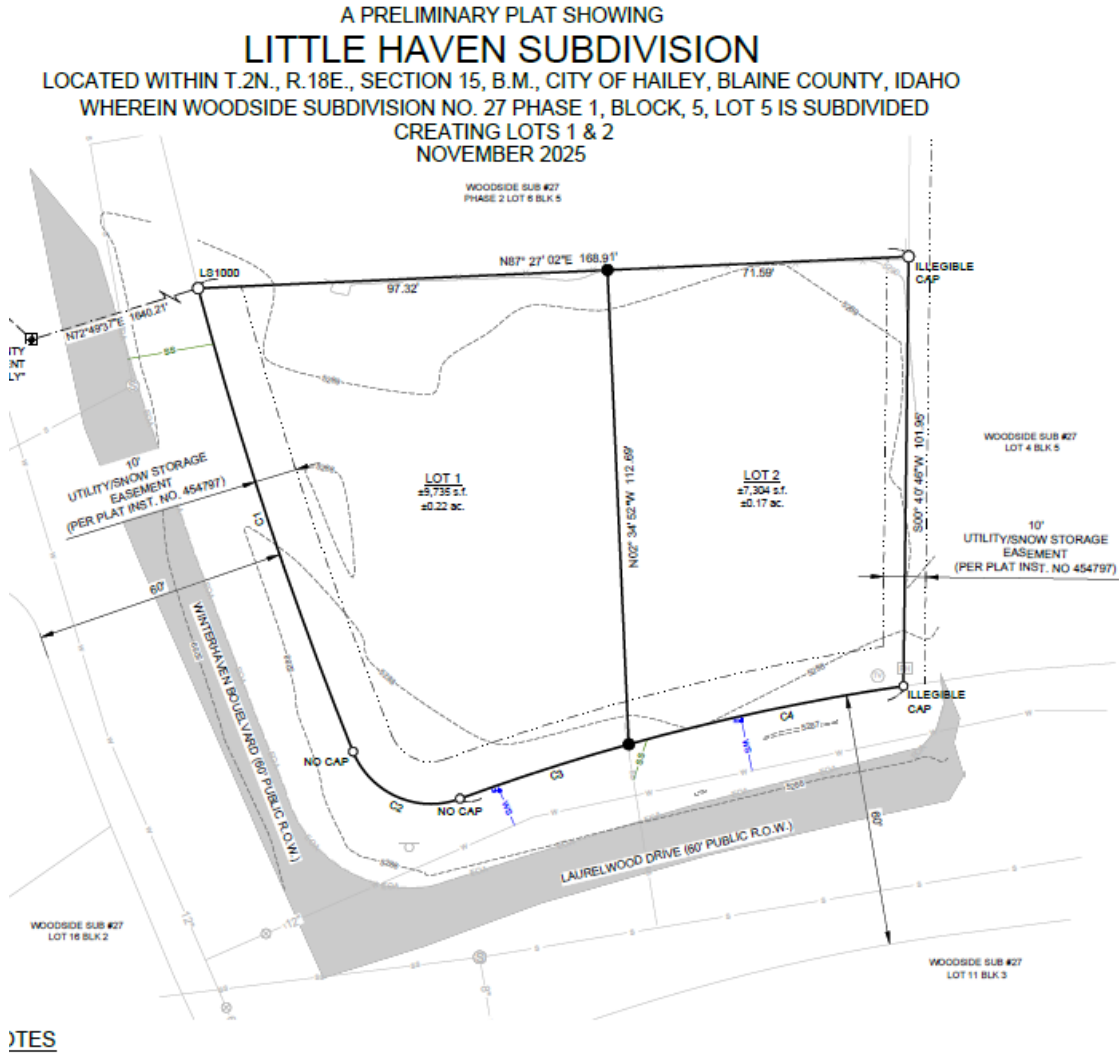
**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on November 12, 2025, and mailed to property owners and public agencies on November 12, 2025.

**Background:** The Applicant is proposing to subdivide the existing residential lot into two (2) new single-family residential lots. Each lot will have their own driveway access, and it is assumed that Lot 1 will achieve driveway access via Winterhaven Drive, and Lot 2 will achieve driveway access via Laurelwood Drive. The specific location of each Lot's driveway will be finalized and constructed upon the initial sale and development of each single-family lot. Lot 5, Block 5 is currently measured at 17,039 square feet in size, approximately 11,000 square feet larger than the lot size minimum (6,000 square feet) for the property's General Residential Zoning District.

In August 2025, the Applicant first approached the City with a proposal for a three (3) subplot townhouse subdivision for Lot 5, Block 5, intended to be heard by the Planning and Zoning Commission on September 2, 2025. Specific standards for townhouse subdivision driveway/parking access and garage placement could not be met with the Applicant's desired lot count and sizes. The Application was subsequently removed from consideration and a public hearing, although the Applicant communicated their desire to return to the Planning and Zoning Commission at a later date with Code-conforming plans.

Now, the Applicant has returned to the City of Hailey with a new Preliminary Plat Application, proposing the subdivision of Lot 5, Block 5, Woodside Subdivision #27, into two (2) single-family residential lots. Lot 1 is proposed at 9,735 square feet in size, and Lot 2 is proposed at 7,304 square feet in size. Proposed utility locations have been identified on the Preliminary Plat, in addition to utility and snow

storage easements, as required by Hailey Municipal Code and Woodside Subdivision #27's Phase 1, Final Plat.



**Procedural History:** The Application was submitted on October 17, 2025. and certified complete on October 23, 2025. A public hearing before the Planning and Zoning Commission will be held on December 1, 2025, in the City Council Chambers 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>No Comments.</i>
			Life/Safety: <i>No comments.</i>	
			<b>Water and Sewer:</b> <i>From the Water Division Manager:</i> <ul style="list-style-type: none"> <li>• Meter vaults and services shall be installed at the owner's expense.</li> <li>• All City of Hailey Standards and Idaho State Plumbing Codes apply – water service line material cannot be PVC piping.</li> <li>• Any existing water services that are unused shall be abandoned at the main.</li> <li>• Irrigation water lines exist in the right-of-way, adjacent to the southern and western property lines. The Applicant shall take care to establish potable water service off the correct water line.</li> </ul>	
			Building: <i>No Comments.</i>	
			<b>Streets:</b> A request was made for the future driveway location for Lot 1, such that its location be adequately distanced from the Winterhaven/Laurelwood intersection, for safety considerations.  A Plat Note shall be added to the submitted Final Plat, stating that the owner of Lot 1 shall ensure that any potential future driveway access from Winterhaven Drive be constructed at least fifty (50) feet to the edge of the pavement on Laurelwood Drive. This has been made a Condition of Approval.	
			Landscaping/Parks: <i>No Comments.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	<b>Applicability:</b> 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>Staff Comments</i>	<i>Please refer to the specific standards as noted herein.</i>
<b>16.04.020: Streets:</b>				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
			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.	<b>Development Standards:</b> 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>The subject parcels are located at the corner of Winterhaven and Laurelwood Drives, existing public streets. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<b>Cul-De-Sacs; Dead-End Streets:</b> 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-sacs or dead-end streets and alleys are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<b>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.</b>
			<i>Staff Comments</i>	<p><i>According to the Applicant, it is intended that each single-family lot will provide its own driveway access, although specific locations of driveways have not been shown on the proposed Preliminary Plat. All future driveway configurations will be addressed for compliance with applicable standards and Hailey Municipal Code at time of building permit submittal.</i></p> <p><i>The Public Works Director requires that any future driveway access maintain adequate separation from the Winterhaven/Laurelwood intersection, for safety considerations. As such, Staff recommend the following:</i></p> <p><i>A Plat Note shall be added to the submitted Final Plat, stating that the owner of Lot 1 shall ensure that any potential future driveway access from Winterhaven Drive be constructed at least fifty (50) feet to the edge of the pavement on Laurelwood Drive. This has been made a Condition of Approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A. No new streets are proposed, and all surrounding access streets are existing.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A. No new streets are proposed, and all surrounding access streets are existing.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A. No new streets are proposed, and all surrounding access streets are existing.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G.	<b>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.</b>

			<i>Staff Comments</i>	<i>N/A. The public accesses for the proposed subdivision, Laurelwood and Winterhaven Drives, are existing. No new streets are proposed, and all surrounding access streets are existing.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H.	<b>Road Grades:</b> 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, and all surrounding access streets are existing.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I.	<b>Runoff:</b> 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>The site is mostly flat, with approximately one foot (1’) of relief between the north (high side) and south (low side) of the property. No drywells or catch basins are proposed at this time on the Preliminary Plat. However, site drainage and the need for any shallow injection wells will be assessed at time of building permit and irrigation permit submittal. The Applicant has been made aware of permit submittal requirements for drainage and shallow injection wells.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J.	<b>Signage:</b> The developer shall provide and install all street and traffic control signs in accordance with City Standards.
			<i>Staff Comments</i>	<i>N/A. No new street signs are proposed, and traffic control signs are not an anticipated need.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K.	<b>Dedication; Names:</b> 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 accessing the proposed project – Laurelwood Drive and Winterhaven Drive – are existing platted streets. No new streets, public or private, are proposed.</i>
			L.	<b>Private Streets:</b>
<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

				<b>unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.</b>
			<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>No private streets are proposed. There is an existing 10'-wide Utility/Snow Storage Easement that exists along the east, south, and west property boundaries of the larger, existing residential lot. This easement will be retained through the proposed subdivision, across both Lot 1 and Lot 2.</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 Meet the parking standards of section 17.09.030, Onsite Parking Dimensions. 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. No private streets are proposed.</i>
			M.	Driveways:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 1. b	Townhouse And Cottage Dwelling Units: Driveways may provide access to not more than four (4) townhouses or cottage dwelling units. Where a townhouse development will have sublots fronting a street, not more than one (1) additional townhouse sublot accessed by a driveway may be created to the rear of each sublot. All driveways shall meet the applicable requirements of the fire and building codes, as adopted by the City of Hailey.
			<i>Staff Comments</i>	<i>N/A. The proposed subdivision is for single-family residential lots.</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 maximum roadway widths: a) Accessing one residential unit: twenty feet (20') b) Accessing two residential units: thirty feet (30') 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. The Applicant has not indicated the specific location or characteristics of any proposed driveways at this time. Driveway width, material, and placement on the lots will be reviewed and verified at time of building permit submittal.</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. No driveways have been proposed at this time. The Applicant is aware of the fire access requirements for driveways.</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.
			Staff Comments	N/A. No driveways are proposed at this time. However, the Applicant has indicated that each single-family lot will be accessed by their own individual driveway.
<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.
			Staff Comments	N/A. No driveways serving one dwelling unit are currently proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 6.	No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.
			Staff Comments	N/A. No driveways are proposed at this time. However, feedback from Department Heads has been shared with the Applicant, outlining driveway placement preferences and existing infrastructure considerations. Final driveway design will be reviewed and verified at time of building permit submittal for each single-family lot.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.	Parking Access Lane: Multifamily, townhouse developments of greater than four (4) dwelling units, and cottage developments may be served by a parking access lane. A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			Staff Comments	N/A. The proposed subdivision addresses only two (2) single-family lots..
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	O.	Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			Staff Comments	N/A. The Hailey Fire Marshall has not indicated the need for any fire lanes upon review of this application.

**16.04.030: Sidewalks and Drainage Improvements**

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.	Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.
			Staff Comments	No sidewalks currently exist along the adjacent segments of Laurelwood and Winterhaven Drives, and no sidewalks are currently proposed. However, the Streets Division Manager requires that the Applicant pay in-lieu fees for the estimated cost of installation for sidewalk improvements. The scope of improvements for in-lieu fee collection shall be reviewed and mutually agreed upon by City Staff and the Applicant, prior to recordation of Final Plat. This has been made a Condition of Approval.  Drainage appears to be adequate for the site, but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit. This has been made a Condition of Approval.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			Staff Comments	Please refer to Section 16.04.030(A), comments noted above, for further information.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<b>New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</b>
			<i>Staff Comments</i>	<i>N/A. No new sidewalks are proposed with this application.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A. This site is not located adjacent to a public or private street that is not currently a through street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	<b>The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.</b>
			<i>Staff Comments</i>	<i>N/A. The Application is for a Preliminary Plat.</i>
<b>16.04.040: Alleys and Easements</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
			A.	<b>Alleys:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<b>Alleys shall be provided in all Business District and Limited Business District developments where feasible.</b>
			<i>Staff Comments</i>	<i>N/A. This project is located in the General Residential District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	<b>The minimum width of an alley shall be twenty-six (26') feet.</b>
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed or existing.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	<b>All alleys shall be dedicated to the public or provide for public access.</b>
			<i>Staff Comments</i>	<i>N/A. No alleys are proposed or existing.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 4.	<b>All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.</b>
			<i>Staff Comments</i>	<i>All infrastructure to the site will be installed underground. Such infrastructure will be installed within the existing Public Utility Easements and/or within the public right-of-way.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 5.	<b>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.</b>
			<i>Staff Comments</i>	<i>No alleys exist and/or are proposed.</i>  <i>Drainage appears to be adequate for the site, but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit. This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	<b>Dead-end alleys shall not be allowed.</b>
			<i>Staff Comments</i>	<i>N/A, as no dead-end alleys are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 7.	<b>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.</b>

			<i>Staff Comments</i>	<i>Easements are currently shown for utilities and snow storage along the south, west, and east lot lines of the culmination of Lots 1 and 2.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<b>Easements.</b> 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. <b>Easements shall be provided for the following purposes:</b>
<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 appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman’s access.
			<i>Staff Comments</i>	<i>See Section 16.04.040 A.7 for details on easements. The proposed subdivision does not border the Big Wood River.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	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.
			<i>Staff Comments</i>	<i>No natural resource, riparian area, hazardous area or other limitation requires an easement, as specified above, for the proposed subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	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.
			<i>Staff Comments</i>	<i>The Applicant has not indicated the total hardscape and circulation area square footage for each single-family lot. However, each single-family lot is proposed to include a ten (10) foot snow storage/utility easement along their exterior lot lines. It appears that the total snow storage area will be adequate. Adequate snow storage area will also be addressed again at time of building permit submittal.</i>
<b>16.04.050: Blocks</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.050	<b>Blocks:</b> 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.
			<i>Staff Comments</i>	<i>N/A. The proposed subdivision will create two (2) new single-family lots. No new blocks are proposed.</i>
<b>16.04.060: Lots</b>				

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"/>	16.04.060	<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> <p><i>Staff Comments</i>                      The Applicant is proposing two (2) new single-family lots. Lot 1 is proposed to be 9,735 square feet, and Lot 2 is proposed to be 7,304 square feet. The minimum lot size for lots within the General Residential (GR) Zoning District is 6,000 square feet. No lots larger than one-half (1/2) acre are proposed.</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. No lots that are more than double the minimum size required for the General Residential (GR) Zoning District are proposed.</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 are proposed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>                      No unbuildable lots are platted. Access, utility, and snow storage easements are shown on the preliminary plat.</p>
<input checked="" 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. No flag lots are proposed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	<p>All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 16.04.020 M2 of this chapter and subsection D of this section. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.</p> <p><i>Staff Comments</i>                      Both single-family lots are proposed to have frontage on a public street, and no frontage width is less than the required width of a driveway as outlined in Hailey Municipal Code.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	<p>In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e., lots shall be</p>

				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, as this project is not located within the Townsite Overlay (TO) District.</i>
<b>16.04.070: Orderly Development</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>N/A. No phasing is proposed or necessary for this subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<b>Agreement:</b> 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>N/A. The Applicant is not requesting a phased subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<p><b>Mitigation of Negative Effects:</b> No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:</p> <ul style="list-style-type: none"> <li>a) Provision of on-site or off-site street or intersection improvements.</li> <li>b) Provision of other off-site improvements.</li> <li>c) Dedications and/or public improvements on property frontages.</li> <li>d) Dedication or provision of parks or green space.</li> <li>e) Provision of public service facilities.</li> <li>f) Construction of flood control canals or devices.</li> <li>g) Provisions for ongoing maintenance.</li> </ul>
			<i>Staff Comments</i>	<i>N/A. No adverse conditions are proposed by the Applicant that would require such mitigation measures.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</p> <ol style="list-style-type: none"> <li>1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.</li> <li>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.</li> <li>3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.</li> <li>4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</li> <li>5. Park land shall be most appropriately located on the Contiguous Parcels.</li> <li>6. Grading and drainage shall be appropriate to the Contiguous Parcels.</li> <li>7. Development shall avoid easements and hazardous or sensitive natural resource areas.</li> </ol> <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 Applicant is only proposing to subdivide a single parcel.</i>
<b>16.04.080: Perimeter Walls, Gates and Berms</b>				

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"/>	16.04.080	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
			<i>Staff Comments</i>	<i>N/A, as no perimeter walls, gates, landscape berms or retaining walls are proposed.</i>
<b>16.04.090: Cuts, Fills, Grading and Drainage</b>				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>The proposed subdivision complements the pattern of the surrounding area and greater Woodside Subdivision. The current site conditions are mostly flat, sparse vegetation, and no drainage channels or other significant hydrological/geological features within the property boundary.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.
			<i>Staff Comments</i>	<i>N/A, as the City Engineer has not required a Soils Report from the Applicant.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information: a) Proposed contours at a maximum of two (2) foot contour intervals; b) Cut and fill banks in pad elevations; c) Drainage patterns; d) Areas where trees and/or natural vegetation will be preserved; e) Location of all street and utility improvements including driveways to building envelopes; and f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.
			<i>Staff Comments</i>	<i>Very minimal grading will be required for the proposed subdivision, as the site is mostly flat and undisturbed. Vegetation at the site is primarily sparse grass and volunteer shrubs.  Preliminary grading, drainage, and any street and utility improvements will be reviewed at final design by the City Engineer. No concerns have been noted at this time.</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>Very little grading will be necessary as the site is mostly flat. A grading plan has not been requested at this time.</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 site is relatively flat and appears to be well suited for development.</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>Erosion control and re-vegetation shall be included in final design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 4.	Where cuts, fills or other excavation are necessary, the following development standards shall apply: a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM). c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability. d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope. e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.
			<i>Staff Comments</i>	<i>Proposed grading and drainage appear to be adequate for the site, but shall meet the approval of the City Engineer.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>No drywells or catch basins are proposed at this time on the Preliminary Plat. However, site drainage and the need for any shallow injection wells will be assessed at time of building permit and irrigation permit submittal. The Applicant has been made aware of permit submittal requirements for drainage and shallow injection wells.</i>
<b>16.04.100: Overlay Districts</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
			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.	<b>Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.</b>
			<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.	<b>Hillside Overlay District:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 1.	<b>Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.</b>
			<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.	<b>Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.</b>
			<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.	<b>All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.</b>
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>
<b>16.04.110: Parks, Pathways and Other Green Spaces</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<b>Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.</b>
			<i>Staff Comments</i>	
			A. 1.	<b>Parks:</b>
<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><b>P = x multiplied by .0277</b></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. The Applicant is proposing a subdivision of only two (2) single-family residential lots.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.1.b	<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.</b>
			<i>Staff Comments</i>	<i>N/A. The subdivision is located within the General Residential (GR) Zoning District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	<b>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</b>

				property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.
			<i>Staff Comments</i>	<i>N/A. No such pathways or trails are located on the property or on City property adjacent to the property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p><b>Multiple Ownership:</b> Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</p> <ul style="list-style-type: none"> <li>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</li> <li>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),</li> <li>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.</li> <li>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.</li> </ul>
			<i>Staff Comments</i>	<i>N/A. The Subdivision will be made up of individual townhouse sublots with individual private ownership of each lot.</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>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
			D.	<b>Minimum Requirements:</b>
<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>	<i>N/A. All privately-owned green space is limited to each individual single-family lot and its individual owner(s). No "common" private green space is proposed with this development. All ongoing maintenance and standards for green space on individual lots shall be the responsibility of the lot's owner.</i>
<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>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>

<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.
			Staff Comments	N/A. Please refer to Section 16.04.110(A) for further detail.
<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.
			Staff Comments	N/A. Please refer to Section 16.04.110(A) for further detail.
<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.
			Staff Comments	N/A. Please refer to Section 16.04.110(A) for further detail.
<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.
			Staff Comments	N/A. Please refer to Section 16.04.110(A) for further detail.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 2.	Shall provide safe and convenient access, including ADA standards.
			Staff Comments	N/A. Please refer to Section 16.04.110(A) for further detail.
<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.
			Staff Comments	N/A. Please refer to Section 16.04.110(A) for further detail.
<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.
			Staff Comments	N/A. Please refer to Section 16.04.110(A) for further detail.
<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>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 6.	<b>Shall require low maintenance or provide for maintenance or maintenance endowment.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	<b>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):</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 1.	<b>Shall meet the minimum applicable requirements required by Subsection D of this section.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 2.	<b>Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
			G.	<b>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):</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 1.	<b>Shall meet the minimum applicable requirements required by section 4.10.04 of this section.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 2.	<b>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).</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 3.	<b>The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 4.	<b>The private ownership and maintenance of green space shall be adequately provided for by written agreement.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Sections 16.04.110(A) and 16.04.110 (D.1) for further detail.</i>
			H.	<b>In-Lieu Contributions:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 1.	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110 (A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 2.	<b>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 Sections 4.10.5.4 and 4.10.5.5 of these ordinances. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110 (A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 3.	<b>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</b>

				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>	<i>N/A. Please refer to Section 16.04.110 (A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 4.	In-lieu contributions must be segregated by the city and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110 (A) for further detail.</i>
<b>16.05: Improvements Required:</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>The Applicant intends to construct all necessary infrastructure, if the project is approved.</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>
<b>16.05.020: Streets, Sidewalks, Lighting, Landscaping</b>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>N/A. No such infrastructure features are proposed with the subdivision of the existing residential parcel within the larger Woodside #27 Subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<b>Street Cuts:</b> 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>	<p><i>Any and all street cuts for the installation of the water and sewer mains shall be per this standard.</i></p> <p><i>Connection details to the existing water and wastewater systems shall be approved by the Water and Wastewater Divisions prior to construction. Street cuts shall be approved by the Streets Division prior to construction. All infrastructure will be approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures.</i></p> <p><i>If the total area of asphalt removed for the installation of services under the public street exceeds 25% of the street area, the Applicant shall completely remove and replace all paving adjacent to the development. This has been made a Condition of Approval.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<b>Signage:</b> 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>Street names and signage are existing and meet this standard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<b>Streetlights:</b> 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 streetlights are shown and/or proposed.</i>
<b>16.05.030: Sewer Connections</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	<b>Sewer Connections:</b> 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>Connection details to the existing sewer system shall be approved by the Wastewater Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures.</i>
<b>16.05.040: Water Connections</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<b>Requirements:</b> 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

				<p>lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			<i>Staff Comments</i>	<p>Connection details to the existing water system shall be approved by the Water Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p><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.</b></p>
			<i>Staff Comments</i>	<p>N/A, as this project is not within the Townsite Overlay (TO) District.</p>
<b>16.05.050: Drainage</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.050	<p><b>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)</b></p>
			<i>Staff Comments</i>	<p>Drainage appears to be adequate for the site, but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit.</p>
<b>16.05.060: Utilities</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.060	<p><b>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.</b></p>
			<i>Staff Comments</i>	<p>All utilities are shown to be installed underground and within either the proposed Utility Easements.</p>
<b>16.05.070: Parks, Green Space</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.070	<p><b>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.</b></p>
			<i>Staff Comments</i>	<p>See Section 16.04.110(A) for further detail.</p>
<b>16.05.080: Installation to Specifications; Inspections</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	<p><b>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.</b></p>
			<i>Staff Comments</i>	<p>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 compliance with City of Hailey code.</p>

				<i>The city will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction.</i>
<b>16.05.090: Completion; Inspections; Acceptance</b>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>N/A. No infrastructure improvements are proposed with this development.</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, as the completion of all major infrastructure by the Developer is preferred over bonding.</i>
<b>16.05.100: As Built Plans and Specifications</b>				
<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:** The Council shall review the Preliminary Plat Application and continue the public hearing, approve, conditionally approve, or deny the Application. If approved, the Final Plat Application will be forwarded to the Hailey City Council for review at a subsequent hearing.

The following are suggested Conditions of Approval for this Application:

**General Conditions:**

- a) All Fire Department and Building Department requirements shall be met.
  - i. Any dwelling unit constructed on the proposed Lot 2 will be required to have a 13R sprinkler system installed.
  
- b) 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. Infrastructure to be completed at the Applicant’s sole expense include, but will not be limited to:
  - i. Permits shall be obtained for installation of all drywells.
  - ii. If the total area of asphalt removed for the installation of services under the public street exceeds 25% of the street area, the Applicant shall completely remove and replace all paving adjacent to the development.
  
- c) All improvements and all improvements within the public right-of-way 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.

- d) The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.
- e) Any subdivision inspection fees due shall be paid prior to recording the Final Plat.
- f) Any application fees due shall be paid prior to recording the Final Plat.

**Streets and Right-of-Ways:**

**Other:**

- g) A Plat Note shall be added to the submitted Final Plat, stating that the owner of Lot 1 shall ensure that any potential future driveway access from Winterhaven Drive be constructed at least fifty (50) feet to the edge of the pavement on Laurelwood Drive.
- h) The Applicant shall pay in-lieu fees for the estimated cost of installation for sidewalk improvements. The scope of improvements for in-lieu fee collection shall be reviewed and mutually agreed upon by City Staff and the Applicant, and all in-lieu payments completed, prior to recordation of Final Plat.

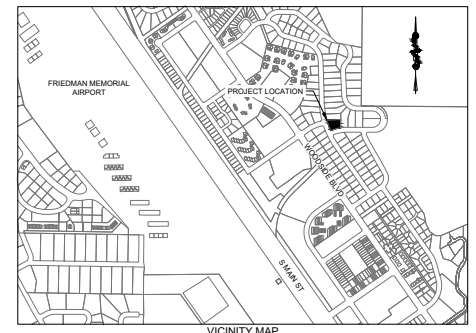
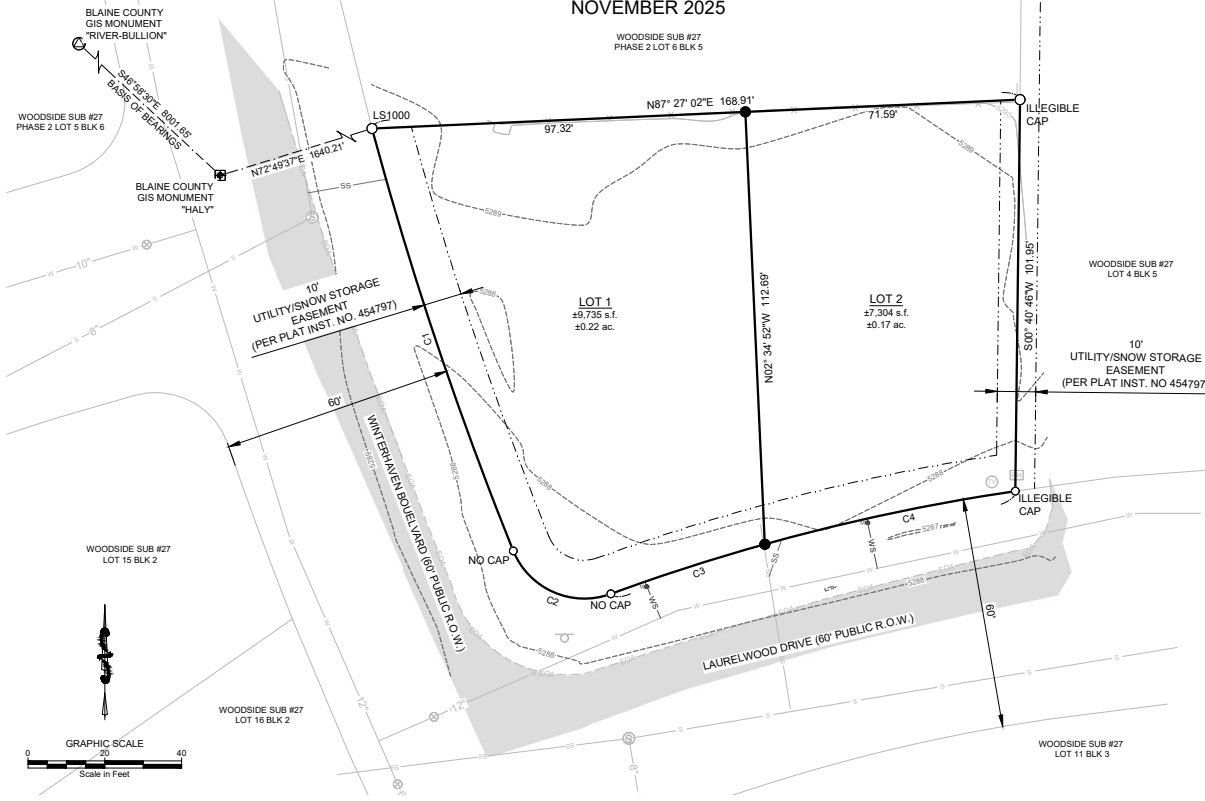
**Motion Language:**

**Approval:** Motion to approve the Preliminary Plat Application by William Delacruz, represented by Galena-Benchmark Engineering, for the parcel located at Lot 5, Block 5, Woodside Subdivision #27 (corner of Winterhaven and Laurelwood Drive), proposing to subdivide the existing residential lot into two (2) new single-family residential lots of 9,735 square feet and 7,304 square feet, to be known as Little Haven Townhomes and located in the General Residential (GR) Zoning District, finding that the application meets all City Standards, and that Conditions (a) through (h) will be met.

**Denial:** Motion to deny the Preliminary Plat Application by William Delacruz, represented by Galena Benchmark Engineering, for the parcel located at Lot 5, Block 5, Woodside Subdivision #27 (corner of Winterhaven and Laurelwood Drive), proposing to subdivide the existing residential lot into two (2) new single-family residential lots of 9,735 square feet and 7,304 square feet, to be known as Little Haven Townhomes and located in the General Residential (GR) Zoning District, finding that \_\_\_\_\_ [Commission should cite which standards are not met and provide the reason why each identified standard is not met].

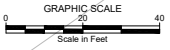
**Continuation:** Motion to continue the public hearing to \_\_\_\_\_ [the Commission should specify a date].

A PRELIMINARY PLAT SHOWING  
**LITTLE HAVEN SUBDIVISION**  
 LOCATED WITHIN T.2N., R.18E., SECTION 15, B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO  
 WHEREIN WOODSIDE SUBDIVISION NO. 27 PHASE 1, BLOCK, 5, LOT 5 IS SUBDIVIDED  
 CREATING LOTS 1 & 2  
 NOVEMBER 2025



**LEGEND**

<b>EXISTING</b>	
	PROPERTY BOUNDARY
	ADJOINER'S LOT LINE (BLAINE COUNTY GIS)
	G.I.S. TIE LINE
	EASEMENT LINE PER PLAT (TYPE AND WIDTH AS NOTED)
	FENCE LINE
	ASPHALT
	5' CONTOUR
	1' CONTOUR
	EXISTING SEWER MAIN
	EXISTING SEWER SERVICE
	EXISTING WATER SERVICE
	FOUND STAINLESS STEEL ROD (MARKED AS NOTED)
	FOUND ALUMINUM CAP (MARKED AS NOTED)
	FOUND 5/8" REBAR (MARKED AS NOTED)
	FOUND 1/2" REBAR (MARKED AS NOTED)
	SET 5/8" REBAR MARKED "PLS 22869"
	SIGN
	SANITARY MANHOLE
	WATER VALVE
	CABLE TV RISER
	TELEPHONE RISER
<b>PROPOSED</b>	
	PROPOSED WATER SERVICE
	PROPOSED SEWER SERVICE
	PROPOSED WATER METER



**SURVEY NARRATIVE & NOTES**

- THE PURPOSE OF THIS SURVEY IS TO SHOW THE MONUMENTS FOUND DURING A BOUNDARY RETRACEMENT OF WOODSIDE SUBDIVISION NO. 27, BLOCK 5, LOT 5, AND TO SUBDIVIDE SAID LOT 5 INTO TWO LOTS AS SHOWN HEREON.
- FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL OR REPLACEMENTS OF ORIGINAL CORNERS.
- DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS, SEE REFERENCED SURVEYS.
- REFERENCED DOCUMENTS (RECORDS OF BLAINE COUNTY, IDAHO):  
 A. PLAT OF WOODSIDE SUBDIVISION NO. 27 PHASE 1, INST. NO. 454797
- UNDERGROUND UTILITY LOCATIONS ARE BASED ON SUBDIVISION DESIGN DRAWINGS, ABOVE GROUND APPURTENANCES AND UTILITIES VISIBLE AT THE TIME OF THE SURVEY. UTILITIES SHOULD BE LOCATED PRIOR TO ANY EXCAVATION.
- A TITLE COMMITMENT HAS BEEN ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 24704LBC-25540786, WITH A COMMITMENT DATE OF MARCH 10, 2025. CERTAIN INFORMATION CONTAINED IN SAID TITLE POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE OWNER OR AGENT TO REVIEW SAID TITLE POLICY. SOME OF THE ENCUMBRANCES AND EASEMENTS LISTED IN THE TITLE REPORT ARE NOT PLOTTABLE HEREON. REVIEW OF SPECIFIC DOCUMENTS IS REQUIRED, IF FURTHER INFORMATION IS DESIRED.
- REFER TO THE ORIGINAL PLAT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WOODSIDE SUBDIVISION NO. 27 PHASE 1, INST. NO. 454797, FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
- 10' PUBLIC UTILITY AND SNOW STORAGE EASEMENT PER WOODSIDE SUBDIVISION NO. 27, PHASE 1, INST. NO. 454797.
- ZONING: "GR"
- THIS PROPERTY IS SUBJECT TO A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR FREE AND UNOBSTRUCTED PASSAGE OF AIRCRAFT, INST. NO. 150169
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- THE DECLARATION OF CONDITIONS, COVENANTS, AND RESTRICTIONS HAVE BEEN RECORDED IN BLAINE COUNTY AS INSTRUMENT NUMBER

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	116.05'	970.00'	6°51'18"	N18° 29' 59"W	115.98'
C2	30.65'	20.00'	87°48'44"	N66° 14' 42"W	27.74'
C3	42.15'	530.00'	4°33'22"	S72° 09' 15"W	42.13'
C4	66.73'	530.00'	7°12'49"	S78° 02' 21"W	66.68'

**OWNER/SUBDIVIDER:**  
 WILLIAM DELACRUZ  
 PO BOX 2996  
 SUN VALLEY, ID 83353

**SURVEYOR:**  
 MARK W. VAN DUSER  
 GALENA-BENCHMARK ENGINEERING  
 PO BOX 733  
 KETCHUM, ID 83340

**PRELIMINARY**

PRELIMINARY PLAT SHOWING  
 LITTLE HAVEN SUBDIVISION

GALENA-BENCHMARK ENGINEERING  
 KETCHUM, IDAHO

SHEET 1 OF 1  
 Job No. 23234

**Return to Agenda**



**STAFF REPORT**  
**Hailey Planning and Zoning Commission**  
**Regular Meeting of December 1, 2025**

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

**Overview:** Consideration of a Planned Unit Development (PUD) Application by Campion Ice House, Inc., whereby the Applicant is seeking approval to construct a 6,536 square foot addition to the existing 34,997 square foot Campion Ice House Indoor Recreation Facility, located at 782 S. Main Street (Lot 2A, Block 1 Wertheimer Park) within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts. In exchange for the existing community benefit of an inclusive indoor recreational facility, the Applicant requests the following waivers to Hailey's Municipal Code:

- **A waiver to the Maximum Gross Floor area of 36,000 square feet.** With the proposed addition, the Applicant is proposing a maximum gross floor area of 41,533 square feet.
- **A waiver to the Minimum Setback Requirements for the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts.** With the proposed addition, the Applicant is proposing a zero-foot (0') setback along the western property line.

**Hearing:** December 1, 2025

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**Applicant:** Campion Ice House  
**Location:** 782 S. Main Street (Lot 2A, Block 1 Wertheimer Park)  
**Zoning:** Limited Business (LB) and Townsite overlay (TO) Zoning Districts  
**Lot size:** 236,766 square feet; (5.31 acres)

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners and public agencies on November 12, 2025. Onsite Notice was posted on November 24, 2025.

**Application:** The Applicant seeks to expand the existing 34,997 square-foot indoor recreational facility, which hosts various programmatic uses; the primary use being Campion Ice House. Under this PUD, the Applicant seeks approval to exceed the district's maximum gross floor area for Grouped Retail/Wholesale, as well as the minimum setback requirements for said district.

Per Hailey's Municipal Code, the maximum gross floor area for a Grouped Retail/Wholesale, within the Limited Business (LB) District, is 36,000 square feet. The Applicant is proposing an addition to the indoor recreational facility of 6,536 square feet, an addition that would increase the gross square footage to 41,533 square feet, or an increase above the maximum gross square footage requirement of 36,000 square feet.

Secondly, the Applicant is requesting a waiver to the Minimum Setback Requirements for the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts. With the proposed addition, the Applicant is proposing a zero-foot (0') setback. Per Hailey's Municipal Code, the minimum rear yard setback requirements for the Townsite Overlay (TO) Zoning District (when parcels are located within the TO, bulk requirements of the TO govern) are as follows:

1. Minimum Setbacks in the **TO** District in LR, GR, TN And **LB** Districts:

- Setback from property lines abutting other private property:
  - a. Fifteen percent (15%) of lot width, or ten feet (10'), whichever is less. However, no such setback shall be less than six feet (6') (see section [17.04M.090](#), table 1 of this article).
  - b. Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one foot (1') for every two and one-half feet (2<sup>1</sup>/<sub>2</sub>') of wall height (see section [17.04M.090](#), diagram 1 and table 2 of this article), but not less than the base setback noted in subsection D4a of this section, regardless of underlying zoning.

Based on the standards above, the proposed addition's rear yard setback (western property line) – per the TO District – shall be no less than six feet (6').

As outlined by Hailey's Municipal Code, to ensure a public benefit, PUDs shall provide one (1) or more amenity, commensurate with the size and density of the development, and commensurate with the modifications requested. The following public amenities are proposed:

**Amenities Proposed:** Chapter 17.10.030.I: General Requirements, Amenities, require that each Planned Unit Development Application provide one (1) or more amenities.

- An Active Recreational Facility is listed as an eligible amenity and defined in the Hailey Municipal Code as such:
  - o **Active Recreational Facilities:** Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the needs of the development. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity or replaced with another similar recreation facility.

Campion Ice House is a year-round recreational facility that benefits the community by supporting the physical and mental well-being of Hailey's residents, traveling visitors, and greater Wood River Valley. The facility further strengthens community relationships, social connections, and promotes economic development. This space provides opportunities for exercise and stress reduction, builds stronger community bonds through shared activities, and enhances local tourism in Hailey.

To summarize, the following waivers to Hailey's Municipal Code are requested:

**Waivers Requested:** Chapter 17.10.040: Developer Benefits, allows for the request of modifications or waivers of zoning and subdivision requirements. As such, the Applicant requests waivers to:

- The Maximum Gross Floor Area (36,000 sq. ft.) for Grouped retail/wholesale size in the Limited Business (LB) Zoning District (Section 17.04B.050).
- The Minimum Setback Requirements for the Townsite Overlay (TO) and Limited Business (LB) Zoning District are as follows (Section 17.04M.060).

Staff believe the proposed community benefit is commensurate with the waivers as requested by the Applicant. Through the approval of this PUD Application, the Applicant would be able to expand the existing facility to better meet the community’s needs, as well as the needs of the greater Wood River Valley.

**Procedural History:** On October 20, 2025, the Applicant submitted a Planned Unit Development Application, to be held concurrently with a Design Review Application. The Hailey Planning and Zoning Commission will consider the applications and hold a Public Hearing on December 1, 2025, in-person at City Hall, and virtually via Microsoft Teams.

<b>Standards of Evaluation</b>	
<b>17.10.030: General Requirements:</b>	
<b>A.</b>	<b>The minimum gross size for properties that may be developed as a PUD is one (1) acre, except in the Business and Limited Business zoning districts within the Central Business District, the minimum gross size shall be 18,000 square feet. All land within the development shall be contiguous except for intervening streets and waterways.</b>
<b>Staff Comments</b>	<i>The proposed PUD site is 5.31 acres or 236,766 square feet in size and, therefore, compliant with this standard.</i>
<b>B.</b>	<b>A tract or parcel of land proposed for PUD development must be in one (1) ownership or the subject of an application filed jointly by the owners of all property included.</b>
<b>Staff Comments</b>	<i>The parcel is in ownership of the City of Hailey, therefore, compliant with this standard.</i>
<b>C.</b>	<b>Area Development Plan:</b>
	<b>C.1 When the owner of Contiguous Parcels is required to obtain PUD approval for any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</b>
	<b>C.1.a Streets, whether public or private, shall provide an interconnected system and be adequate to accommodate anticipated vehicular and pedestrian traffic.</b>
<b>Staff Comments</b>	<i>N/A, as the Applicant is not proposing any new streets, neither public nor private.</i>
	<b>C.1.b 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.</b>
<b>Staff Comments</b>	<i>See above, Section 17.10.030.C.1.A.</i>
	<b>C.1.c Water main lines and sewer main lines shall be designed in the most effective layout feasible.</b>
<b>Staff Comments</b>	<i>Water and wastewater services are existing on the parcel, and no new services are proposed.</i>
	<b>C.1.d Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</b>
<b>Staff Comments</b>	<i>Utilities are existing, and no new services are proposed.</i>
	<b>C.1.e Park land shall be most appropriately located on the Contiguous Parcels.</b>
<b>Staff Comments</b>	<i>The proposed PUD does not include additional park space due to the parcel already being a recreational benefit to the community. Nearby community parcels include the Rodeo Grounds, Hailey’s Skate Park, the Welcome Center, and the Ice House Facility.</i>
	<b>C.1.f Grading and drainage shall be appropriate to the Contiguous Parcels.</b>
<b>Staff Comments</b>	<i>The parcel is developed, and the proposed addition will not affect the existing grading and drainage of the contiguous parcels.</i>

<b>C.1.g</b>	<b>Development shall avoid easements and hazardous or sensitive natural resource areas.</b>								
<b>Staff Comments</b>	<i>N/A, as no hazardous nor sensitive natural resource areas exist onsite.</i>								
<b>C.2</b>	<b>Upon any approval of the PUD Application, the Owner shall be required as a Condition of Approval to record the Area Development Plan or a PUD Agreement depicting and/or detailing the approved Area Development Plan. The Area Development Plan shall bind the Owner and Owner's successors.</b>								
<b>Staff Comments</b>	<i>The development of the PUD Agreement is currently underway and will be reviewed by the City Attorney prior to the Application's progression to the Hailey City Council. This agreement will be recorded as part of the Planned Unit Development Application, if approved by the City Council.</i>								
<b>D.</b>	<b>Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide for solar access to all south roofs and walls to the maximum extent feasible in order to promote energy efficiency.</b>								
<b>Staff Comments</b>	<i>N/A, as the structure is already in place and the PUD Application provides the opportunity to expand the existing facility.</i>								
<b>E.</b>	<b>Access: Access shall be provided in accordance with standards set forth in Chapter 16.04, Development Standards, of this Code. Buildings may not be so arranged that any structure is inaccessible to emergency vehicles.</b>								
<b>Staff Comments</b>	<i>N/A, as all vehicular and emergency accesses to the parcel are existing.</i>								
<b>F.</b>	<b>Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs.</b>								
<b>Staff Comments</b>	<i>NA, as all utilities exist underground.</i>								
<b>G.</b>	<b>Public Easement: In each case where a PUD project is located adjacent to public lands, a public easement to those lands shall be provided. All existing public accesses to public lands must be preserved.</b>								
<b>Staff Comments</b>	<i>N/A, as the proposed project is not located adjacent to public lands.</i>								
<b>H.</b>	<b>Pathways: In each case where a PUD project encompasses a non-vehicular pathway as depicted on the Master Plan, a pathway constructed to City standards shall be provided.</b>								
<b>Staff Comments</b>	<i>While the proposed PUD does not propose a new pathway, there are existing sidewalks, and other pedestrian connections throughout the parcel that facilitate safe pedestrian movement and connectivity.</i>								
<b>I.</b>	<b>Amenities: Each PUD shall provide one or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:</b>								
	<table border="1" style="width: 100%;"> <tr> <td style="width: 10%;"><b>I.1</b></td> <td><b>Green Space. All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public. Green space shall be set aside in accordance with the following formulas:</b></td> </tr> <tr> <td></td> <td> <table border="1" style="width: 100%;"> <tr> <td style="width: 40%;"><b>For residential PUDs</b></td> <td><b>A minimum of .05 acres per residential unit.</b></td> </tr> <tr> <td><b>For non-residential PUDs</b></td> <td><b>A minimum of 15% of the gross area of the proposed PUD.</b></td> </tr> </table> </td> </tr> </table>	<b>I.1</b>	<b>Green Space. All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public. Green space shall be set aside in accordance with the following formulas:</b>		<table border="1" style="width: 100%;"> <tr> <td style="width: 40%;"><b>For residential PUDs</b></td> <td><b>A minimum of .05 acres per residential unit.</b></td> </tr> <tr> <td><b>For non-residential PUDs</b></td> <td><b>A minimum of 15% of the gross area of the proposed PUD.</b></td> </tr> </table>	<b>For residential PUDs</b>	<b>A minimum of .05 acres per residential unit.</b>	<b>For non-residential PUDs</b>	<b>A minimum of 15% of the gross area of the proposed PUD.</b>
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<b>For non-residential PUDs</b>	<b>A minimum of 15% of the gross area of the proposed PUD.</b>								
<b>Staff Comment</b>	<i>N/A, as the Applicant is providing an Active Recreational Facility as their required amenity.</i>								
	<table border="1" style="width: 100%;"> <tr> <td style="width: 10%;"><b>I.2</b></td> <td><b>Active Recreational Facilities: Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the needs of the</b></td> </tr> </table>	<b>I.2</b>	<b>Active Recreational Facilities: Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the needs of the</b>						
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		<b>development. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity or replaced with another similar recreation facility.</b>				
<b>Staff Comment</b>		<i>The Applicant is continuing to provide an Active Recreational Facility to the Community as an amenity. The recreational facility benefits the community by providing a year-round facility which creates a sense of belonging. Community events, sports tournaments, and shared spaces help build a sense of community pride and belonging, while boosting the local economy by attracting visitors to Hailey, leading to increased spending on hospitality, fuel, and other goods and services.</i>				
	<b>I.3</b>	<b>Public Transit Facilities: Public transit facilities include a weather protected transit stop or transit station and must be located on a designated transit route.</b>				
<b>Staff Comment</b>		<i>N/A, as the Applicant is providing an Active Recreational Facility as their required amenity,</i>				
	<b>I.4</b>	<b>Preservation Of Vegetation: Preservation of significant existing vegetation on the site must include the preservation of at least seventy five percent (75%) of mature trees greater than six-inch (6”) caliper on the site.</b>				
<b>Staff Comment</b>		<i>N/A, as the Applicant is providing an Active Recreational Facility as their required amenity.</i>				
	<b>I.5</b>	<b>Wetlands: Protection of significant wetlands area must constitute at least ten percent (10%) of the gross area of the proposed PUD.</b>				
<b>Staff Comment</b>		<i>N/A, as the Applicant is providing an Active Recreational Facility as their required amenity.</i>				
	<b>I.6</b>	<b>River Enhancement: Enhancement of the Big Wood River and its tributaries, must include stream bank restoration and public access to or along the waterway.</b>				
<b>Staff Comment</b>		<i>N/A, as the Applicant is providing an Active Recreational Facility as their required amenity.</i>				
	<b>I.7</b>	<b>Community Housing: For residential PUDs, the provision of at least ten percent (10%) of the approved number of dwelling units or lots as community housing units affordable to households earning between seventy percent (70%) and one hundred twenty percent (120%) of the area median income. This provision may be modified for individual projects based on the merits of the proposal as determined by the Commission and Council.</b>				
<b>Staff Comment</b>		<i>NA, as the proposed PUD is not a residential PUD and this standard does not apply.</i>				
	<b>I.8</b>	<b>Local Deed-Restricted Housing: For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as local deed-restricted housing as defined by the local housing authority in its Community Housing Guidelines and reserved for households within the political boundaries of Blaine County Idaho (residing full-time in Hailey, Idaho), and whose primary residence is within the residential PUD.</b>				
<b>Staff Comment</b>		<i>NA, as the proposed PUD is not a residential PUD and this standard does not apply.</i>				
	<b>I.9</b>	<b>Real Property: Dedication or conveyance of real property or an interest in real property to the city.</b>				
<b>Staff Comment</b>		<i>N/A, as the Applicant is providing an Active Recreational Facility as their required amenity.</i>				
	<b>I.10</b>	<p><b>Sidewalks. Off-site sidewalk improvements shall be constructed according to City Standard Improvement Drawings and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:</b></p> <table border="1" style="margin-left: 40px;"> <tr> <td><b>For residential PUDs</b></td> <td><b>A minimum of 100 linear feet per residential unit.</b></td> </tr> <tr> <td><b>For non-residential or mixed-use PUDs</b></td> <td><b>A minimum of 100 linear feet per 1000 square feet of gross floor area.</b></td> </tr> </table>	<b>For residential PUDs</b>	<b>A minimum of 100 linear feet per residential unit.</b>	<b>For non-residential or mixed-use PUDs</b>	<b>A minimum of 100 linear feet per 1000 square feet of gross floor area.</b>
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<b>For non-residential or mixed-use PUDs</b>	<b>A minimum of 100 linear feet per 1000 square feet of gross floor area.</b>					
<b>Staff Comment</b>		<i>N/A, as the Applicant is providing an Active Recreational Facility as their required amenity.</i>				

	I.11	<b>Underground Parking: Underground parking must be provided for at least fifty percent (50%) of the required number of parking spaces in the PUD.</b>				
<b>Staff Comment</b>		<i>N/A, as the Applicant is providing an Active Recreational Facility as their required amenity.</i>				
	I.12	<p><b>Energy Consumption. All principal buildings within the PUD must comply with sustainable building practices, as follows:</b></p> <table border="1" style="margin-left: 40px;"> <tr> <td style="width: 30%;"><b>For residential PUDs</b></td> <td><b>Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.</b></td> </tr> <tr> <td><b>For non-residential or mixed-use PUDs</b></td> <td><b>Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</b></td> </tr> </table>	<b>For residential PUDs</b>	<b>Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.</b>	<b>For non-residential or mixed-use PUDs</b>	<b>Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</b>
<b>For residential PUDs</b>	<b>Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.</b>					
<b>For non-residential or mixed-use PUDs</b>	<b>Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</b>					
<b>Staff Comment</b>		<i>N/A, as the Applicant is providing an Active Recreational Facility as their required amenity.</i>				
	I.13	<b>Other Amenities: Other project amenities and/or benefits to the community that are found, by recommendation of the commission and approval of the council, to promote the purpose of this chapter and the goals and objectives of the comprehensive plan.</b>				
<b>Staff Comment</b>		<i>N/A, as the Applicant is providing an Active Recreational Facility as their required amenity.</i>				
<b>17.10.040: Developer Benefits:</b>						
<b>The Council may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this Chapter and the land use policies of the City.</b>						
<b>Staff Comment</b>		<p><i>Under this PUD, the Applicant is proposing to expand the existing recreational facility – a valuable community benefit to Hailey residents and the greater Wood River Valley, and in turn, requests the following waivers:</i></p> <ul style="list-style-type: none"> <li>• <i>The Maximum Gross Floor Area for Grouped retail/wholesale size in the Limited Business (LB) Zoning District (Section 17.04B.050) of 36,000 square feet.</i></li> <li>• <i>The Minimum Setback Requirements for the Townsite Overlay (TO) and Limited Business (LB) Zoning District are as follows (Section 17.04M.060).</i></li> </ul> <p><i>Staff believe the proposed community benefit is commensurate with the waivers as requested by the Applicant; however, look to the Commission and Council for further feedback.</i></p>				
<b>17.10.040.01: Density Bonus:</b>						
<b>A.</b>		<b>The following maximum increases in density may be granted only if one of the following conditions are met, and if no other density increase has been granted:</b>				
		<i>N/A</i>				
	<b>A.1</b>	<b>Ten percent (10%): Solar, wind, geothermal or other alternative renewable energy source will provide at least fifty percent (50%) of the total energy needs of the PUD.</b>				
<b>Staff Comment</b>		<i>N/A</i>				
	<b>A.2</b>	<b>Ten percent (10%): At least twenty five percent (25%) of the property included in the PUD is located in the floodplain and no development occurs within the floodplain.</b>				
<b>Staff Comment</b>		<i>N/A</i>				
	<b>A.3</b>	<b>Ten percent (10%): The developer of the PUD provides or contributes to significant off-site infrastructure benefiting the city (e.g., water tank, fire station).</b>				
<b>Staff Comment</b>		<i>N/A</i>				

	<b>A.4</b>	<b>Twenty percent (20%): The developer of the PUD provides or contributes to significant multi-modal infrastructure providing both vehicular and nonvehicular amenities benefiting the city and Wood River Valley.</b>
<b>Staff Comment</b>		<i>N/A.</i>
	<b>A.5</b>	<b>Ten percent (10%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for silver certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.</b>
<b>Staff Comment</b>		<i>N/A</i>
	<b>A.6</b>	<b>Fifteen percent (15%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for gold certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.</b>
<b>Staff Comment</b>		<i>N/A</i>
	<b>A.7</b>	<b>Twenty percent (20%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for platinum certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.</b>
<b>Staff Comment</b>		<i>N/A</i>
<b>B.</b>		<b>Density bonuses for project amenities and benefits to the community other than those listed here may be granted by unanimous vote of the council, following a recommendation by the commission, in order to carry out the purpose and intent of this chapter and the land use policies of the city. (Ord. 1191, 2015)</b>
<b>Staff Comment</b>		<i>N/A</i>
<b>17.10.040.02: Density Transfer:</b>		
<b>Densities may be transferred between zoning districts within a PUD provided the resulting density shall be not greater than aggregate overall allowable density of units and uses allowed in the zoning districts in which the development is located.</b>		
<b>Staff Comment</b>		<i>N/A</i>
<b>17.10.040.05: Phased Development Allowed:</b>		
<b>The development of the PUD may be planned in phases provided that as part of the general submission, a development schedule is approved which describes:</b>		
<b>A.</b>		<b>Parcels: The parcels that are to be constructed upon in each phase and the date of each phase submission.</b>
<b>Staff Comment</b>		<i>N/A, as the Applicant is not proposing a phased development, nor is City Staff requesting it.</i>
<b>B.</b>		<b>Number of Units: The number of units to be built in each submission.</b>
<b>Staff Comment</b>		<i>N/A</i>
<b>C.</b>		<b>Schedule For Completion: A schedule for making contributions (if any), for the completion of project amenities and public improvements, for posting of security pursuant to subsection 17.10.050.08 of this Chapter, for dedication of Green Space, for conveyance of community housing and/or provision of employee housing.</b>
<b>Staff Comment</b>		<i>N/A</i>
<b>D.</b>		<b>Stage Planning: Each stage within the PUD shall be so planned and related to existing and/or planned services and facilities, including commercial space, such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each stage shall also be planned so as to ensure that green space</b>

	<b>and any other amenities will be provided along with proposed construction at each phase of construction.</b>	
<b>Staff Comment</b>	N/A	
<b>17.10.040.06: Modifications to the Subdivision Standards:</b>		
<b>Standards in the Subdivision Title for streets, sidewalks, alleys, and easements, lots and blocks, and parks may be allowed. The requirements for sidewalks in the zoning districts set forth in Section 16.04.030 shall not be waived.</b>		
<b>Staff Comment</b>	<i>N/A, as all streets, sidewalks, alleys, easements and public amenities are existing and the proposed PUD will not change or amend the existing Infrastructure.</i>	
<b>Subsection 17.10.050.04(C) sets forth Standards of Evaluation required by the City Council.</b>		
<b>A.</b>	<b>Standards of Evaluation</b>	
	<b>A.1</b>	<b>The proposed development can be completed within one (1) year of the date of approval or phase according to a development schedule as submitted in accordance with Section 17.10.040.05 of this chapter and approved by the City;</b>
<b>Staff Comment</b>	<i>This standard shall be met within the standard timeline of a Building Permit, or 548 days. This has been added as a Condition of Approval.</i>	
	<b>A.2</b>	<b>The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic;</b>
<b>Staff Comment</b>	<i>The existing public street, Main Street or HWY 75, is adequate to carry the traffic generated from the existing facility.</i>	
	<b>A.3</b>	<b>The PUD will not create excessive additional requirements at public cost for public facilities and services;</b>
<b>Staff Comment</b>	<i>No excessive costs are anticipated from this project.</i>	
	<b>A.4</b>	<b>The existing and proposed utility services are adequate for the population densities and non-residential uses proposed;</b>
<b>Staff Comment</b>	<i>Utility services are available and are adequate to service the density proposed.</i>	
	<b>A.5</b>	<b>The development plan incorporates the site's significant natural features;</b>
<b>Staff Comment</b>	<i>The site does not contain any natural features worthy of protection.</i>	
	<b>A.6</b>	<b>Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner;</b>
<b>Staff Comment</b>	<i>N/A, as no phases are proposed.</i>	
	<b>A.7</b>	<b>One or more amenities as set forth in subsection 17.10.030I of this chapter shall be provided to ensure a public benefit;</b>
<b>Staff Comment</b>	<i>Please refer to Section I of this report for further details.</i>	
	<b>A.8</b>	<b>All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and</b>
<b>Staff Comment</b>	<i>All exterior lighting exists and any new lighting with the proposed addition shall be compliant with Hailey's Outdoor Lighting Code, This has been made a Condition of Approval.</i>	
	<b>A.9</b>	<b>The proposed PUD Agreement is acceptable to the applicant and the City.</b>
<b>Staff Comment</b>	<i>A draft PUD Agreement is currently under review by the City Attorney. The City Attorney will review the PUD Agreement, and comments, if any, will be brought to the City Council.</i>	

Summary and Suggested Conditions: The Commission shall conduct a public hearing and review the Application, all supporting documents and plans, and recommendations of City Staff, in making their recommendation to the Council. In any public hearing on a PUD Application, the presiding officer may order the hearing to be continued for up to thirty (30) days at the same place, in which case no further published notice shall be required.

1. The project shall receive Planned Unit Development approval subject to the conditions outlined herein, and any further conditions noted within the PUD Agreement.
2. Waivers are hereby granted as follows:
  - a. Waiver of the Maximum Gross Floor Area for Grouped Retail/Wholesale of (36,000 sq. ft.) in the Limited Business (LB) Zoning District (Section 17.04B.050).
  - b. Waiver of the Minimum Setback Requirements for the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts (Section 17.04M.060).
3. In exchange for the waivers granted, the Applicant shall continue to provide the following community benefit: Active Recreational Facility. The Campion Ice House is a year-round recreational facility that benefits the community by supporting the physical and mental well-being of Hailey's residents, traveling visitors, and greater Wood River Valley. The facility further strengthens community relationships, social connections, and promotes economic development. This space provides opportunities for exercise and stress reduction, builds stronger community bonds through shared activities, and enhances local tourism in Hailey.
4. The proposed development can be completed within the standard timeline of a Building Permit, or 548 days.
5. All exterior lighting for the addition shall comply with the standards set forth in subsection 17.08C of this chapter.

**Motion Language:**

**Approval:** Motion to recommend approval by the Hailey City Council, the Planned Unit Development (PUD) Application by Campion Ice House, for approval to expand the existing 34,997 square foot building by 6,536 square feet, to continue to provide the community with an Active Indoor Recreational Facility, as the project's community benefit, located at 782 S. Main Street (Lot 2A, Block 1, Wertheimer Park) in the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts, finding that the project meets the standards under Section 17.10 of the Hailey Municipal Code, subject to Conditions 1-5 above.

**Denial:** Motion to deny the Planned Unit Development (PUD) Application by Campion Ice House, for approval to expand the existing 34,997 square foot building by 6,536 square feet, to continue to provide the community with an Active Indoor Recreational facility, as the project's community benefit, located at 782 S. Main Street (Lot 2A, Block 1, Wertheimer Park) in the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts; finding that the project does not meet the standards under Section 17.10 of the Municipal Code \_\_\_\_\_ [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 for the Planned Unit Development (PUD) Application by Campion Ice House to \_\_\_\_\_ [the Commission should specify a date].



October 17, 2025

Community Development  
Planning and Zoning  
115 Main Street  
Hailey, ID 83333

**Subject: Champion Ice Rink Facility Community Asset Letter**

To Whom It May Concern,

This letter serves as a request to waive the setback minimums and a description of how the Champion Ice House and all of the facilities programming is a benefit to the Wood River Valley.

Since opening in 2015, the Champion Ice House has become a cornerstone of recreation and community life in Hailey. Originally operating as a seasonal rink six to seven months a year, the facility quickly evolved to host year-round activities—from pickleball, youth indoor soccer, and lacrosse to community events like Home & Garden Shows and quinceañeras.

As demand for ice sports grew, we expanded operations to include summer camps, clinics, and open skating. Over the past decade, nearly 500,000 people have enjoyed the facility, generating a significant economic impact across Hailey and the entire Wood River Valley. SUNS games alone bring in 500–900 patrons per event—one of the largest winter gatherings in the community—offering a family-friendly, safe, and vibrant local experience.

Youth tournaments and state championships have drawn visitors who stay in local hotels, shop at retailers, and dine in our restaurants—often during the quieter winter months. We've proudly hosted IAHA State Tournaments, welcomed national hockey camps, and served as a summer field trip destination for the BCRD.

We've also expanded the scope of ice recreation by introducing curling, with over 120 weekly participants in our Monday night league and a successful first annual bonspiel. Public skates, Free Family Skate Nights, and Learn-to-Skate classes ensure everyone—from beginners to future athletes—can enjoy time on the ice.

Beyond recreation, Champion Ice House serves as a hub for community connection and philanthropy. We partner with nonprofits such as Higher Ground, hosting adaptive sled hockey, and support the Hunger Coalition through our holiday food drives.

In just ten years, the Champion Ice House has enriched the lives of residents and visitors alike—strengthening our community, supporting local businesses, and creating a place for everyone to gather, play, and belong. We remain committed to growing that positive impact for years to come.

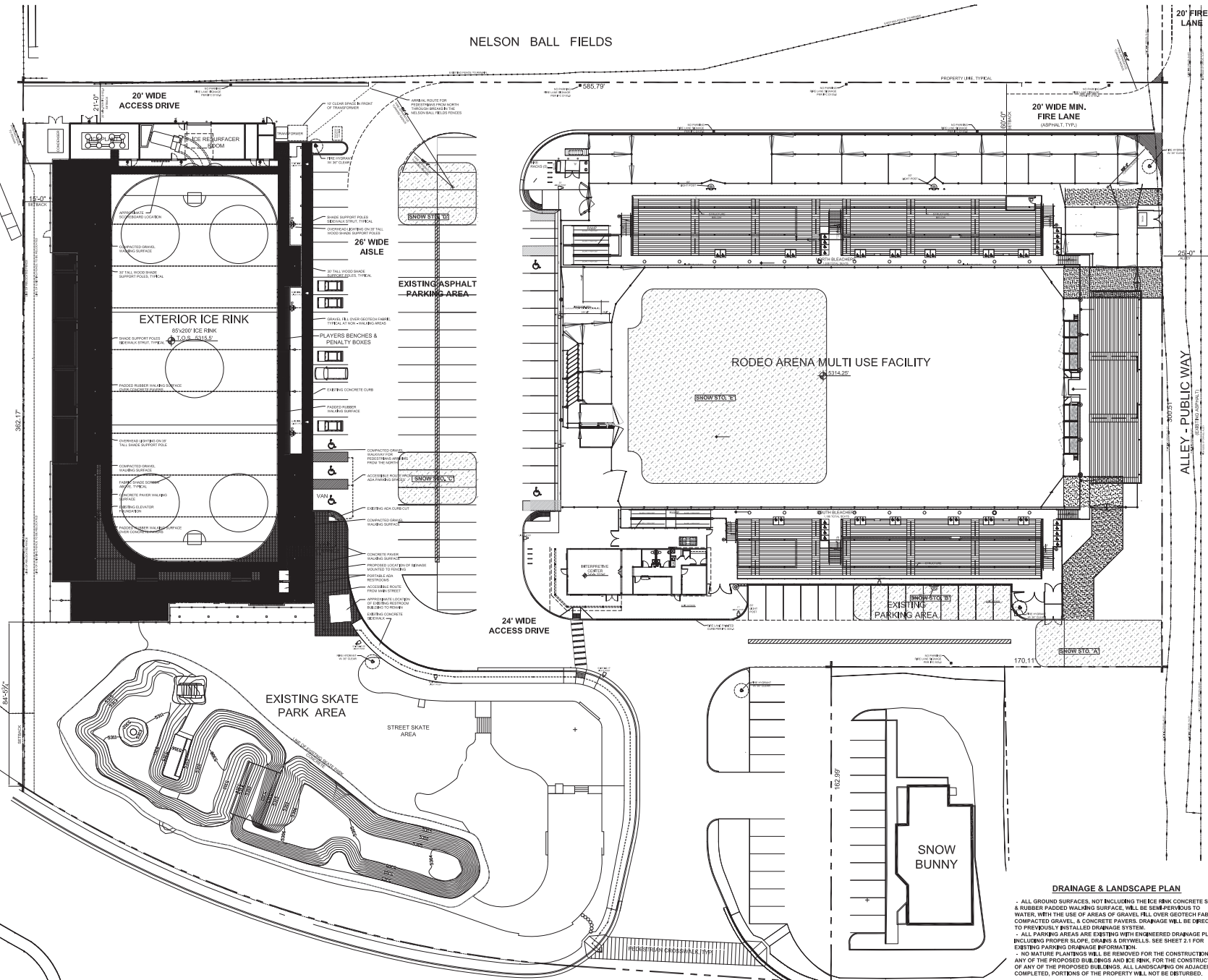
Sincerely,

Sarah Benson, Executive Director Hailey Ice

NELSON BALL FIELDS

OWNERSHIP OF DOCUMENTS: This document, and the ideas and designs incorporated herein, is the property of RUSTIC TO LATHAM/BLAINE MANOR ARCHITECTURE, P.A., and is to be used in whole or in part for any other project without written authorization of RUSTIC TO LATHAM/BLAINE MANOR ARCHITECTURE, P.A.

BLAINE MANOR



STAGING & CONTRACTOR PARKING PLAN

- A PORTION OF THE ROW OF PARKING CLOSEST TO THE PROPOSED ICE RINK FACILITY WILL BE THE STAGING LOCATION OF THE MAJORITY OF THE BUILDING MATERIALS IF ADDITIONAL SPACE IS NEEDED, OR IF OTHER EVENTS REQUIRE THE USE OF THOSE PARKING SPACES. THERE IS SUFFICIENT SPACE FOR MATERIAL STORAGE WITHIN THE CONSTRUCTION FENCING AT THE NORTHWEST AND SOUTHWEST CORNERS OF THE PROPERTY. NO PORTION OF THE EXISTING FIRE ACCESS LANE WILL BE BLOCKED.
- EXISTING CONSTRUCTION FENCING WILL REMAIN DURING CONSTRUCTION WITH ADJUSTMENTS TO FENCE LOCATIONS AS CONSTRUCTION PROGRESS REQUIRES. TEMPORARY CONSTRUCTION FENCING WILL BE REMOVED WHEN PROPOSED PERMANENT FENCING IS INSTALLED.
- CONTRACTOR AND WORKER PARKING, JOBSITE TRAILER, TEMPORARY PORTABLE RESTROOMS AND JOBSITE DUMPSTERS WILL UTILIZE A PORTION OF THE ROW OF PARKING CLOSEST TO THE PROPOSED ICE RINK.
- EXCAVATION STOCKPILE AREAS WILL BE LOCATED IN THE NORTHWEST CORNER AND THE SOUTHWEST CORNER OF THE PROPERTY.

SNOW STORAGE CALCULATIONS	
TOTAL SNOW STORAGE REQUIRED (25% OF PARKING & CIRCULATION AREA)	60,787 SQ.FT.
TOTAL SNOW STORAGE PROVIDED:	
SNOW STORAGE 'A'	1,541 SQ.FT.
SNOW STORAGE 'B'	1,447 SQ.FT.
SNOW STORAGE 'C'	1,113 SQ.FT.
SNOW STORAGE 'D'	1,203 SQ.FT.
SNOW STORAGE 'E'	9,912 SQ.FT.
TOTAL	15,356 SQ.FT.

EXISTING PARKING CALCULATIONS			
FACILITY	FACTOR	PARKING REQUIRED	PARKING PROVIDED
ICE RINK		89'	
INTERPRETIVE CENTER	2,160 SQ.FT. / 1,000	2	
RODEO ARENA	59,524 SQ.FT. / 5,000	12	
SKATE PARK	41,142 SQ.FT. / 5,000	8	
TOTAL		112	112
TOTAL WINTER SEASON REQUIREMENTS		90	90
MINUS SKATE PARK & RODEO ARENA		28	28
BICYCLE SPACES	112 x .25		28
NUMBER USED WITH ORIGINAL APPROVED DESIGN REVIEW APPLICATION			

DRAINAGE & LANDSCAPE PLAN

- ALL GROUND SURFACES, NOT INCLUDING THE ICE RINK CONCRETE SLAB & RUBBER PADDED WALKING SURFACE, WILL BE SEMI-PERVIOUS TO WATER, WITH THE USE OF AREAS OF GRAVEL FILL OVER GEOTEX FABRIC, COMPACTED GRAVEL, & CONCRETE PAVERS. DRAINAGE WILL BE DIRECTED TO PREVIOUSLY INSTALLED DRAINAGE SYSTEM.
- ALL PARKING AREAS ARE EXISTING WITH ENGINEERED DRAINAGE PLANS INCLUDING PROPER SLOPE, DRAINS & DRYWELLS. SEE SHEET 2.1 FOR EXISTING PARKING DRAINAGE INFORMATION.
- NO NATIVE PLANTINGS WILL BE REMOVED FOR THE CONSTRUCTION OF ANY OF THE PROPOSED BUILDINGS AND ICE RINK. FOR THE CONSTRUCTION OF ANY OF THE PROPOSED BUILDINGS, ALL LANDSCAPING ON ADJACENT, COMPLETED, PORTIONS OF THE PROPERTY WILL NOT BE DISTURBED.

LEGEND



LOT AREA: 231,360 SQ.FT. (5.31 AC.)

SCALE: 1" = 20' - 0"



DESIGN REVIEW SUBMITTAL: FEBRUARY 11, 2014

**Return to Agenda**



**STAFF REPORT**  
**Hailey Planning and Zoning Commission**  
**Regular Meeting of December 1, 2025**

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

**Overview:** Consideration of a Design Review Application submitted by Champion Ice House for the construction of a 6,536 square foot addition to the existing 34,997 square foot Indoor Recreational Facility, located at 782 S. Main Street (Lot 2A, Block 1 Wertheimer Park) in the Limited Business (LB) and Townsite Overlay (TO) Zoning District.

**Hearing:** December 1, 2025

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**Applicant:** Champion Ice House  
**Location:** 782 S. Main Street (Lot 2A, Block 1 Wertheimer Park)  
**Zoning:** Limited Business (LB) and Townsite Overlay (TO) Zoning District.  
**Lot size:** 236,766 square feet (5.31 acres)

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on November 12, 2025.

**Application:** The Applicant is proposing to construct a 6,536 square foot addition to the existing 34,997 square foot Indoor Recreational Facility known as Hailey Ice. The proposed addition will support the demand for the growing year-round activities from pickleball, youth indoor soccer, and lacrosse, as well as other community events like Home and Garden shows, Bazaars, and more.

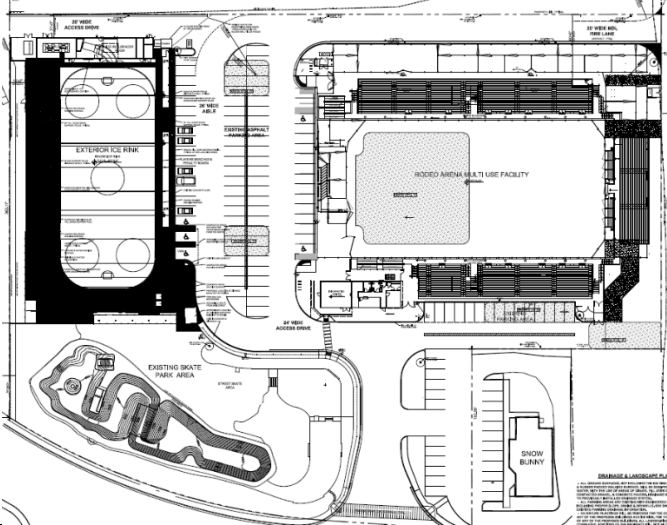
**Proposed Addition of the Indoor Recreation Facility includes:**

- Expansion of the existing Café
- Relocation and enlargement of the Goodwin Conference Room
- Addition of three (3) new locker rooms
- Referee locker room
- Additional Laundry room
- Storage garage for the exterior Zamboni and snowplow


All other items – from onsite parking, utilities, pedestrian connectivity, and vehicular circulation – remain unaltered.

**Background and Procedural History:** On October 20, 2025, the Applicant submitted a Design Review Application, to be heard concurrently with a Planned Unit Development Application by the Hailey Planning and Zoning Commission. The joint Applications were submitted for consideration and approval of the 6,536 square foot addition to the existing Recreational Facility, known as Hailey Ice. The Design Review Application was submitted on October 20, 2025, and certified complete on November 12, 2025. A public hearing before the Planning and Zoning Commission is scheduled for December 1, 2025, in the Hailey City Council Chambers and virtually via Microsoft Teams.

<b>General Requirements for all Design Review Applications</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	<b>Complete Application</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<b>Engineering:</b> <i>No Comments</i>
				<b>Life/Safety:</b> <i>The current fire alarm system does not meet the requirements for an increased occupant load and must be configured to meet IFC 907.2.1.1. The Applicant shall meet with the Fire Chief to determine occupant load based on design.</i>
				<b>Water and Sewer:</b> <i>No comments</i>
				<b>Building:</b> <i>No comments</i>
			<b>Streets, Landscaping, Other:</b> <i>No comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	<b>17.08A Signs:</b> <i>The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</i>
			<i>Staff Comments</i>	<i>N/A, no new signage is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<b>See Section 17.09.040 for applicable code.</b>
			<i>Staff Comments</i>	<p><i>The proposed project is located in the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts.</i></p> <ul style="list-style-type: none"> <li>- <i>Existing, previously approved, parking calculations are shown on the Site Plan for the development of the Hailey Ice Facility in 2014.</i></li> <li>- <i>89 spaces have been provided for the Ice Rink; however more spaces are available when combined with the other programmatic uses in Wertheimer Park.</i></li> <li>- <i>Onsite parking for the 6,536 square foot addition would require one (1) parking space per 1,000 square feet (17.09.040.05), which would require six (6) additional onsite parking spaces.</i></li> </ul> <p><i>In total, 112 parking spaces are provided for the multi-use area, which includes the Skate Park, Welcome Center, Rodeo Arena, and Ice Rink. The parking requirement for the Indoor Recreational Facility, including the addition, requires 95 onsite parking spaces. The project complies with this standard by providing and maintaining the existing 112 parking spaces onsite.</i></p>

				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p><b>17.09.040.06: EXCESS OF PERMITTED PARKING:</b></p> <p><b>A. Approval Required:</b> No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.</p> <p><i>N/A- Site parking requirements have been fulfilled and do not exceed this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.08C.040 Outdoor Lighting Standards</b></p>	<p><b>17.08C.040 General Standards</b></p> <ol style="list-style-type: none"> <li>a. All exterior lighting shall be designed, located and lamped in order to prevent:             <ol style="list-style-type: none"> <li>1. Overlighting;</li> <li>2. Energy waste;</li> <li>3. Glare;</li> <li>4. Light Trespass;</li> <li>5. Skyglow.</li> </ol> </li> <li>b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</li> <li>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</li> <li>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</li> <li>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</li> </ol> <p><i>Staff Comments</i></p> <p><i>The additional lighting specifications are shown on the elevation plan and are proposed to match the existing exterior lighting. The new exterior sconces are proposed to be located on the addition's exterior.</i></p> <ul style="list-style-type: none"> <li>- <i>Lighting proposed:</i> <ul style="list-style-type: none"> <li>o <i>Exterior surface-mount sconce wall fixture to be downlit with full cut-off to prevent light trespass.</i></li> </ul> </li> </ul>

				<i>The standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Bulk Requirements</b>	<p><b>Zoning District:</b> (LB) Limited Business and (TO) Townsite Overlay: <i>The required setbacks are as follows:</i></p> <p><b>Maximum Height:</b> 35'</p> <p><b>Minimum Setbacks from property lines abutting other private property:</b></p> <ul style="list-style-type: none"> <li>- <b>Base setback:</b> Fifteen percent (15%) of lot width, or ten feet (10'), whichever is less. However, no such setback shall be less than six feet (6') (see section <a href="#">17.04M.090</a>, table 1 of this article).</li> <li>- <b>Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one foot (1') for every two and one-half feet (2<sup>1</sup>/<sub>2</sub>') of wall height (see section <a href="#">17.04M.090</a>, diagram 1 and table 2 of this article), but not less than the base setback noted in subsection D4a of this section, regardless of underlying zoning.</b></li> <li>- <b>Based on the standards above, setbacks per the TO District – shall be no less than six feet (6').</b></li> <li>- <b>Lot Coverage: 70%</b></li> </ul>
			<b>Staff Comments</b>	<p><i>Zoning District(s): Limited Business (LB) and Townsite Overlay (TO)</i></p> <p><i>The Applicant is proposing the following setbacks from the building for the addition.</i></p> <ul style="list-style-type: none"> <li>- <i>Maximum Height Permitted: 35'</i></li> <li>- <i>Proposed Height: Tallest proposed roofline is 34'-10", measured to the top of the highest parapet.</i></li> <li>- <i>Proposed Setbacks from property lines abutting other private property:</i> <ul style="list-style-type: none"> <li>▪ <i>Rear Yard: 0' - The Applicant has requested a waiver through the PUD process for building setbacks. Instead of the base setback of 6', the Applicant has requested a 0' setback along the western property line to accommodate for the addition.</i></li> <li>▪ <i>Front: No changes proposed.</i></li> <li>▪ <i>Side (S): No changes proposed</i></li> <li>▪ <i>Side (N): No changes proposed.</i></li> </ul> </li> <li>- <i>Maximum Lot Coverage: 70%</i> <ul style="list-style-type: none"> <li>▪ <i>Proposed Lot coverage: 17%</i></li> </ul> </li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.070(A)1 Street Improvements Required</b>	<b>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</b>
			<b>Staff Comments</b>	<i>Sidewalk and drainage improvements exist for the development. That said, Staff request that the Applicant submit a Drainage Plan, applicable to onsite features, that includes the addition. This shall be submitted prior to the issuance of a Building Permit. This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.06.070(B) Required Water System Improvements</b>	<b>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, 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.</b>
			<b>Staff Comments</b>	<i>N/A, as no alley access exists or is proposed.</i>

<b>Design Review Requirements for Non-Residential, Multifamily, and/or Mixed-Use Buildings within the City of Hailey</b>				
<b>1. Site Planning: 17.06.080(A)1, items (a) thru (n)</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and <i>Staff Comments</i></b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	<p><b>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings.</b></p> <p><i>Staff Comments</i>            The building is existing and is designed with all entrances, windows, and outdoor gathering places situated along the south and southeast sides of the building, maximizing solar gain for those areas. The existing configuration allows for safe access to the building during winter months while providing excellent light during all months of the year. The addition is proposed along the western property line, which retains the same orientation of the existing building onsite.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	<p><b>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.</b></p> <p><i>Staff Comments</i>            The area was approved for development in 2014. All plant material was inventoried and analyzed at that time. No additional plant materials are proposed, and all existing trees will remain onsite.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	<p><b>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</b></p> <p><i>Staff Comments</i>            The existing site access is from a single ingress/egress location from Main Street, as shown below. All access points, sidewalks, pathways, and other public infrastructure were completed throughout the construction of Wertheimer Park. Existing infrastructure continues to provide safe pedestrian access through and around the site.</p> <div style="text-align: center;">  </div>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	<p><b>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas</b></p>

				shall be screened with landscaping, enclosures, fencing or by the principal building.		
			<i>Staff Comments</i>	<i>No changes to site services, including trash, are proposed.</i>  <i>All mechanical equipment, including the transformer and gas meter, is located at the rear of the building near the condenser, and is screened. No additional equipment is proposed with the addition.</i>		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1e	e. Where alleys exist, or are planned, they shall be utilized for building services.		
			<i>Staff Comments</i>	<i>N/A. There is no existing alley to be utilized for building services.</i>		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	f. Vending machines located on the exterior of a building shall not be visible from any street.		
			<i>Staff Comments</i>	<i>N/A. No exterior Vending Machines are proposed with this project.</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.) i. Parking areas located within the SCI zoning district may be located at the side or rear of the building. ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.		
			<i>Staff Comments</i>	<i>All onsite parking exists, with most of the onsite parking located between the ice rink and the arena.</i>		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.02	<b>Loading Space Requirements and Dimensions: The following regulations apply to all commercial and industrial uses with onsite loading areas:</b> a. Requirements: One loading space shall be provided for any single retail, wholesale, or warehouse occupancy with a floor area in excess of 4,000 square feet, except grocery and convenience stores where one loading space shall be provided for a floor area in excess of 1,000 square feet. An additional loading space shall be required for every additional 10,000 square feet of floor area, except grocery and convenience stores where an additional loading space shall be required for every additional 5,000 square feet of floor area. Such spaces shall have a minimum area of 500 square feet, and no dimension shall be less than 12’.		
			<i>Staff Comments</i>	<i>N/A, as no loading space is proposed nor required for this development.</i>		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1h	h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.		
			<i>Staff Comments</i>	<i>N/A, as there is no existing alley. The site and onsite parking area can be accessed via Main Street, as well as through a small access lane that runs behind the parcel.</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	i. Snow storage areas shall be provided on-site as follows: where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.		
			<i>Staff Comments</i>	<i>Snow storage areas for the project were approved in prior Applications. Snow calculations will not change with the proposed addition. The following chart shows the approved snow storage areas for all Wertheimer Park:</i>		
				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Total parking and Circulation Areas</td> <td style="width: 40%; text-align: center;">60,787 sq. ft.</td> </tr> </table>	Total parking and Circulation Areas	60,787 sq. ft.
Total parking and Circulation Areas	60,787 sq. ft.					



October 17, 2025

Community Development  
Planning and Zoning  
115 Main Street  
Hailey, ID 83333

**Subject: Description of Proposed Addition to Campion Ice Rink Facility**

To Whom It May Concern,

This letter provides a description of the proposed addition to the existing Campion Ice Rink facility.

The proposed addition totals 6,536 square feet, expanding upon the existing 34,997-square-foot facility. The new construction will be located on the western side of the existing building, measuring 217 feet by 30 feet.

The exterior materials will match the existing building, utilizing a similar corrugated metal siding and trim detailing to ensure architectural consistency. The addition has been designed to reduce the overall visual bulk of the existing western elevation, which faces the Blaine Manor Housing Development.

The program for the addition includes the following components:

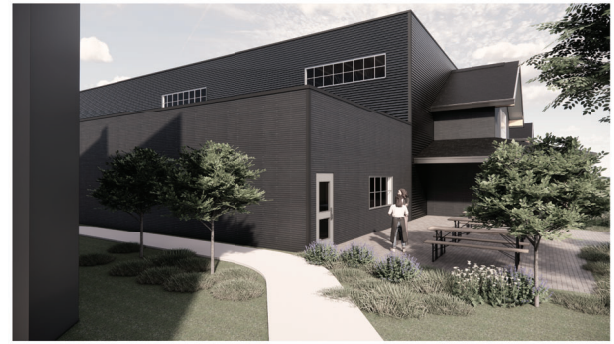
- Expansion of the existing Café
- Relocation and enlargement of the Goodwin Conference Room
- Addition of three new locker rooms:
  - Girls' Locker Room with restroom
  - Sun Valley Suns dedicated Locker Room and restroom
  - Suns Visitors Locker Room and restroom
- Referee Locker Room
- Additional Laundry Room
- Storage Garage for the exterior zamboni and snow plow

We believe this addition will enhance the overall function of the facility while maintaining compatibility with its existing design and surrounding context.

Sincerely,

Mike Brunelle, Brunelle Architects/Hailey Ice Board of Director member

Index of Drawings	
A-0.0	Cover
A-0.20	Topographic Map (Partial)
A-1.0	Record of Survey
A-1.1	Existing Images
A-100	Site Plan
A-101	Flow plans
A-201	elevations



### Project Information

**Parcel Number:** RPH049901002A  
**Legal Description:** Lot 2A, Block 1, Wertheimer Park  
**Project Location:** 771 Main Street South, Hailey, Idaho  
**Building Code:** 2018 International Building Code  
 2018 International Fire Code  
 2018 Inter Energy Conservation Code  
 2017 National Electrical Code  
 2017 Idaho State Plumbing Code  
**Building Department:** City of Hailey  
**Building Use:** Ice Rink Facility  
**Property Zoning:** LB - Limited Business  
 TO - Townsite Overlay  
**Occupancy:** A-4 Assembly  
**Types of Construction:** Type II-B  
**Site Area:** 5.31 acres

Area Schedule - Living	
Level	Area
ADDITION - main	63,367 SF
	63,367 SF

### Campion Ice House Addition

**Owner:** Hailey Ice House  
**Architect:** Brunelle Architects, Inc.  
**Contractor:** Wilson Construction  
**Structural Engineer:** Maxwell Structural Design Studio  
**Surveyor/Civil Engineer:** Benchmark & Associates  
**Photographer:** [Name]



### Project Team

**Owner:** Hailey Ice, Inc.  
 P.O. Box 4616  
 Hailey, ID 83333  
 208/788-3325  
**Architect:** Brunelle Architects  
 Mike Brunelle  
 190 Cranbrook Rd  
 P.O. Box 3204  
 Hailey, ID 83333  
 208-589-0771  
 mike@brunellearchitects.com  
**Surveyor/Civil Engineer:** Benchmark & Associates  
 Robert Brewer  
 P.O. Box 733  
 Ketchum, ID 83340  
 208/726-8512  
 rob@galena-benchmark.com  
**Contractor:** Wilson Construction  
 Brandon Crego / Keith Leffelman  
 251 Northwood Way Suite F  
 PO Box 6770  
 Ketchum, ID 83340  
 208/726-9776  
 bcrego@wilsonconstruction.com  
 kreffelman@wilsonconstruction.com  
**Structural Engineer:** Maxwell Structural Design Studio  
 Craig Maxwell P.E.  
 105 Lewis St  
 Ketchum, ID 83340  
 P.O. Box 1911  
 Sun Valley, ID 83353  
 208/721-2171  
 cmax@maxwellstds.com  
 rob@galena-benchmark.com



# Campion Ice House Addition

## Campion Ice House Hailey Ice Rink Facility Hailey, Idaho

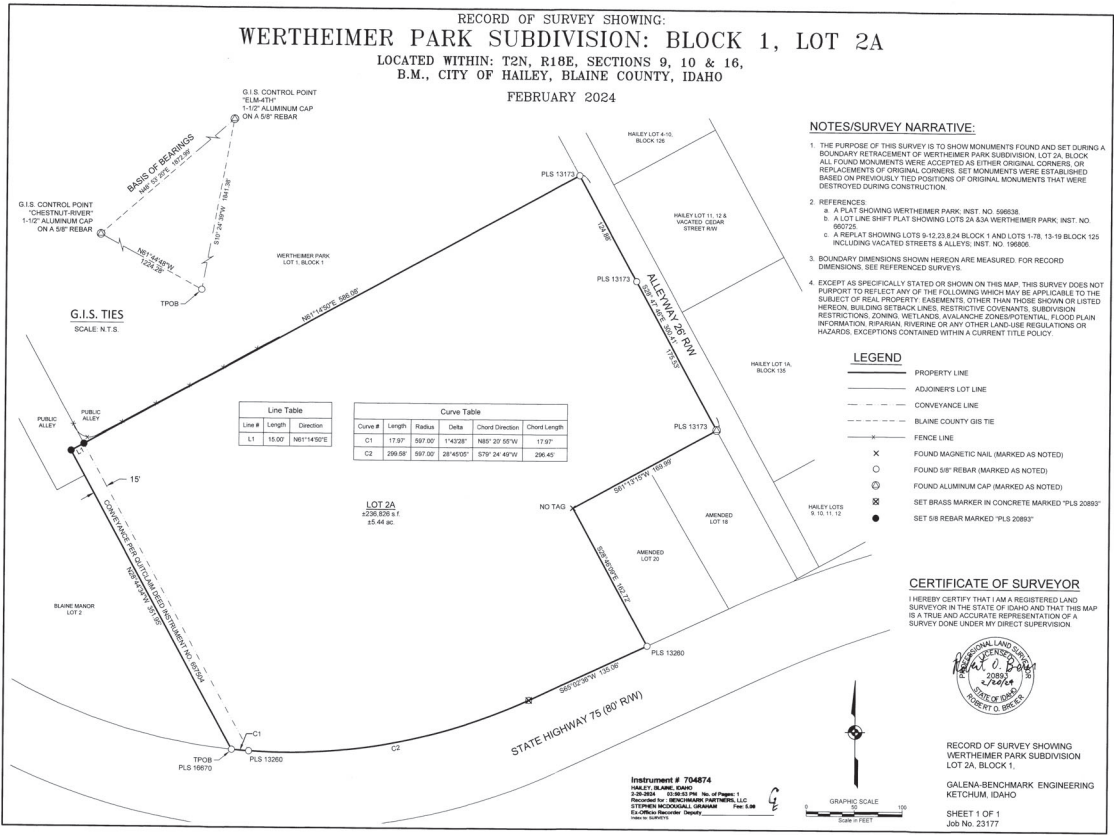
**BRUNELLE ARCHITECTS, INC**  
 MIKE BRUNELLE  
 190 CRANBROOK RD  
 PO BOX 3204  
 HAILEY, IDAHO  
 83333  
 P. 208.589.0771  
 MIKE@BRUNELLEARCHITECTS.COM

Cover  
 00000 001  
 00000 001  
 00000 001  
**A-0.0**  
 00000 001  
 00000 001



RECORD OF SURVEY SHOWING:  
**WERTHEIMER PARK SUBDIVISION: BLOCK 1, LOT 2A**  
 LOCATED WITHIN: T2N, R18E, SECTIONS 9, 10 & 16,  
 B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

FEBRUARY 2024



Line #	Length	Direction
L1	15.00	N81°14'50"E

Curve #	Length	Radius	Data	Chord Direction	Chord Length
C1	17.97	587.00	1°42'38"	N89°27'50"W	17.97
C2	299.58	997.00	28°45'05"	S79°24'47"W	226.45

**LOT 2A**  
 2,326.528 ±  
 0.54 ac

- NOTES/SURVEY NARRATIVE:**
- THE PURPOSE OF THIS SURVEY IS TO SHOW MONUMENTS FOUND AND SET DURING A BOUNDARY RETRACEMENT OF WERTHEIMER PARK SUBDIVISION LOT 2A, BLOCK 1. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS OR REPLACEMENTS OF ORIGINAL CORNERS. SET MONUMENTS WERE ESTABLISHED BASED ON PREVIOUSLY TIED POSITIONS OF ORIGINAL MONUMENTS THAT WERE DESTROYED DURING CONSTRUCTION.
  - REFERENCES:
    - a. A PLAT SHOWING WERTHEIMER PARK, INST. NO. 38858.
    - b. A LOT LINE SHFT PLAT SHOWING LOTS 2A & 3A WERTHEIMER PARK, INST. NO. 38732.
    - c. A REPLAT SHOWING LOTS 9-12, 23, 8, 24 BLOCK 1 AND LOTS 1-7B, 13-19 BLOCK 125 INCLUDING VACATED STREETS & ALLEYS, INST. NO. 196806.
  - BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED FOR RECORD DIMENSIONS. SEE REFERENCED SURVEYS.
  - EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT OF REAL PROPERTY: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVULSION, CONSEQUENTIAL FLOOD PLAIN INFORMATION, RIPARIAN, MINERINE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS, EXCEPTIONS CONTAINED WITHIN A CURRENT TITLE POLICY.

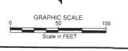
- LEGEND**
- PROPERTY LINE
  - ADJOINER'S LOT LINE
  - CONVEYANCE LINE
  - BLAINE COUNTY GIS TIE
  - FENCE LINE
  - X FOUND MAGNETIC NAIL (MARKED AS NOTED)
  - FOUND 5/8" REBAR (MARKED AS NOTED)
  - ⊙ FOUND ALUMINUM CAP (MARKED AS NOTED)
  - SET BRASS MARKER IN CONCRETE MARKED "PLS 20897"
  - SET 5/8" REBAR MARKED "PLS 20897"

**CERTIFICATE OF SURVEYOR**  
 I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY DONE UNDER MY DIRECT SUPERVISION.



RECORD OF SURVEY SHOWING  
 WERTHEIMER PARK SUBDIVISION  
 LOT 2A, BLOCK 1.  
 GALENA BENCHMARK ENGINEERING  
 KETCHUM, IDAHO  
 SHEET 1 OF 1  
 JOB NO. 23177

Instrument # 704874  
 MADE BY: Robert O. Bollen  
 2/20/24 10:30:23 PM No. of Pages: 1  
 RECORDED BY: MICHAEL W. PATTERSON, LLC  
 STEPHEN MCCORDALL, CLERK  
 CLERK OF COUNTY CLERK  
 HAILEY, IDAHO





BRUNELLE ARCHITECTS  
INC.



**Canyon Ice House Addition**

Division No. Three  
Building for Public Facility  
Public Works

Project No. 1800000  
Construction No. 1800000  
Revision No. 001

DATE

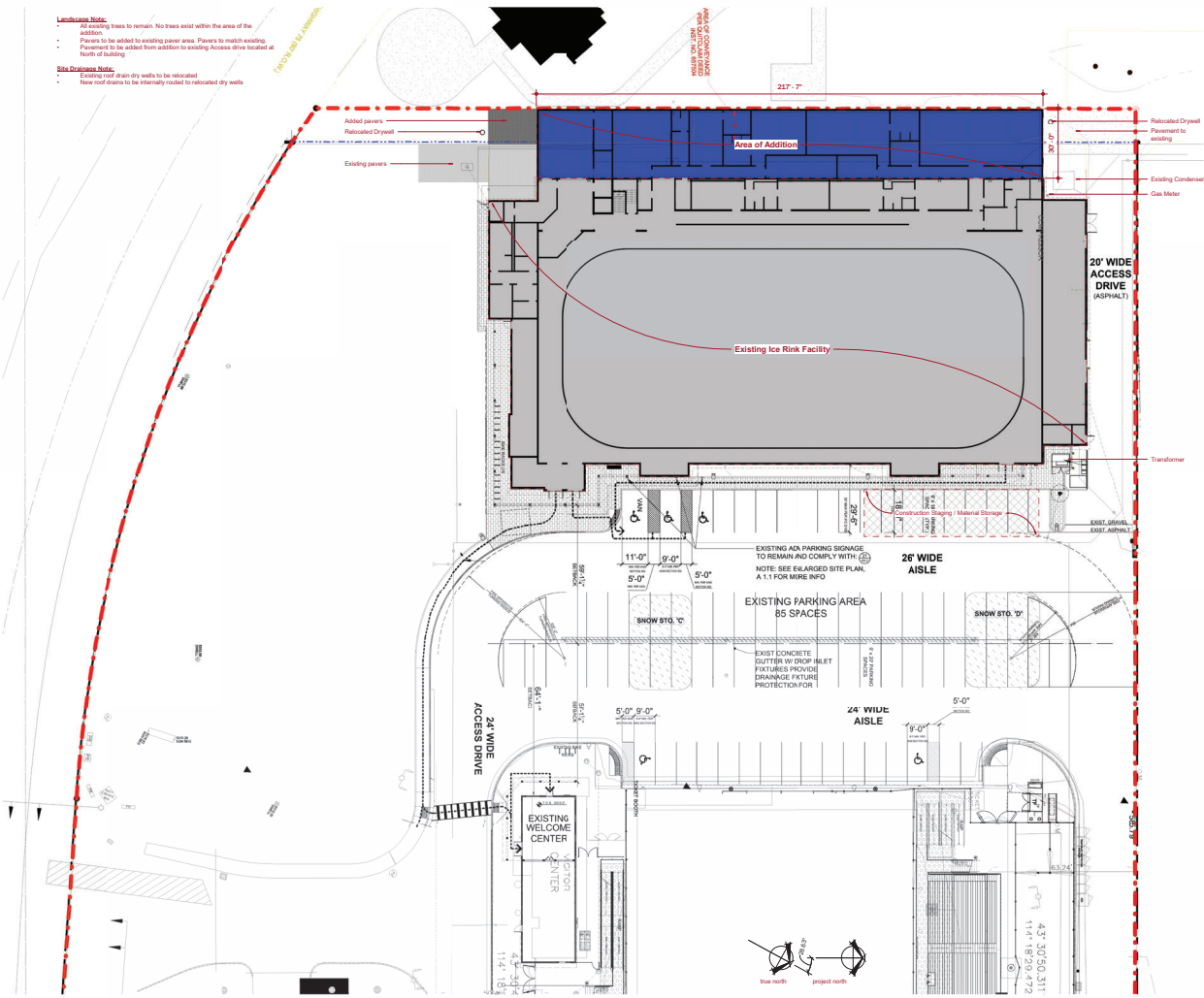


Existing Images

DATE

**A-0.1**

ISSUED BY: **Author**  
Plot Date: **10/27/2022 10:48:48 PM**



**Campton Ice House Addition**

Drawn by: **Three**  
 Drafting by: **Three**  
 Project No: **W0238**  
 Revision No: **001**  
 Revision: **DATE**

DATE: \_\_\_\_\_



Site Plan

1" = 20'-0"

**A-100**

Plot Date: 12/08/2023 3:48:48 PM

1 | Site Plan  
 A-100 | 1" = 20'-0"

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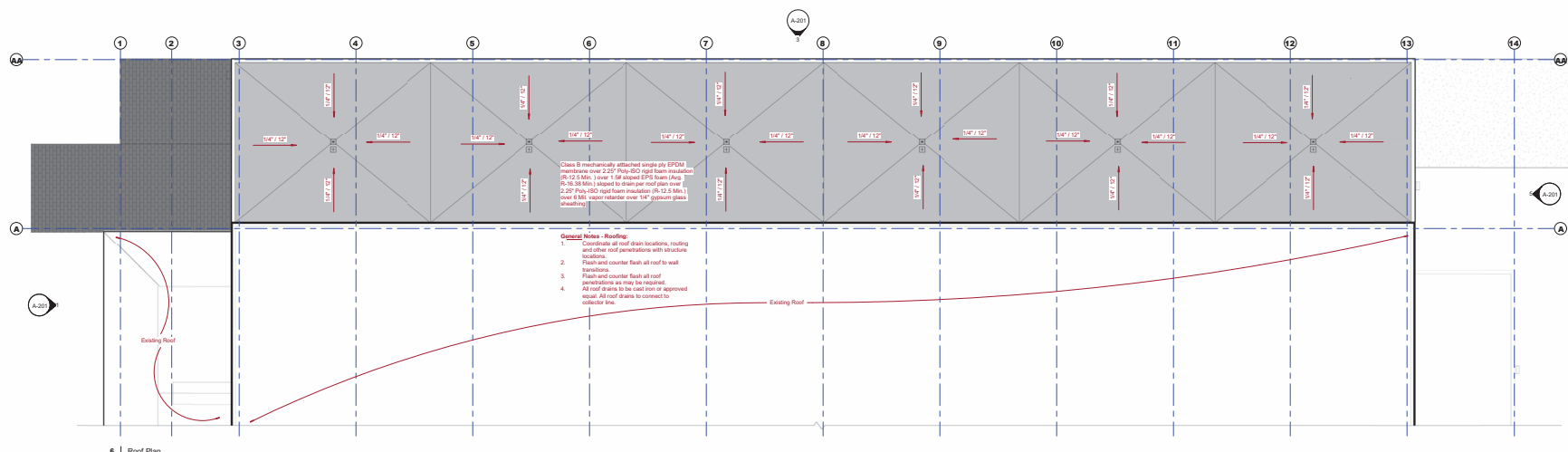
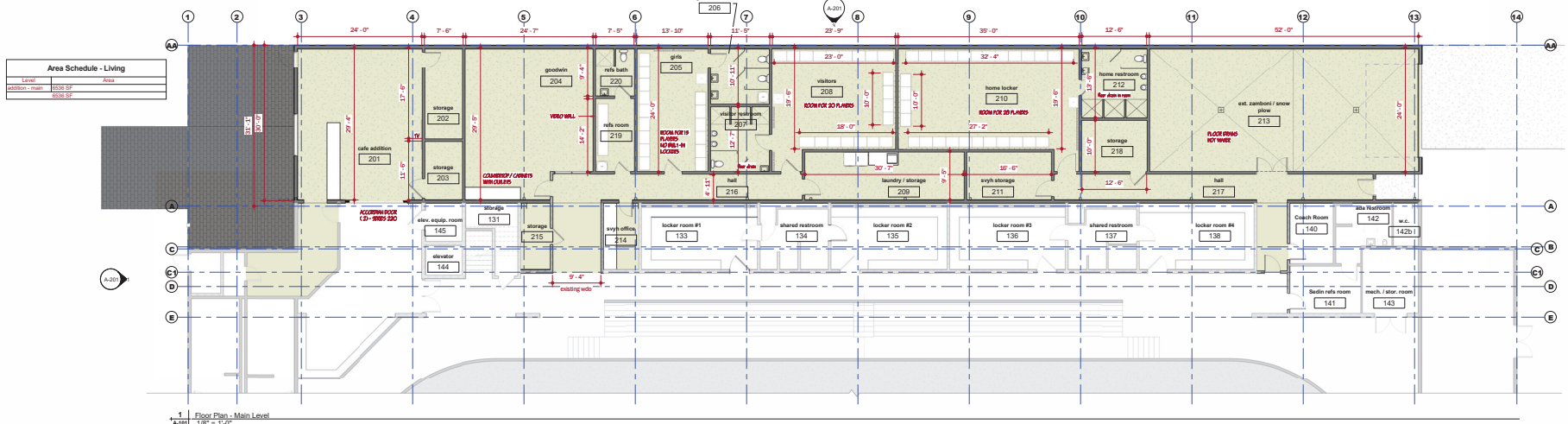


BRUNELLE ARCHITECTS  
 1000 14th Street, NW  
 Suite 1000  
 Washington, DC 20004  
 Phone: 202.462.1000  
 Fax: 202.462.1001  
 Website: www.brunellearchitects.com

**Campion Ice House Addition**

Drawn by: **Three**  
 Drafting by: **Three**  
 Project No: **10000000**  
 Revision No: **001**  
 Date: **01/11/17**

01/11/17



floor plans

01/11/17 10:17 AM

**A-101**

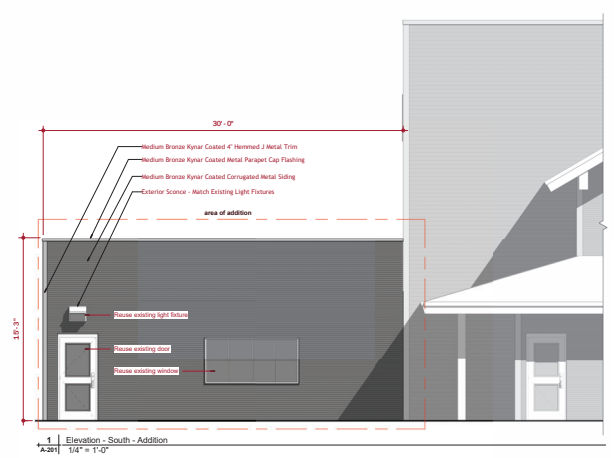
01/11/17 10:17 AM  
 Project No: 10000000  
 Revision No: 001

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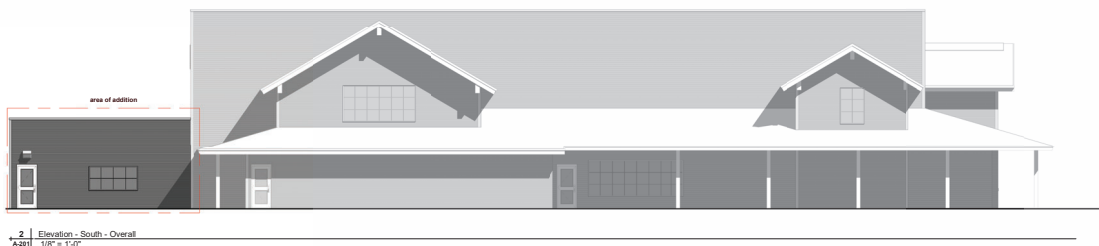


**Campton Ice House Addition**

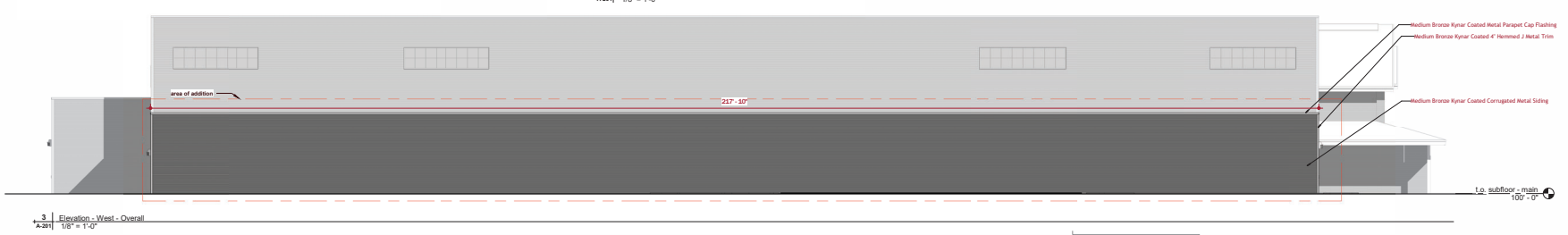
Drawn by: **Thomas**  
 Check by: **Michael R. Brunelle**  
 Project No: **1201010**  
 Date: **01/11/12**



1 | Elevation - South - Addition  
 A-201 | 1/4" = 1'-0"



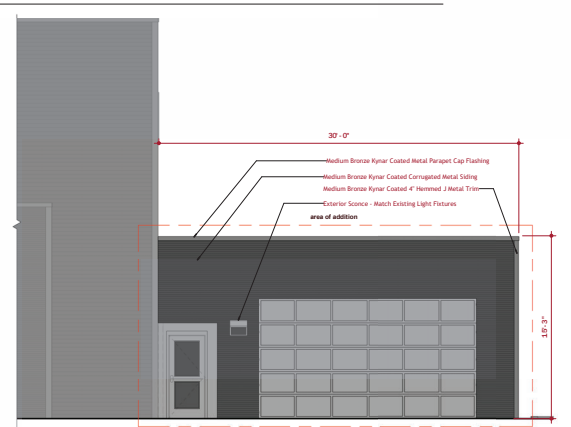
2 | Elevation - South - Overall  
 A-201 | 1/8" = 1'-0"



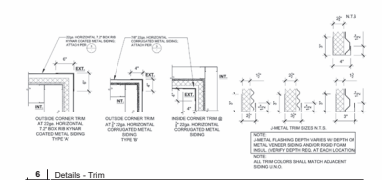
3 | Elevation - West - Overall  
 A-201 | 1/8" = 1'-0"



4 | Elevation - North - Overall  
 A-201 | 1/8" = 1'-0"



5 | Elevation - North - Addition  
 A-201 | 1/4" = 1'-0"



6 | Details - Trim  
 A-201 | 1 1/2" = 1'-0"



7 | Details - Existing Materials  
 A-201 | 1 1/2" = 1'-0"



elevations

ISSUED BY: **thomas**

**A-201**

PROJECT NO: **1201010**  
 DATE: **01/11/12**

**Return to Agenda**



**STAFF REPORT**  
**Hailey Planning and Zoning Commission**  
**Regular Meeting of December 1, 2025**

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

**Overview:** Consideration of a City-Initiated Amendment to the Hailey Comprehensive Plan to update Part 5, Capital Improvement Plan, to reflect the newly adopted 2025 TischlerBise-Galena Consulting, “2025 Capital Improvement Plan and Development Impact Fee Study”, and further repeal Appendix E, 2021 Capital/DIF Impact Study Update, and adopt the 2025 Capital Improvement Plan and Development Impact Fee Study”, as Appendix E to the Comprehensive Plan.

**Hearing Date:** December 1, 2025

---

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on November 12, 2025, and mailed to public agencies on that same day.

**Background:** The final component when adopting a new Development Impact Fee (DIF) Study, as well as any new Development Impact Fees associated with said study, is to amend Part 5, Capital Improvement Plan (CIP), of Hailey’s Comprehensive Plan, to reflect the newly adopted 2025 Capital Improvement Plan and Development Impact Fee Study, and further repeal Appendix E, 2021 Capital/DIF Impact Study Update, and adopt the 2025 Capital Improvement Plan and Development Impact Fee Study.

Specifically, proposed updates to Hailey’s Comprehensive Plan include:

- **Part 5, Capital Improvement Plan:** <https://haileycityhall.org/wp-content/uploads/2022/09/2020CPUUpdate.pdf> (page 60)
- **Appendix E: Repeal 2021 Capital/DIF Impact Study Update:** <https://haileycityhall.org/wp-content/uploads/2022/09/2020CPUUpdate.pdf> (page 129)

Staff seek a final recommendation from the Planning and Zoning Commission to amend Hailey’s Comprehensive Plan to integrate and reference the recently adopted 2025 CIP and DIF Study into Part 5 and Appendix E of said plan.

**Procedural History:** The Council approved the Capital Improvement Plan for FY 26 on August 11, 2026. This Plan provides the basis for DIF calculations. The second component, the review of Development Impact Fees, was presented to the Development Impact Fee Advisory Committee (DIF Advisory Committee) on May 19, 2025, and August 18, 2025. The DIF Advisory Committee reviewed, provided feedback, and recommended approval by the Hailey City Council the completed study on August 18, 2025.

The Council reviewed and unanimously approved the Plan on September 22, 2025. The Council withheld a motion on the draft Ordinance, Ord. No. 1354, regarding the increase in Development Impact Fees to allow for further discussion at the next regularly scheduled meeting. On October 14, 2025, the Council discussed the proposed fees, based on the approved study, and adopted said fees as presented.

**Standards of Evaluation Idaho Statute Title 67, Chapter 65, Section 67-6509:** Amendments to the Comprehensive Plan may only be made because of an error in the original plan or because of a substantial change in the actual conditions in the City of Hailey, which result in a material discrepancy or disparity between the conditions in the area and all or part of the Plan. The City of Hailey Planning and Zoning Commission (Commission) may recommend amendments to the Plan to the Hailey City Council (Council) not more frequently than every six (6) months. Said six (6) month period shall be measured from the date that the Commission submits its recommendation to the Council.

An amendment may be initiated by any person or organization upon applying on a form to be supplied by the Commission. The following procedure shall be followed when amending the Comprehensive Plan:

1. The Planning and Zoning Commission, prior to recommending the plan, amendment, or repeal of the plan to the governing board, shall conduct at least one (1) public hearing in which interested people shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the plan to be discussed shall be published in the official newspaper or paper of general circulation within the jurisdiction. The Planning and Zoning Commission shall also make available a notice to other papers, radio and television stations serving the jurisdiction for use as a public service announcement.

**Adequate notice has been provided and the first public meeting for the adoption of the 2025 CIP and DIF Study, and the associated repeal of the 2021 DIF Study, by the Planning and Zoning Commission will be held on December 1, 2025.**

2. Following the Planning and Zoning Commission hearing, if the Planning and Zoning Commission recommends a material change to the proposed amendment to the plan which was considered at the hearing, it shall give notice of its proposed recommendation and conduct another public hearing concerning the matter if the governing board will not conduct a subsequent public hearing concerning the proposed amendment. If the governing board conducts a subsequent public hearing, notice of the Planning and Zoning Commission recommendation shall be included in the notice of public hearing provided by the governing board.

**This standard will be met if a material change is made.**

3. A record of the hearings, findings made, and actions taken by the Planning and Zoning Commission shall be maintained by the city or county.

**All meetings are and/or will be recorded, as per this standard.**

4. The governing board shall not hold a public hearing, give notice of a proposed hearing, nor act upon the plan, amendments, or repeal until recommendations have been received from the commission.

**The Council approved the Capital Improvement Plan for FY 26 on August 11, 2026. This Plan provides the basis for DIF calculations. The second component, the review of Development Impact Fees, was presented to the Development Impact Fee Advisory Committee (DIF Advisory Committee) on May 19, 2025, and August 18, 2025. The DIF Advisory Committee reviewed, provided feedback, and recommended approval by the Hailey City Council the completed study on August 18, 2025.**

**The Council reviewed and unanimously approved the Plan on September 22, 2025. The Council withheld a motion on the draft Ordinance, Ord. No. 1354, regarding the increase in Development Impact Fees to allow for further discussion at the next regularly scheduled meeting. On October 14, 2025, the Council discussed the proposed fees, based on the approved study, and adopted said fees as presented.**

**Once the adoption and/or repeal is recommended for approval by the Hailey City Council, Staff will schedule a final hearing with the Hailey City Council for final approval and/or repeal (tentatively scheduled for January 2026).**

5. Following the public hearing before the Council, if the Council makes any material change in the amendment, the Council shall hold a public hearing on said proposed amendments, and at said hearing all people interested shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the proposed plan amendments shall be published in the official newspaper or paper of general circulation within the City of Hailey. The Planning and Zoning Commission shall also make available a notice of said hearing to other papers, radio, and television stations serving the City of Hailey for use as a public service announcement.

**This standard will be met if a material change is made.**

6. No plan amendment shall be effective unless adopted by resolution or ordinance by the Council. An ordinance enacting an amendment of the plan may be adopted, amended or repealed by reference as provided for in sections 31-715 and 50-901, Idaho Code; provided, however, that three (3) copies of any material which is proposed to be adopted, amended or repealed by reference shall be filed with the Hailey City Clerk prior to the publication of any notice of any such proposed adoption, amendment or repeal.

**A Draft Resolution is attached.**

**Motion Language:**

**Approval:** Motion to Repeal the Comprehensive Plan Appendix E, 2021 Capital/DIF Impact Study Update, and adopt the 2025 Capital Improvement Plan and Development Impact Fee Study, finding that the project is in conformance with the Comprehensive Plan; the project does not jeopardize the health, safety, or welfare of the general public.

**CITY OF HAILEY**  
**RESOLUTION NO. 2025-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF HAILEY, IDAHO, APPROVING AND ADOPTING AN UPDATE OF THE HAILEY COMPREHENSIVE PLAN BY AMENDING PART FIVE, CAPITAL IMPROVEMENT PLAN, REPEALING APPENDIX E, 2021 CAPITAL IMPROVEMENT PLAN AND DEVELOPMENT IMPACT FEE IMPACT STUDY UPDATE AS PREVIOUSLY ADOPTED WITH HAILEY RESOLUTION 2016-130 AND 2021-086, AND ADOPTING THE 2025 CAPITAL IMPROVEMENT PLAN AND DEVELOPMENT IMPACT FEE STUDY AS APPENDIX E.**

WHEREAS, Idaho Code 67-6508 requires the Planning and Zoning Commission to consider and recommend amendment to a Comprehensive Plan;

WHEREAS, the Hailey Comprehensive Plan previously incorporated the TischlerBise Capital Improvement Plan and 2021 Development Impact Fee Study as Part Five; and

WHEREAS, a process to update Hailey Comprehensive Plan Part Five was held May 2025 through November 2025 with public hearings conducted by the Hailey Development Impact Fee Advisory Committee, the Hailey Planning and Zoning Commission, and the Hailey City Council;

WHEREAS, Idaho Code 67-6509(c) states that no plan shall be effective unless adopted by resolution of the governing board.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AND THE MAYOR OF THE CITY OF HAILEY, IDAHO**, in accordance with Idaho Code 67-6508, that the 2021 Hailey Comprehensive Plan Part Five be amended by the replacement of the 2025 Capital Improvement Plan and the addition of the September 22, 2025 TischlerBise-Galena Consulting report, “2025 Development Impact Fee Study”; and the 2025/2026 Capital Improvement Plan Budget as Appendix E to the Comprehensive Plan, attached hereto, which is approved and adopted by the Hailey City Council.

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

\_\_\_\_\_  
Martha Burke, Mayor

ATTEST:

\_\_\_\_\_  
Mary Cone, City Clerk

**Return to Agenda**