

Agenda
Hailey Planning and Zoning Commission
Tuesday, September 2, 2025
5:30 p.m.

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

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Phone Conference ID: 602 369 677#

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 Findings of Fact, Conclusions of Law, and Decision of a Preliminary Plat Application by Tanner Investments, LLC, with a proposal to subdivide Block 1 (1.15 acres) of the Sweetwater PUD Subdivision into 24 condominium units. This project, to be known as the Cascade Condominiums, is located within the Limited Business (LB) Zoning District. **ACTION ITEM**

Public Hearing - ACTION ITEM

- **PH 1** Consideration of a Conditional Use Application by Colleen Dwyer, for the approval of a healing center that provides private yoga therapy, small group yoga sessions in groups of one (1) to three (3), and private reiki sessions, all proposed to be located at 21 Comet Lane, Unit 4 (21 COMET CONDOMINIUMSUNIT 4 20%) in the SCI – Sales and Offices (SCI-SO) Zoning District. **ACTION ITEM**
- **PH 2** Consideration of a Design Review Application by William De La Cruz, represented by Galena Benchmark Engineering, for the construction of three (3), 2,839.5 square foot, detached townhomes. This project is located at the northeast intersection of Winterhaven Drive and Laurelwood Drive (Lot 5, Block 5, Woodside Subdivision #27) in the General Residential (GR) Zoning District. **THIS ITEM WILL BE RENOTICED.**

- **PH 3** Consideration of Preliminary Plat Application by William De La Cruz, represented by Galena Benchmark Engineering, with a proposal to subdivide the parcel located at the northeast intersection of Winterhaven Drive and Laurelwood Drive (Lot 5, Block 5, Woodside Subdivision #27) into three (3) lots; subplot 1 comprising of 7,312 square feet, subplot 2 comprising of 4,740 square feet, and subplot 3 comprising of 4,986 square feet. This project, to be known as the Little Haven Townhomes and is located within the General Residential (GR) Zoning District. **THIS ITEM WILL BE RENOTICED.**

Administrative Review – NO ACTION ITEM

- **AR 1** Accessory Dwelling Unit (ADU) Application by Kenneth and Donna Rhee for the construction of a 942 square foot detached ADU. This project is located at 1011 Red Elephant Drive (Lot 1, Block 6, Della View Subdivision), within the Limited Residential (LR-1) Zoning District.

Staff Reports and Discussion

- **SR 1** Meeting: Monday, September 18, 2025:
 - o CUP: Cassidy Thompson
 - o PUD: Skyview Apartments

Adjourn by 8:00 PM - ACTION ITEM

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On September 2, 2025, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council the Preliminary Plat Application by Tanner Investments, LLC, with a proposal to subdivide Block 1 (1.15 acres) of the Sweetwater PUD Subdivision into 24 condominium units. This project, to be known as the Cascade Condominiums, is located within the Limited Business (LB) Zoning District.

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

Applicant: Tanner Investments, LLC
Project: Cascade Condominiums
Location: Corner of Countryside Boulevard and Shenandoah Drive (Sweetwater PUD Subdivision, Block 1)
Size: 1.15 acres (49,926 sq. ft.)
Zoning: Limited Business (LB) Zoning District

Notice: Notice for the public hearing was published in the Idaho Mountain Express on July 2, 2025 and mailed to property owners within 300 feet on July 2, 2025. No additional notices were sent, or publications made.

Background: On June 5, 2025, the Applicant submitted a Preliminary Plat Application to subdivide Block 1 of the Sweetwater PUD Subdivision into 24 condominium units. This subdivision shall be known as Cascade Condominiums.

Each condominium subplot is proposed to range in size from 670 square feet to approximately 1,000 square feet. The twenty-four (24) units will be spread across three (3) stories of a single building, with each floor hosting two (2) 670 square foot units, and six (6) approximately 1,000 square foot units. "Parcel A" is proposed to be platted as common area for the benefit of Cascade Condominium residents, and it includes approximately 17,080 square feet of parking area, as well as a large, landscaped area with turf open space, a swing set, and a grill/picnic area.

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

Procedural History: The Applicant submitted their Preliminary Plat Application for Cascade Condominiums on June 5, 2025, and it was certified complete on June 9, 2025. A public hearing before the Planning and Zoning Commission was held on July 21, 2025 in Hailey City Hall Council Chambers and virtually via Microsoft Teams.

Standards of Evaluation for a Subdivision				
Compliant			Standards and Staff Comments	
			<i>Finding: Compliance. This standard has been met.</i>	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <ul style="list-style-type: none"> Public Works and Fire/Safety Staff reviewed the proposed application during the Design Review Application approval process and pre-construction meetings. All necessary requirements were communicated to and agreed upon by the Applicant at that time. The project is currently under construction, and this Preliminary Plat Application only seeks to formalize specific entitlement structures for occupancy of the site (namely, condominiums units instead of rental units). <i>Finding: Compliance. This standard has been met.</i>
			Fire/Safety: No comments.	
			Water and Sewer: No comments.	
			Building: No comments.	
			Streets: No comments.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.
			Staff Comments	<i>Please refer to the specific standards as noted herein.</i>
			<i>Finding: Compliance. This standard has been met.</i>	
16.04.020: Streets:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.
			Staff Comments	<i>N/A –The project proposed here does not include any new streets.</i>
			<i>Finding: Compliance. This standard is not applicable.</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into unplatted areas shall not be considered dead end streets.
			Staff Comments	<i>N/A – No cul-de-sacs nor dead-end streets are proposed.</i>

				<i>Finding: Compliance. This standard is not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.
			Staff Comments	<i>The Applicant has proposed two (2) curb cuts off Shenandoah Drive, accessing a single parking area that will serve all residents of Cascade Condominiums. Based on the scale of the proposed development, parking requirements, and life/safety access needs, Staff and Streets Division manager approve of the proposed access design.</i>
				<i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.
			Staff Comments	<i>N/A – No streets are proposed.</i>
				<i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.
			Staff Comments	<i>N/A – No public streets nor traffic calming measures are proposed.</i>
				<i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.
			Staff Comments	<i>N/A – No public streets are proposed.</i>
				<i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G.	Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.
			Staff Comments	<i>N/A – No roadways are proposed.</i>
				<i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H.	Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess

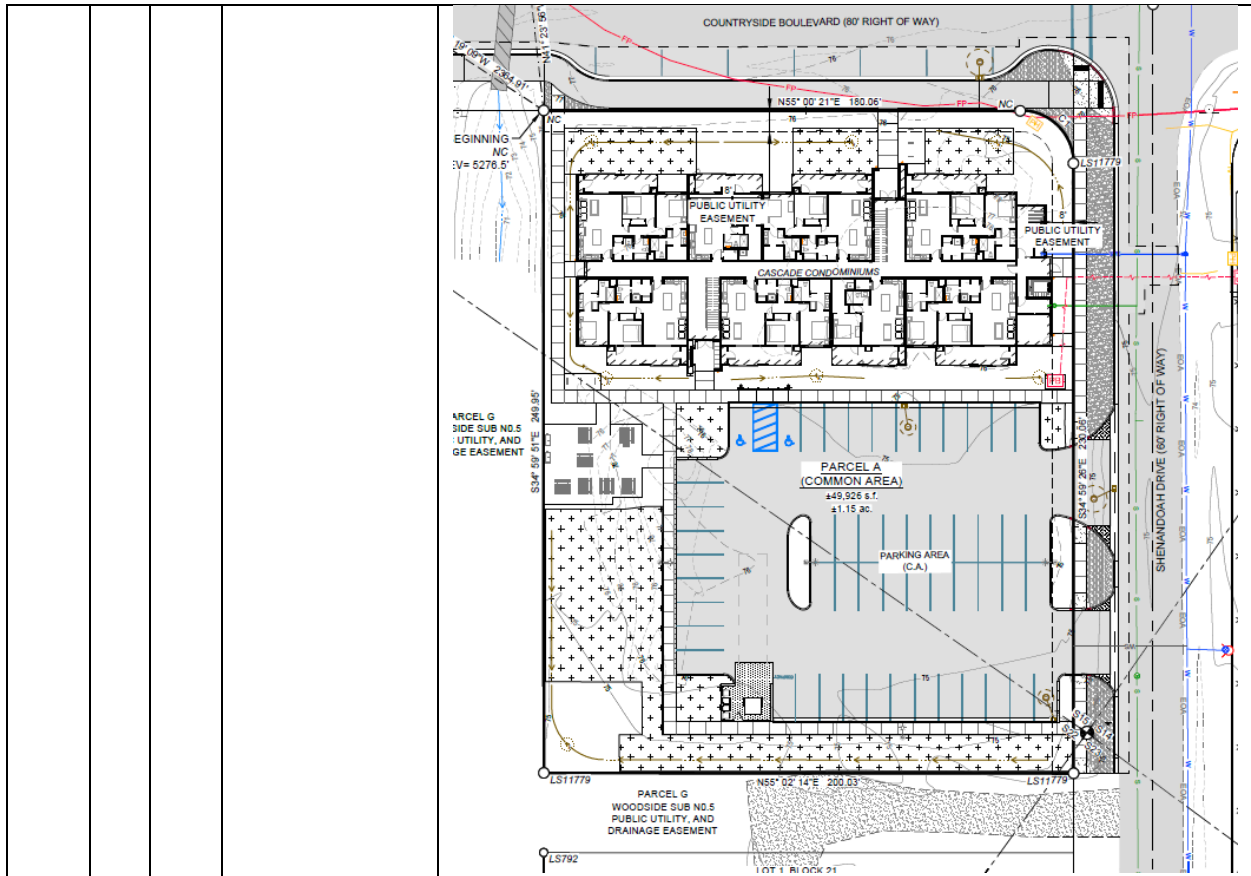
				<p>grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.</p> <p><i>Staff Comments</i> N/A – No new road grades are proposed. The public streets are existing and meet City Standards.</p> <p><i>Finding: Compliance. This standard is not applicable.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I.	<p>Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA’s “NPDES General Permit for Storm water Discharge from Construction Activity” for all construction activity affecting more than one acre.</p> <p><i>Staff Comments</i> The Applicant is proposing the construction of four (4) new drywells, each with connected catch basins. One (1) drywell will be installed within the Countryside Boulevard right-of-way, as recommended and approved by the Public Works Superintendent.</p> <p>The Applicant is aware of both shallow injection well and stormwater permit requirements.</p> <p><i>Finding: Compliance. This standard will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J.	<p>Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.</p> <p><i>Staff Comments</i> The Applicant plans to install Reserved Parking signage for the two (2) proposed ADA parking stalls. Signs will be installed according to City Standards. No other signage is proposed.</p> <p><i>Finding: Compliance. This standard will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	K.	<p>Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.</p> <p><i>Staff Comments</i> N/A – No new streets nor alleys are proposed.</p> <p><i>Finding: Compliance. This standard is not applicable.</i></p>
			L.	<p>Private Streets:</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	<p>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.</p> <p><i>Staff Comments</i> N/A – No private streets are proposed.</p> <p><i>Finding: Compliance. This standard is not applicable.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	<p>Private streets, wherever possible, shall provide interconnection with other public streets and private streets.</p> <p><i>Staff Comments</i> N/A – No private streets are proposed.</p>

				<i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
			Staff Comments	<i>N/A – No private streets are proposed.</i> <i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	Private street names shall not end with the word “Road”, “Boulevard”, “Avenue”, “Drive” or “Street”. Private streets serving five (5) or fewer dwelling units shall not be named.
			Staff Comments	<i>N/A – No private streets are proposed.</i> <i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 5.	Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			Staff Comments	<i>N/A – No private streets are proposed.</i> <i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10’x20’) if angle parking, or ten feet by twenty-four feet (10’x24’) if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			Staff Comments	<i>N/A – No private streets are proposed.</i> <i>Finding: Compliance. This standard is not applicable.</i>
			M.	Driveways:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 1.	Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.
			Staff Comments	<i>The Applicant has proposed two (2) curb cuts off Shenandoah Drive, accessing a single parking area that will serve all residents of Cascade Condominiums. Based on the scale of the proposed development, parking requirements, and life/safety access needs, Staff and Streets Division manager approve of the proposed access design.</i> <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 2.	Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths: a) Accessing one residential unit: twelve feet (12’)

				<p>b) Accessing two residential units: sixteen feet (16') No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.</p>
			Staff Comments	<p><i>N/A. No individual driveways are proposed, only a shared parking area that will serve all residents of Cascade Condominiums. It will be accessed via two (2) curb cuts along Shenandoah Drive. The parking area ("Parcel A"), utility structures, dumpsters, and snow storage areas have been reviewed and approved by both Public Works and the Hailey Fire Marshall.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 3.	<p>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.</p>
			Staff Comments	<p><i>The proposed parking area has been reviewed and approved by the Hailey Fires Marshall.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 4.	<p>Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.</p>
			Staff Comments	<p><i>The parking area ("Parcel A") will be governed and maintained by the Cascade Condominium HOA and CC&R's. A draft copy of the proposed CC&R's has been submitted and is on file at the City of Hailey.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 5.	<p>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.</p>
			Staff Comments	<p><i>The shared parking area serving Cascade Condominiums is proposed to be platted as "Parcel A", a common area parcel for all units.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 6.	<p>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.</p>
			Staff Comments	<p><i>The residential approaches, facing the site's interior, are serviced by a communal parking area. This area does not appear to interfere with maintenance of any existing infrastructure.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N.	<p>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.</p>
			Staff Comments	<p><i>The proposed parking access area has been approved by the Fire Department and will be inspected for IFC compliance during the final plat inspections.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	O.	<p>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.</p>

			Staff Comments	<i>The site plan for the parking area has been inspected by the Hailey Fire Department and appears to comply with all regulations set forth in the IFC and other applicable codes and ordinances.</i>
16.04.030: Sidewalks and Drainage Improvements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input 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	<p><i>The Applicant is proposing comprehensive right-of-way improvements, which were contemplated and agreed upon during prior periods of review, including Design Review approval and the Sweetwater PUD Amendment approval. These were also included as Conditions of Approval during Design Review. Improvements include:</i></p> <p><i>i. Right-of-way improvements along Shenandoah Drive, including but not limited to typical concrete sidewalks, curb and gutter, truncated domes, and typical curb transitions.</i></p> <p><i>ii. Right-of-way improvements along Countryside Boulevard, including six (6) striped parallel parking spaces, curb and gutter, and approximately 180 feet of ten foot (10') wide asphalt, multi-use pathway. This pathway design was agreed upon between the Applicant and City Staff as the preferable design, as it creates greater connectivity to existing multi-use pathways in the area, including the Wood River Trail.</i></p> <p><i>iii. Snow removal for Countryside Boulevard parallel parking spaces, created in conjunction with Solstice Condominiums development, shall be the sole responsibility of the Solstice Condominiums Homeowners Association.</i></p> <p><i>See Section 16.04.020(I) for discussion on the Applicant's approach to required drainage improvements.</i></p> <p><i>Finding: Compliance. This standard will be met.</i></p>
<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	<p><i>See Section 16.04.030(A) for further detail.</i></p> <p><i>Finding: Compliance. This standard will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.
			Staff Comments	<p><i>See Section 16.04.030(A) for further detail.</i></p> <p><i>The required sidewalk and/or pathway improvements will provide connectivity both to and from Shenandoah Drive, Countryside Boulevard, and Woodside Boulevard. It will also provide a safe pedestrian connection to the Wood River Trail, Hailey's keystone multimodal pathway. The sidewalk improvements will directly provide residents of Cascade Condominiums access to pedestrian, bicycle, and public transit resources, while indirectly enhancing connectivity for surrounding neighborhoods to said resources.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to

				<p>future streets, shall provide sidewalks to facilitate future pedestrian connections.</p> <p>Staff Comments <i>N/A. The site is located adjacent to only public streets that are also through streets.</i></p> <p><i>Finding: Compliance. This standard is not applicable.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	<p>The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.</p> <p>Staff Comments <i>N/A – This is a Preliminary Plat Application for a new condominium subdivision, this project involves more than a Lot Line Adjustment.</i></p> <p><i>Finding: Compliance. This standard is not applicable.</i></p>
16.04.040: Alleys and Easements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Alleys:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<p>Alleys shall be provided in all Business District and Limited Business District developments where feasible.</p> <p>Staff Comments <i>N/A. While this project is located within the Limited Business (LB) District, it is not in an area of Hailey where alleys are located. There is not an existing network or adjacent section of alleyway that this project could benefit from.</i></p> <p><i>Finding: Compliance. This standard is not applicable.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	<p>The minimum width of an alley shall be twenty-six (26') feet.</p> <p>Staff Comments <i>N/A – No alleys are planned at this time.</i></p> <p><i>Finding: Compliance. This standard is not applicable.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	<p>All alleys shall be dedicated to the public or provide for public access.</p> <p>Staff Comments <i>N/A – No alleys are planned at this time.</i></p> <p><i>Finding: Compliance. This standard is not applicable.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 4.	<p>All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.</p> <p>Staff Comments <i>Alleys are not planned nor platted at this time. The proposed underground utilities are routed in public utility easements along the eastern property boundary (Shenandoah Drive).</i></p>



Finding: Compliance. This standard has been met.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A. 5.</p> <p>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.</p> <p><i>Staff Comments</i> N/A –Alleys are not planned for this parcel.</p> <p><i>Finding: Compliance. This standard is not applicable.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A. 6.</p> <p>Dead-end alleys shall not be allowed.</p> <p><i>Staff Comments</i> N/A – The proposed design does not include a dead-end alley.</p> <p><i>Finding: Compliance. This standard is not applicable.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A. 7.</p> <p>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.</p>

			Staff Comments	<p><i>The proposed plat includes:</i></p> <ul style="list-style-type: none"> • A dedication of “Parcel A”, a parking access area that is common area to the owners of Cascade Condominiums and maintained by the Home Owner’s Association. It shall be unbuildable and only allow vehicular and pedestrian access, ingress/egress, landscaping, and utilities. • A Blanket Public Utility Easement (eight feet (8’)), existing across all property frontage along Countryside and Shenandoah Drive. <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:</p>
			Staff Comments	<p><i>See Section 16.04.040.A.7 for explanation.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	<p>To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries, or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman’s access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman’s access.</p>
			Staff Comments	<p><i>The easements have been explained in the prior Section 16.04.040.A.7. There is no need for a river access easement, as this site does not border the Big Wood River.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<p>To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.</p>
			Staff Comments	<p><i>N/A – No natural resource, riparian area, hazardous area or other limitation requires an easement, as specified above, for the proposed subdivision.</i></p> <p><i>Finding: Compliance. This standard is not applicable.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	<p>Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.</p>
			Staff Comments	<p><i>The Applicant has provided the following snow storage calculations:</i></p> <ul style="list-style-type: none"> • Combined hardscape area: 20,605 square feet • Required snow storage: 5,151 square feet • Provided snow storage: 8,257 square feet

				<i>Finding: Compliance. This standard is not applicable.</i>
16.04.050: Blocks				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.050	Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.
			Staff Comments	<i>N/A – This subdivision and proposed plat involves an existing block. No new blocks are proposed.</i> <i>Finding: Compliance. This standard is not applicable.</i>
16.04.060: Lots				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.060	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.
			Staff Comments	<i>N/A The proposed plat calls for subdividing the one (1) multi-family condominium building into twenty-four (24) condominium units. The minimum lot size for Limited Business (6,000 square feet) has been met, with a proposed lot size of 49,926. No single-family lots are proposed.</i> <i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	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.
			Staff Comments	<i>N/A, as Staff are amenable to the proposed lot arrangement.</i> <i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	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).
			Staff Comments	<i>N/A – The plat does not include any double frontage lots.</i> <i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	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.
			Staff Comments	<i>N/A – The proposed lot is buildable. “Parcel A” is platted as common area, containing the parking area and shared open space.</i>

				<i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	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.
			Staff Comments	<i>N/A – No flag lots are proposed.</i>
				<i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.
			Staff Comments	<i>N/A, townhouse sublots are excluded from this requirement. The proposed development has frontage on the public streets of Countryside Boulevard and Shenandoah Drive.</i>
				<i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e. lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.
			Staff Comments	<i>N/A. This Project is not located in the Townsite Overlay (TO) District.</i>
				<i>Finding: Compliance. This standard is not applicable.</i>
16.04.070: Orderly Development				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			Staff Comments	<i>N/A. The Applicant is proposing to construct a single, multi-family building containing twenty-four (24) units. Phasing is not necessary, and city services will not extend through undeveloped land.</i>
				<i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Agreement: Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.
			Staff Comments	<i>N/A – Neither the Applicant nor Staff are requesting that the proposed condominium subdivision be phased.</i>
				<i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Mitigation of Negative Effects: No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current

				<p>residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:</p> <ul style="list-style-type: none"> a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements. c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance.
			<i>Staff Comments</i>	<p><i>N/A, as no negative effects on the ability of service delivery, nor the compromising of quality for service delivery or the imposing of substantial additional public costs, is anticipated.</i></p> <p><i>Finding: Compliance. This standard is not applicable.</i></p>
<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> <ul style="list-style-type: none"> 1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. 2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. 3. Water main lines and sewer main lines shall be designed in the most effective layout feasible. 4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible. 5. Park land shall be most appropriately located on the Contiguous Parcels. 6. Grading and drainage shall be appropriate to the Contiguous Parcels. 7. Development shall avoid easements and hazardous or sensitive natural resource areas. <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
			<i>Staff Comments</i>	<p><i>N/A – No contiguous parcels are proposed to be subdivided.</i></p> <p><i>Finding: Compliance. This standard is not applicable.</i></p>
16.04.080: Perimeter Walls, Gates, and Berms				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	<p>The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.</p>
			<i>Staff Comments</i>	<p><i>N/A – No perimeter walls, gates, landscape berms, nor retaining walls are proposed.</i></p> <p><i>Finding: Compliance. This standard is not applicable.</i></p>
16.04.090: Cuts, Fills, Grading and Drainage				
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.	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.
			Staff Comments	<i>The site is exceptionally flat, and little alterations to topography are proposed. The addition of four (4) new drywells are proposed. Disruption to existing natural conditions is not anticipated.</i> <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Staff Comments	<i>The City Engineer has determined that a soils report is not necessary.</i> <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information: a) Proposed contours at a maximum of two (2) foot contour intervals; b) Cut and fill banks in pad elevations; c) Drainage patterns; d) Areas where trees and/or natural vegetation will be preserved; e) Location of all street and utility improvements including driveways to building envelopes; and f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.
			Staff Comments	<i>A Grading/Site Improvement Plan has been submitted and reviewed by the City Engineer during the development's building permit application process. The City Engineer found the plans to be satisfactory.</i> <i>Finding: Compliance. This standard has been met.</i>
			B.	Design Standards: The proposed subdivision shall conform to the following design standards:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.
			Staff Comments	<i>Very little grading will be necessary as the site is relatively flat. That said, a Grading/Site Improvement Plan has been submitted and was approved by the City Engineer, prior to issuance of the Building Permit.</i> <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.
			Staff Comments	<i>N/A, as natural site conditions are well suited for development.</i> <i>Finding: Compliance. This standard is not applicable.</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

				<p>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.</p> <p>Staff Comments <i>A permanent irrigation system is proposed for the site, servicing 10,843 square feet of turf area and 3,679 square feet of plant beds. The total irrigated area is proposed to be 14,522 square feet. The Applicant has stated that the irrigation system will be designed for maximum efficiency with zoned controls, allowing for specific application of water. This will minimize erosion and ensure proper plant establishment.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 4.	<p>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM). c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability. d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope. e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures. <p>Staff Comments <i>Proposed grading and drainage have been reviewed and approved by the City Engineer.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 5.	<p>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.</p> <p>Staff Comments <i>This Standard has been met. Please see section 16.04.020(l) for further detail.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
16.04.100: Overlay Districts				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
			A.	Flood Hazard Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<p>Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.</p> <p>Staff Comments <i>N/A – The proposed subdivision is not located in the Flood Hazard Overlay District.</i></p> <p><i>Finding: Compliance. This standard is not applicable.</i></p>

<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.
			Staff Comments	<i>N/A – The proposed subdivision is not located in the Flood Hazard Overlay District.</i> <i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			Staff Comments	<i>N/A – The proposed subdivision is not located adjacent to the Big Wood River nor its tributaries.</i> <i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Hillside Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 1.	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.
			Staff Comments	<i>N/A – The proposed subdivision is not located within the Hillside Overlay District.</i> <i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			Staff Comments	<i>N/A – The proposed subdivision is not located within the Hillside Overlay District.</i> <i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			Staff Comments	<i>N/A – The proposed subdivision is not located within the Hillside or Floodplain Hazard Overlay Districts.</i> <i>Finding: Compliance. This standard is not applicable.</i>
16.04.110: Parks, Pathways and Other Green Spaces				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			Staff Comments	
			A. 1.	Parks:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 1. a.	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 = x multiplied by .0277 “P” is the Parks contribution in acres “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.
			Staff Comments	<p>Required park space was contemplated during the original Sweetwater PUD review and approval. This requirement was further clarified during the PUD Amendment - appurtenant Block 1 - in October 2024 (Instrument No. 709182). Per the October 2024 PUD Amendment, the Applicant is not obligated to provide, create, or dedicate park space; however, they are obligated to fulfill the park land monetary contribution - as contemplated in the original PUD of Sweetwater - in the amount of \$1,000 per unit (\$24,000 in total).</p> <p>This park space dedication arrangement was also contemplated and approved by the Hailey City Council, in exchange for two (2) "Category L/Locals Only" deed-restricted community housing units. Any additional park space shown on the proposed site plan is being provided at the express desire of the Applicant. .</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.1.b	<p>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.</p>
			Staff Comments	<p>N/A – Please reference Section 16.04.110(A)1a for further detail.</p> <p><i>Finding: Compliance. This standard is not applicable.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<p>Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.</p>
			Staff Comments	<p>N/A - Please reference Section 16.04.110(H)1 for further detail.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</p> <ul style="list-style-type: none"> a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies), c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units. d) Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.
			Staff Comments	<p>N/A - Please reference Section 16.04.110(H)1 for further detail.</p>

				<i>Finding: Compliance. This standard is not applicable.</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.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i> <i>Finding: Compliance. This standard is not applicable.</i>
			D.	Minimum Requirements:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Staff Comments	<i>The Applicant will address the maintenance of the outdoor shared space delineated by "Parcel A" on the Preliminary Plat, in CC&R's for Cascade Condominiums. This was made a Condition of Approval during the Design Review Application process. Patio areas for each unit on the ground level are designated as "Limited Common" on the Preliminary Plat and will be similarly addressed through CC&R's.</i> <i>Finding: Compliance. This standard has been met.</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.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i> <i>Finding: Compliance. This standard is not applicable.</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	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i> <i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 4.	Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i> <i>Finding: Compliance. This standard is not applicable.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 5.	Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i> <i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i> <i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 2.	Shall provide safe and convenient access, including ADA standards.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i> <i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 3.	Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i> <i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 4.	Shall be configured in size, shape, topography, and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i> <i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 5.	Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i> <i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 6.	Shall require low maintenance or provide for maintenance or maintenance endowment.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>

				<i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i> <i>Finding: Compliance. This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 2.	Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i> <i>Finding: Compliance. This standard is not applicable.</i>
			G.	Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 1.	Shall meet the minimum applicable requirements required by section 4.10.04 of this section.
			Staff Comments	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i> <i>Finding: Compliance. This standard is not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 2.	Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).
			Staff Comments	<i>The Applicant will address the design and maintenance of the outdoor shared space in CC&R's for the condominium subdivision. This was made a Condition of Approval during the previous Design Review Application review and approval process.</i> <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 3.	The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.
			Staff Comments	<i>Private green space proposed for the project will be used as an open space park area.</i> <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 4.	The private ownership and maintenance of green space shall be adequately provided for by written agreement.
			Staff Comments	<i>The Applicant will address the design and maintenance of the outdoor shared space in CC&R's for the condominium subdivision. This was made a Condition of Approval during the previous Design Review Application review and approval process.</i> <i>Finding: Compliance. This standard has been met.</i>
			H.	In-Lieu Contributions:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 1.	After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.
			Staff Comments	<i>See Section 16.04.110 A1.a for detailed discussion on in-lieu contributions and park improvements.</i> <i>Finding: Compliance. This standard has been met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 2.	The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in 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.
			Staff Comments	<i>Please reference Section 16.04.110(H)1 for further detail. This standard will be met.</i> <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 3.	Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.
			Staff Comments	<i>Please reference Section 16.04.110(H)1 for further detail. No Park improvement cost will be applied, as this project is in the Business (B) district.</i> <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Staff Comments	<i>Please reference Section 16.04.110(H)1 for further detail. This standard will be met.</i> <i>Finding: Compliance. This standard has been met.</i>
16.05: Improvements Required:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<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.
			Staff Comments	<i>The Applicant has already begun to construct the infrastructure that is necessary for municipal services. The proposed Preliminary Plat seeks to condominiumize the units.</i> <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval

				<p>thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.</p> <p>Staff Comments <i>Pre-construction meetings and activities have already occurred and construction is underway at the time of submittal of the Preliminary Plat Application.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>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.</p> <p>Staff Comments <i>This standard shall be met.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>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 that parks shall be guaranteed and maintained by the developer for a period of two years.</p> <p>Staff Comments <i>This standard shall be met.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.020	<p>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.</p> <p>Staff Comments <i>This standard shall be met, has been made a Condition of Approval, and will be reevaluated at final design, prior to Final Plat approval.</i></p> <p><i>Finding: Compliance. This standard will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)</p> <p>Staff Comments <i>Any and all street cuts for the installation of the water and sewer mains shall be repaired per this standard. Connection details to the existing water system shall be approved by the Wastewater Division 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. This has been made a Condition of Approval.</i></p> <p><i>Finding: Compliance. This standard will be met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.
			Staff Comments	<i>The Applicant plans to install "Reserved Parking" signage for ADA parking stalls, in accordance with City Standards. No other signage is proposed.</i> <i>Finding: Compliance. This standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.
			Staff Comments	<i>N/A No street lights in the right-of-way are proposed.</i> <i>Finding: Compliance. This standard is not applicable.</i>
16.05.030: Sewer Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
			Staff Comments	<i>Staff have no concerns or issues with the proposed sewer connections at this time. Connections will be revisited at final design, prior to Final Plat approval. Please see Department Comments in Section 17.06.050 of this Report for further detail.</i> <i>Finding: Compliance. This standard has been met.</i>
16.05.040: Water Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
			Staff Comments	<i>Connection details to the municipal water and wastewater system shall be approved by the Water and Wastewater Division prior to Final Plat approval. This has been made a Condition of Approval.</i> <i>Finding: Compliance. This standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			Staff Comments	<i>N/A, as no alleys exist in conjunction with this site, and this project is not located within the Townsite Overlay (TO) Zoning District.</i>

				<i>Finding: Compliance. This standard is not applicable.</i>
16.05.050: Drainage				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.050	Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>The Applicant plans to install four (4) drywells, with one (1) drywell located within the city right-of-way. The City Engineer has already reviewed and approved all proposed drainage during pre-construction meetings for the project's building permit.</i>
				<i>Finding: Compliance. This standard will be met.</i>
16.05.060: Utilities				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.060	Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.
			<i>Staff Comments</i>	<i>N/A, as no new streets or alleys are proposed for this project.</i>
				<i>Finding: Compliance. This standard is not applicable.</i>
16.05.070: Parks, Green Space				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.070	Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.
			<i>Staff Comments</i>	<i>See Section 16.04.110 for further detail.</i>
				<i>Finding: Compliance. This standard is not applicable.</i>
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the City engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.
			<i>Staff Comments</i>	<i>An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be evaluated in greater detail at final design.</i>
				<i>Finding: Compliance. This standard has been met.</i>
16.05.090: Completion; Inspections; Acceptance				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.
			<i>Staff Comments</i>	<i>Finding: Compliance. This standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>N/A – The completion of all major infrastructure by the Developer is preferred over bonding.</i>

				<i>Finding: Compliance. This standard is not applicable.</i>
16.05.100: As Built Plans and Specifications				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>As built drawings will be required. This standard will be met.</i>
				<i>Finding: Compliance. This standard has been met.</i>
16.07: Condominiums:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.020	Plat Procedure: The developer of a condominium project shall submit with the preliminary plat application, as required by this title, a copy of the proposed bylaws and condominium declarations of the proposed condominium development. The documents shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, common area, recreational facilities and green space. The developer may submit a final plat application following inspection and approval by the building inspector of the footings and setbacks of the condominium building. Prior to final plat approval, the developer shall submit to the city a copy of the final bylaws and condominium declarations to be recorded with the county recorder, including the instrument number(s) under which each document was recorded. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>Proposed bylaws and condominium declarations have been submitted by the Applicant.</i>
				<i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.07.030	Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular condominium units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific condominium units on the condominium plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the condominium project. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>N/A No garages are proposed.</i>
				<i>Finding: Compliance. This standard is not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.040	Storage, Parking Areas: Condominium projects shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 onsite parking spaces per unit. Twenty-four (24) units are proposed, requiring a minimum of thirty-six (36) on-site parking spaces. Fifty-three (53) on-site parking spaces are proposed, in addition to six (6) street parking spaces proposed for Countryside Boulevard. Two (2) ADA-accessible parking spaces are also proposed for the northwest corner of the parking area, immediately adjacent to the building’s southern entrance.</i>
				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.050	Construction Standards: All condominium project construction shall be in accordance with the IBC, IRC and IFC. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>The proposed plat complies with this standard.</i>
				<i>Finding: Compliance. This standard has been met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.060	General Applicability: All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by condominium developments. (Ord. 1191, 2015)
			Staff Comments	<i>The condominium development is aware of all applicable ordinances, rules, and regulations.</i> <i>Finding: Compliance. This standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.07.070	Conversion: The conversion by subdivision of existing units into condominiums shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)
			Staff Comments	<i>N/A The proposed subdivision does not address existing units.</i> <i>Finding: Compliance. This standard is not applicable.</i>

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Planning and Zoning Commissions makes the following Conclusions of Law:

1. Adequate notice, pursuant to Chapter 16.03 of the Hailey Municipal Code, was given for the public hearing.
2. Upon compliance with the conditions noted below, the application substantially meets the standards of approval set forth in the Hailey Subdivision Ordinance.
3. The Application for Preliminary Plat, as presented on the day these findings are signed, is approved by the Planning and Zoning Commission.

DECISION

The Application for the Preliminary Plat Application by Tanner Investments, LLC, with a proposal to subdivide Block 1 (1.15 acres) of the Sweetwater PUD Subdivision into 24 condominium units, to be known as the Cascade Condominiums and located within the Limited Business (LB) Zoning District, is hereby by approved, subject to the following Conditions:

- a) All conditions of the Planned Unit Development Amendment approval, dated October 28, 2024, shall be met.
- b) All Fire Department and Building Department requirements shall be met.
- c) 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. Requirements to be completed at the Applicant’s sole expense include, but will not be limited to:
 - i. The Applicant shall attain permits for the installation of all drywells.
- d) The complete removal and replacement of all paving adjacent to the development where street cuts (for the subdivision construction and installation of utility services) exceed 25% of the street area.
- e) Connection details to the municipal water and wastewater system shall be approved by the Water and Wastewater Division prior to Final Plat approval.

- f) The proposed parking access area shall be dedicated as unbuildable and managed by the HOA.
- g) The Applicant shall address the maintenance of the outdoor shared space delineated by “Parcel A” on the Preliminary Plat, in CC&R’s for the subdivision.
- h) 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.
- i) The Applicant shall repair and/or install new sidewalks if the existing sidewalks are damaged during the construction process.
- j) The Final Plat must be submitted within three (3) calendar years from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.
- k) Any application and/or subdivision inspection fees due shall be paid prior to recording the Final Plat.

Signed this ____ day of _____, 2025.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Building Coordinator, Deputy Treasurer

Return to Agenda



Staff Report
Hailey Planning and Zoning Commission
Regular Meeting of September 2, 2025

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

Overview: Consideration of a Conditional Use Application by Colleen Dwyer, for the approval of a healing center that provides private yoga therapy, small group yoga sessions in groups of one (1) to three (3), and private reiki sessions, all proposed to be located at 21 Comet Lane, Unit 4 (21 Comet Condominiums, Unit 4 20%) in the SCI – Sales and Offices (SCI-SO) Zoning District.

Hearing: September 2, 2025

Applicant: Colleen Dwyer
Location: 21 Comet Lane, Unit 4 (21 Comet Condominiums, Unit 4 20%)
Zoning: SCI Sales and Offices (SCI-SO)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on August 13, 2025, and mailed to adjoining property owners on August 13, 2025. The onsite notice was posted to the property on August 26, 2025.

Application: The Applicant proposes a healing center that provides private yoga therapy for small private group sessions within the Sales and Office Subdistrict (SCI-SO).

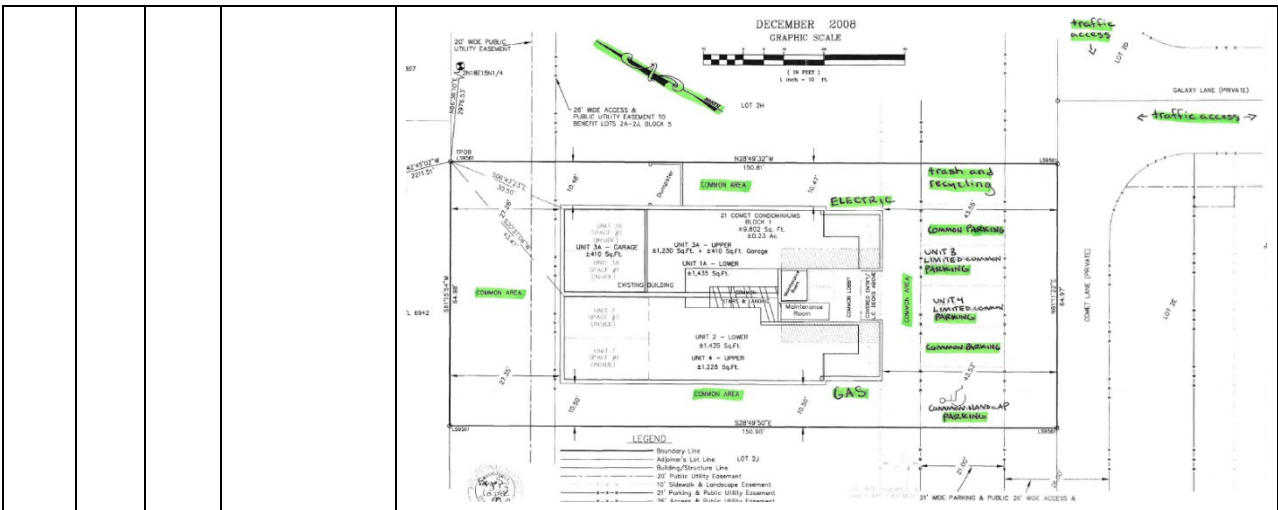
The purpose of the sales and office subdistrict is to allow for a master planned office, technology and service park and associated sales and support uses, as well as a location for the sales and service of large or bulky retail goods, or goods associated directly with the building trades. The subdistrict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

The proposed use complements the purpose of the SCI-SO District by proposing to create an efficient, functional, and inspiring space that optimizes productivity and offers personalized small group yoga therapy sessions. The proposed use further provides a master-planned office space within an industrial development that is designed for a mixed-use community or business park, which allows individuals to seek tailored solutions to address their unique health and fitness needs. Furthermore, the effects of the proposed use on adjoining properties in terms of noise and traffic will be minimal, as the proposed use correlates with the existing industrial uses of the district.

Procedural History: The Conditional Use Permit Application was submitted on July 25, 2025, and certified complete on August 12, 2025. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on September 2, 2025, in the Hailey City Council Chambers and virtually via Microsoft Teams.

General Requirements for all Conditional Use Permits				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.020	<p>Complete Application: 17.11.020 The application shall include at least the following information:</p> <ol style="list-style-type: none"> a. Name, address, and phone number of the applicant. b. Proof of interest in the subject property by the applicant, such as a deed, contract of sale, option to purchase, or lease agreement. c. Legal description of the subject property, including street address. d. Description of existing use. e. Zoning district of subject property. f. Description of proposed conditional use. g. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading areas, traffic access and traffic circulation, open spaces, easements, existing and proposed grade, energy efficiency considerations, landscaping, exterior lighting plan as required by Article VIII B of this Ordinance, refuse and service areas, utilities, signs, property lines, north arrow, and rendering of building exteriors, where applicable. h. A narrative statement evaluating the effects on adjoining property, the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property. i. A narrative statement identifying surrounding land uses and discussing the general compatibility of the proposed use with adjacent and other properties in the district. j. A narrative discussion of the relationship of the proposed use to the Comprehensive Plan. k. A list of the names and addresses of all property owners and residents within three hundred (300) feet of the external boundaries of the land being considered. l. Any other information as requested by the Administrator to determine if the proposed conditional use meets the intent and requirements of this Article. m. A fee established in a separate ordinance approved by the Council.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p>Engineering: <i>No comments</i></p> <p>Life/Safety: <i>No comments</i></p> <p>Water and Sewer:</p> <p>Building: <i>No comments</i></p> <p>Streets: <i>No comments</i></p> <p>Parks: <i>No comments</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	17.08A Signs: 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.
			Staff Comments	No signage is proposed at this time; however, if the Applicant decides to add signage for the business, a Sign Permit Application shall be required prior to the installation of any new signage. This has been made a Condition of Approval.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <p>e. All exterior lighting shall be designed, located and lamped in order to prevent:</p> <ul style="list-style-type: none"> a. Overlighting; b. Energy waste; c. Glare; d. Light Trespass; e. Skyglow. <p>f. 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.</p> <p>g. Idaho Power shall not install any luminaires after the effective date hereof that lights the public right of way without first receiving approval for any such application by the lighting administrator.</p> <p>h. All exterior lighting shall be full cutoff luminaires with the light source downcast and fully shielded, unless exceptions are specified in subsection 17.08C.040.02, Type of Luminaires, of this Chapter.</p>
			Staff Comments	N/A, the Applicant is not proposing to install any additional exterior lighting. The original lighting from the development is in place and appears to be code compliant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code.
			Staff Comments	Per the city's code, the Applicant is required to provide one (1) onsite parking space per 1,000 square feet of commercial space. The total square footage of the commercial space within the mixed-use unit is 1,225 square feet. While not required to provide an additional space based on its small size, the Applicant has provided the required one (1) onsite space as well as two (2) additional common parking spaces and one (1) common accessible parking space that is usable and shared by the condominium development. Onsite parking requirements for the proposed use have been met.



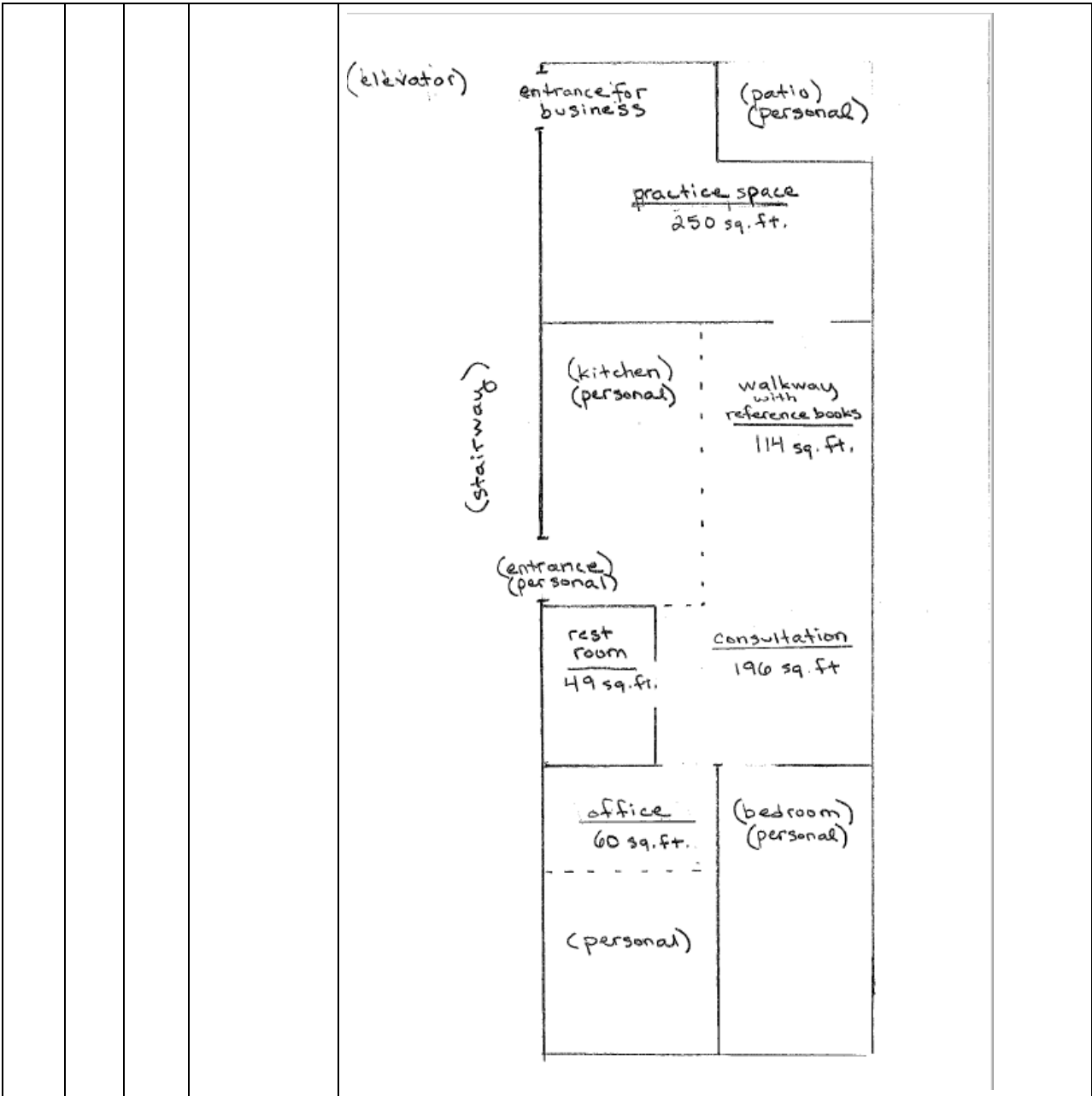
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.09.020.08(B)</p> <p>B. Where alleys exist, access to on-site parking for any non-residential use or for any multifamily dwelling of three or more units shall be from the alley. Parking areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.</p> <p><i>Staff Comments</i> N/A, as the site is not serviced by an alley.</p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.09.020.08(C)</p> <p>C. If the site is not serviced by an alley, access shall be 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.</p> <p><i>Staff Comments</i> The proposed site access is through an existing ingress and egress located off Comet Lane, as shown below.</p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.09.020.08(D)</p> <p>D. Access for on-site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.</p> <p><i>Staff Comments</i> No onsite loading spaces are required with this Conditional Use Application. All ingress and egress to the site is proposed from the existing access off Comet Lane. The Condominium building is located at the end of Comet Lane with vacant adjacent lots surrounding the parcel, providing clear visibility.</p>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(E)	E. Access for subdivisions shall be provided in accordance with standards set forth in Section 4 of the Subdivision Ordinance.
			<i>Staff Comments</i>	<i>N/A. No subdivision access will be impacted by this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08(F)	F. Parking areas containing no more than two (2) parking spaces in any zoning district or parking areas within the LR, GR, TN, TI and LI Districts may be designed to allow a vehicle to back from the parking area into the public right-of-way.
			<i>Staff Comments</i>	<i>The Applicant is proposing one (1) onsite parking space for unit #4 within the multi-unit condominium. The existing configuration allows for vehicles to back from the parking area into the public right-of-way which is permitted in the SCI-SO district.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(G)	G. Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus “stacking” the parking area. For non-residential uses, stacked parking may be allowed only for additional spaces that may be provided in excess of the required number of parking spaces.
			<i>Staff Comments</i>	<i>N/A, as the proposed project does not include any stacked parking for the existing condominium building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chapter 17.05: Bulk Requirements	SCI-SO District: <ul style="list-style-type: none"> ● Maximum Building Height: 35 feet ● Minimum Setbacks: <ul style="list-style-type: none"> ○ Front Setback: 10 feet ○ Side and Rear Yard Setback: 10/side and 10/rear. ● Maximum Lot Coverage: 70
			<i>Staff Comments</i>	<i>The Condominium building is developed, and all bulk requirements have been met. The proposed Application does not alter nor change the existing setbacks or building height.</i>
Chapter 17.11 Criteria for Review of Conditional Use Permits				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.010	Compliance with the Comprehensive Plan 17.11.010: Purpose. The City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.
			<i>Staff Comments</i>	<i>The Comprehensive Plan calls for economic diversity to support a variety of projects and programs that meet the needs generated by various segments of the population. The proposed use aligns with the following Goals of Hailey' Comprehensive Plan:</i> 6.1 Encourage a diversity of economic development opportunities within Hailey:

				<ul style="list-style-type: none"> A healthy mix of businesses of different types, sizes, and industry sectors generates a sustainable dynamic where local establishments can support one another as the economy expands and evolves over time. The proposed Application provides a new business to the city, providing private yoga therapy sessions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(a)	<p>17.11.040.01 The Commission or Hearing Examiner shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and, if approved, shall find adequate evidence showing that such use at the proposed location:</p> <p>a. Will, in fact, constitute a conditional use as established for the zoning district involved; and</p>
			<i>Staff Comments</i>	<p><i>The City recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, use, and circulation. In order to protect public welfare, and to further ensure that there's conformance with our Comprehensive Plan, a Conditional Use Permit has been submitted.</i></p> <p><i>The proposed use provides a master-planned office space within an industrial development that is designed for a mixed-use community or business park. The use allows individuals to seek tailored solutions to address their unique health and fitness needs by providing private yoga therapy sessions. The use is compatible with other uses in the SCI-SO Zoning District.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(b)	<p>b. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;</p>
			<i>Staff Comments</i>	<p><i>The building is a multi-unit, mixed-use condominium development within the SCI-SO District. The proposed use for the unit complies with the district and adjoining properties and does not change nor alter the character of the district.</i></p>



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(c)	c. Will not be hazardous or disturbing to existing or future neighboring uses;
			Staff Comments	The effects of the proposed use on adjoining properties will not be hazardous or disturbing to existing or future neighboring uses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(d)	d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structure. Agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service; and
			Staff Comments	The site is currently serviced by essential public facilities and services.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(e)	e. Will not create excessive additional requirements at public cost for public facilities and services; and
			<i>Staff Comments</i>	<i>At this time, no additional cost will be incurred from any public agencies or facilities for the operation of said use.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(f)	f. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water or air pollution, or safety hazards; and
			<i>Staff Comments</i>	<i>The proposed use will not have a negative impact on the surrounding properties. Vehicular traffic for the yoga studio will be minimal, as private sessions of no more than three (3) clients at one time are proposed or permitted, and all activity will take place inside the commercial space.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(g)	g. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;
			<i>Staff Comments</i>	<i>All vehicular approaches to the property exist off Comet Lane.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(h)	h. Will not result in the destruction, loss or damage of a natural, scenic or historic feature.
			<i>Staff Comments</i>	<i>No trees or mature landscaping, scenic or historic features will be removed from the site as the site is developed.</i>

17.11.060 Conditions.

The Commission or Hearing Examiner may impose any conditions which it deems necessary to secure the purpose of City regulations and give effect to the Comprehensive Plan. Conditions which may be attached include, but are not limited to those which will:

- 17.11.060(A) Require conformity to approved plans and specifications.
- 17.11.060(B) Require or restrict open spaces, buffer strips, walls, fences, signs, concealing hedges, landscaping, and lighting.
- 17.11.060(C) Restrict volume of traffic generated, require off-street parking, and restrict vehicular movements within the site and points of vehicular ingress and egress or other conditions related to traffic.
- 17.11.060(D) Require performance characteristics related to the emission of noise, vibration and other potentially dangerous or objectionable elements.
- 17.11.060(E) Limit time of day for the conduct of specified activities.
- 17.11.060(F) Require guarantees such as performance bonds or other security for compliance with the terms of the approval.
- 17.11.060(G) Require dedications and public improvements on property frontages.
- 17.11.060(H) Require irrigation ditches, laterals, and canals to be covered or fenced.
- 17.11.060(I) Minimize adverse impact on other development.
- 17.11.060(J) Control the sequence, timing and duration of development.
- 17.11.060(K) Assure that development is maintained properly.
- 17.11.060(L) Designate the exact location and nature of development.
- 17.11.060(M) Require the provision for on-site or off-site public services.
- 17.11.060(N) Require more restrictive standards than those generally found in this Ordinance.

- 17.11.060(O) Mitigate foreseeable social, economic, fiscal and environmental effects.**
- 17.11.060(P) Set a limit on the duration of the permit when deemed necessary.**
- 17.11.060(Q) Allow for subsequent periodic review.**

Summary: Section 17.11.010 of the Hailey Zoning Ordinance states that “the City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.”

Conditional Use Permits are subject to review and revocation pursuant to Section 17.11.090 of the Hailey Municipal Code. This statement will be included in the Findings of Fact, Conclusions of Law, and Decision for any Conditional Use Permit approved by the Commission.

By ordinance, the Commission is required to decide to approve, conditionally approve, or deny the application within forty-five (45) days after conclusion of the public hearing and issue its decision together with the reasons, therefore. The Commission is required to review the application, all supporting documents and plans, and Section 17.11 of the Hailey Municipal Code, in making their decision.

The Commission should make Findings of Fact related to the criteria of Section 17.11, (a) through (d).

Suggested Conditions: The following conditions are suggested to be placed on approval of this application:

- a) All Fire Department and Building Department requirements shall be met in regard to all maintenance, administrative, and other functions of the proposed project.
- b) A Sign Permit Application shall be submitted prior to the installation of any new signage for the business.

Motion Language

Approval: Motion to approve the Conditional Use Permit Application submitted by Colleen Dwyer, for the approval of a healing center that provides private yoga therapy, small group yoga sessions in groups of one (1) to three (3), and private reiki sessions, all proposed to be located at 21 Comet Lane, Unit 4 (21 Comet Condominiums, Unit 4 20%) in the SCI – Sales and Offices (SCI-SO) Zoning District, finding that the application meets each of the Criteria for Review, (a) through (h) cited in the Hailey Municipal Code, that the Conditional Use Permit complies with the Comprehensive Plan, and that Conditions (a) through (b) will be met.

Denial: Motion to deny the Conditional Use Permit Application submitted by Colleen Dwyer, for the approval of a healing center that provides private yoga therapy, small group yoga sessions in groups of one (1) to three (3), and private reiki sessions, all proposed to be located at 21 Comet Lane, Unit 4 (21 Comet Condominiums, Unit 4 20%) in the SCI – Sales and Offices (SCI-SO) Zoning District, finding that _____[the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

Proposed business
BlossOMing Yoga Healing Center
21 Comet Lane, Unit 4
Hailey ID 83333

I am a certified yoga teacher, and certified yoga therapist. I have been teaching yoga for over 20 years. I have advanced training in: mood management (yoga for pacifying depression and anxiety), structural alignment including recovery from injury, yoga for women including the different life cycles, Ayurveda the science of well-being, and more.

I am also a yoga educator. I have provided many trainings for students to become yoga teachers, as well as providing continuing education courses for certified yoga teachers. I love teaching yoga, it is a passion and I believe I am a gifted teacher. I am also a Reiki Master. Reiki is a hands-on relaxation technique. I teach others how to give Reiki and I offer Reiki healing sessions. I have improved the quality of many student's lives.

We visited Hailey many times before we moved here. When we were here visiting in February we were presented with the opportunity to rent a mixed use condo. The owner of the condo, Gregory Sirek, was very excited for us to live in the space and open a yoga studio. We loved the idea of having our studio right here connected to our living space.

We are currently paying \$3,200 a month for rent at 21 Comet Lane. By running a business out of this space we will actually be able to utilize the live/work opportunity in the airport neighborhood that attracted us to sign our two year lease.

As far as I know the tenants before us used the space strictly for living in.

We would like to propose that the 250 square foot space at the front end (south side) of our condo be used for our healing center where I will offer private yoga therapy sessions, small-group yoga sessions (1 to 3 people), private Reiki sessions, and small-group trainings.

The work that I do contributes to emotional well-being, which contributes to the vitality and quality of life that someone is living.

Our healing center will promote a healthy lifestyle, through physical movement, relaxation and techniques used to manage the mind.

If appropriate for their healing, students will be encouraged to walk or bike to their appointment at BlossOMing Yoga Healing Center.

Proposed business
BlossOMing Yoga Healing Center
21 Comet Lane, Unit 4
Hailey ID 83333

For environmental stewardship we use natural (organic when available) cleansers. Props are high quality natural or recycled materials. Any new props added will be organic materials.

I foresee no effects to the adjoining neighbors. My teaching voice is the same volume as my conversational speaking voice.

I have an interest in collaborating with existing Hailey businesses to offer special events. An example would be to connect to the owner of Bridgette's Place - Gifts for Wellbeing or The Wylde Beet and create an event that benefits both businesses.

I would also build a network of referrals for clients to utilize in areas that accompany yoga therapy such as acupuncture, massage therapy, physical therapy, and psychotherapy.

We have met several locals while visiting and now living here in Hailey and I am happy to have them speak on my behalf.

I have never turned a student in need away for the inability to pay for my services. We welcome all at BlossOMing Yoga!

Sincerely,
Colleen Dwyer



Items that are required:

- Statement evaluating the effects on adjoining property such as elements of noise, glare, odor, fumes, and vibration.

My teaching voice is the same volume as my conversational speaking voice. Therefore, there will not be excess noise being created. There may or may not be low background music accompanying my sessions. A sound machine will be used to drown out the sound of the neighboring business. There is no glare, fumes or vibration from yoga.

- Statement identifying surrounding land uses and discussing general compatibility of the proposed use with adjacent and other properties in the district.

This is an industrial area, with a mix of offices and workshops. There are also apartments and condos, as well as houses. Next door to the west, is a junk yard, beyond that a street of residential houses, across from the front of the building to the south, is a lot preparing to build a residential home, apartments are to the north and I am not sure what is to the east, there are large trucks parked on the lot. I believe our business will contribute to the growth of this neighborhood, and will provide resources for our neighbors. Also, I believe yoga, yoga therapy, and Reiki have a place in any district, not just this one. These are modalities that promote health and wellbeing. As someone moves to and towards feeling better it can have a positive ripple effect in all of the lives involved directly and indirectly.

- Statement discussing relationship of proposed use with compliance to the Comprehensive Plan.

The work that I do contributes to emotional well-being, which contributes to the vitality and quality of life that people are living.

Our healing center will promote a healthy lifestyle, through physical movement, relaxation and techniques used to manage the mind.

If appropriate for their healing, students will be encouraged to walk or bike to their appointment at BlossOMing Yoga Healing Center.

I have an interest in collaborating with existing Hailey businesses to offer special events. An example would be to connect to the owner of Bridgette's Place - Gifts for Wellbeing, or The Wylde Beet, and create an event that benefits both businesses.

I would also build a network of referrals for clients to utilize in areas that accompany yoga therapy, such as acupuncture, massage therapy, physical therapy, and psychotherapy.

- Descriptions of the existing use & the proposed conditional use.

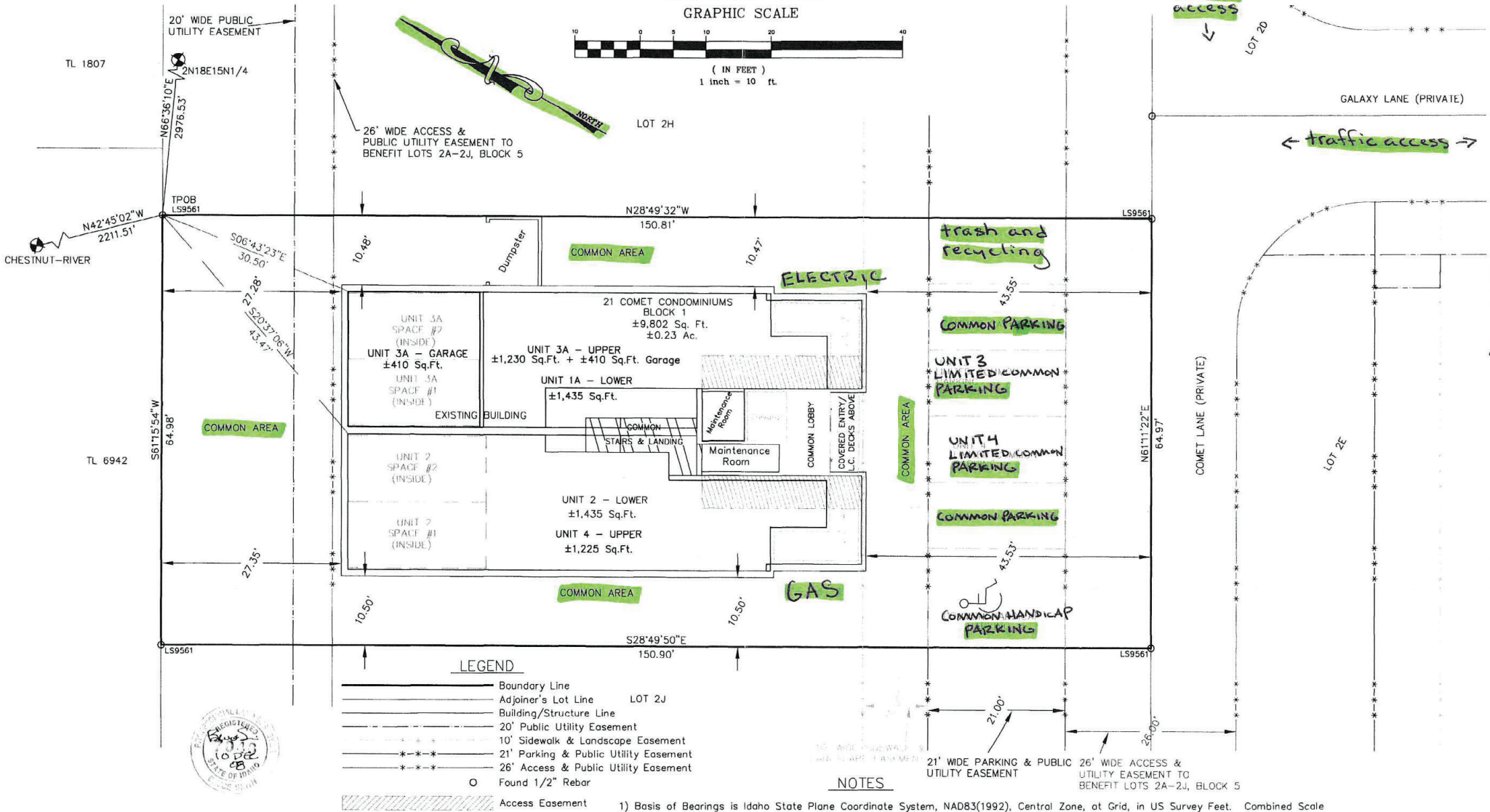
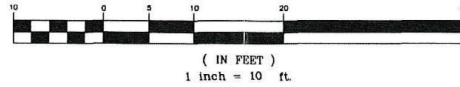
Right now the space is a living space. We are proposing that 55% of the space be used for our yoga business. The front room, south facing, will be used for the practice space. Private yoga, small group yoga, and Reiki sessions will take place in the front room.

Students/clients can use the elevator and enter into that space directly through its own door. There is also a consultation area and office space for me to do my office work.

A PLAT SHOWING 21 COMET CONDOMINIUMS; UNITS 1A & 3A

WHEREIN UNIT 2 & UNIT 4 REMAIN THE SAME AND UNIT 1 TRANSFERS BUILDING SPACE TO UNIT 3 AS SHOWN
LOCATED WITHIN SECTION 15, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

DECEMBER 2008
GRAPHIC SCALE



- LEGEND**
- Boundary Line
 - - - Adjoiner's Lot Line LOT 2J
 - ▬ Building/Structure Line
 - - - 20' Public Utility Easement
 - - - 10' Sidewalk & Landscape Easement
 - * - * - * 21' Parking & Public Utility Easement
 - * - * - * 26' Access & Public Utility Easement
 - Found 1/2" Rebar
 - ▨ Access Easement

- NOTES**
- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet. Combined Scale Factor is 0.999704. Ground Distances may be slightly longer.
 - 2) This property is subject to the Condominium Declaration for 21 Comet Condominiums recorded as Instrument No. 557334, records of Blaine County, Idaho.
 - 3) All Interior Building Space that is Not a Unit nor Limited Common Area is Common Area.
 - 4) In Interpreting the Declaration, Plat or Plats, and Deeds, the Existing Physical Boundaries of the Unit(s) as Originally Constructed or Reconstructed in Lieu thereof Shall be Conclusively Presumed to be its Boundaries Rather than the Metes and Bounds Expressed or Depicted in the Declaration, Plat or Plats, or Deed, regardless of Settling or Lateral Movement of the Building and Regardless of Minor Variance between Boundaries Shown in the Declaration, Plat or Plats, or Deed, and Actual Boundaries of the Units.

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

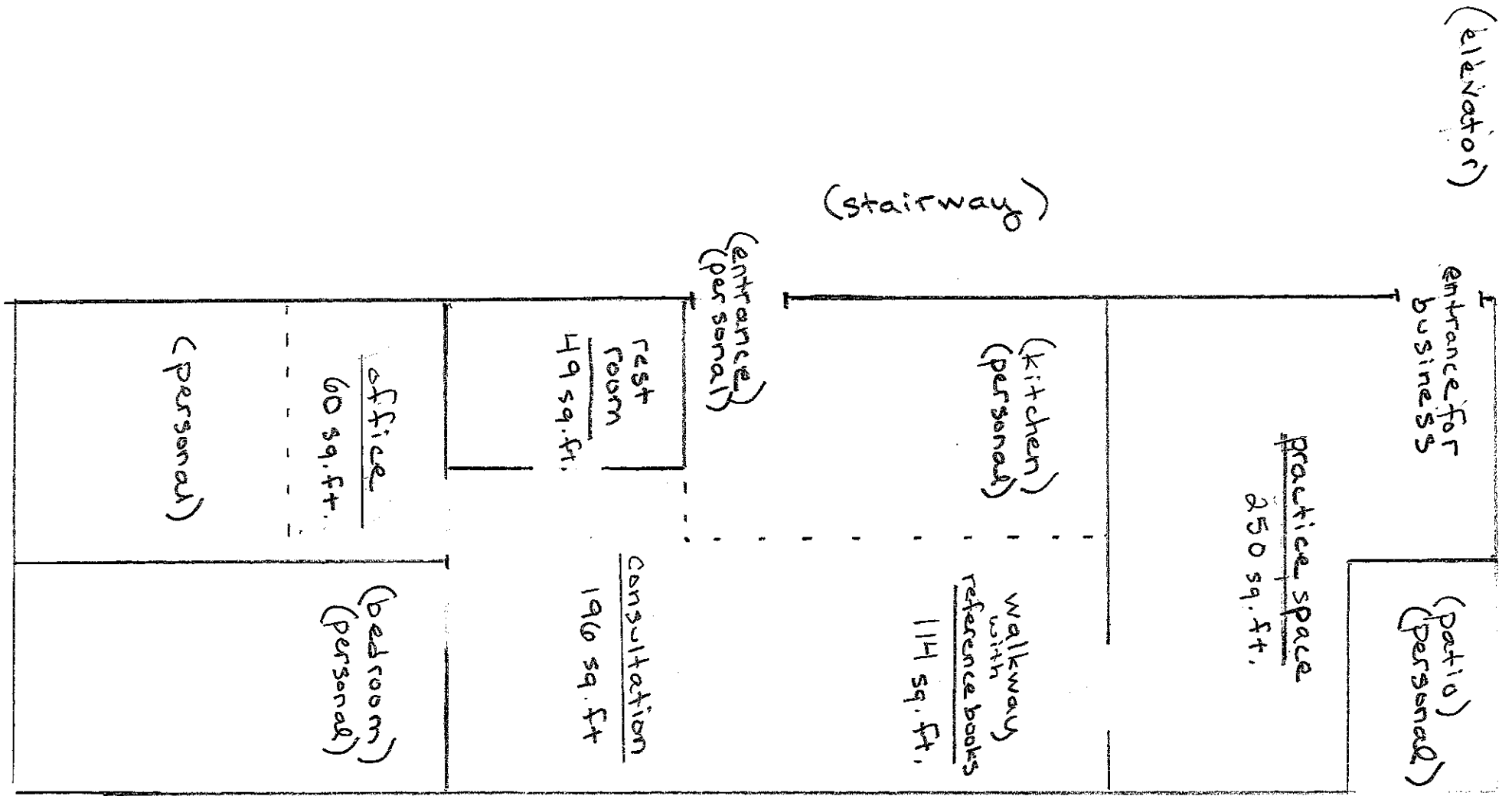
Date 12-10-2008

Robert W. Eichen
South Central District Health Dept., EHS

Blossoming Yoga Healing Center
21 Comet Lane, Unit 4

TOTAL interior = 1225 sq. ft.

used for business = 669 sq. ft.





Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On September 2, 2025, the Planning and Zoning Chair and Administrator considered an Accessory Dwelling Unit (ADU) Application by Kenneth and Donna Rhee for the construction of a 942 square foot detached ADU. This project is located at 1011 Red Elephant Drive (Lot 1, Block 6, Della View Subdivision), within the Limited Residential (LR-1) Zoning District.

FINDINGS OF FACT

Notice: Notice for the ADU Application was mailed to property owners within 300 feet on July 28, 2025. The Public Comment period was open from July 30, 2025, to August 9, 2025. During this time no public comment was received.

Application: The Applicant is proposing to construct a 942 square foot detached ADU, located towards the northwestern side of the property. The Applicant intends to use the ADU for long-term occupancy and reside in the primary residence. Access to the proposed ADU will be located off the primary public street, Della Vista Drive.

Design Elements and Exterior Materials: The detached, two story ADU's exterior finish is proposed to include white board and batt siding, black fascia and trim in LP smart side, black metal roofing, and black trim windows.



Procedural History: The Accessory Dwelling Unit Application was submitted on July 21, 2025, and certified complete on August 13, 2025. The applicant is aware a Flood Hazard Development Permit will be required prior to the issuance of a building permit or the commencement of construction.

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

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

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

The proposed Application is to construct a new ADU onsite to be located at 1011 Red Elephant Drive (Lot 1, Block 6, Della View Subdivision) within the Limited Residential (LR-1) Zoning District.

General Requirements for Accessory Dwelling Units				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.020	Applicability. A. The standards of this section apply to all Accessory Dwelling Units created after February 10, 2021, whether created by new construction, addition, or conversion of an existing building or area within an existing building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.04D.030	General Provisions. A. Accessory Dwelling Units may be located within, or attached to, a principal building or may be located within a detached accessory building. Detached Accessory Dwelling Units may comprise the entirety of the accessory building or may comprise part of the floor area of an accessory building with another permitted accessory use or uses comprising of the remaining floor area.
			<i>Staff Comments</i>	The 942 square feet detached, two story ADU is proposed to be constructed onsite. The existing asphalt driveway is proposed to service both the primary residence, as well as the ADU. Parking for the primary residence and the ADU is provided via the existing driveway as well as an additional onsite parking pad located off Della Vista Drive for the ADU. With regard to setbacks, this parcel is located within the Limited Residential (LR-1) Zoning District. In said district, the required minimum setbacks are as follows: - Front: 25' (100'- Floodplain) - Sides: 10' is the base setback + from adjacent properties - one (1) additional foot for every two (2) of building height that exceeds 20' in height. - Rear: 10'. - Building Height: 30'

				<ul style="list-style-type: none"> - Lot Coverage: 40% <p><i>The proposed setbacks for the ADU are as follows:</i></p> <ul style="list-style-type: none"> - Front: 55'; Side (N): 11' Side (S): 11'; Rear: 49.6' - Height: 21.9 - Lot Coverage: 18% <p><i>The proposed ADU is a reflection of other ADU building types in Hailey, where a detached ADU unit creates a secondary dwelling with onsite parking. The primary dwelling unit also includes an additional attached garage, with two (2) garage spaces to serve the single-family unit.</i></p> <p><i>The ADU is positioned towards the northwestern side of the single-family lot and appears subordinate in scale and size to the primary dwelling building portion. Additionally, all bulk requirements with respect to setbacks, lot coverage, building height, and density comply with Hailey's Municipal Code.</i></p> <p><i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>B. Only one (1) Accessory Dwelling Unit is permitted on a lot.</p>
			<i>Staff Comments</i>	<p><i>Only one (1) ADU is proposed onsite.</i></p> <p><i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>C. Accessory Dwelling Units are only permitted in conjunction with single-family residences in residential zones. In the Townsite Overlay, Transition and SCI zones, Accessory Dwelling Units are permitted in conjunction with commercial buildings. In Business, Limited Business and Neighborhood Business, one or more residential unit(s) are considered.</p>
			<i>Staff Comments</i>	<p><i>The proposed ADU is in conjunction with an existing single-family residence, and both are located within the Limited Residential (LR-1) Zone District.</i></p> <p><i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>D. Accessory Dwelling Units in the Special Flood Hazard Area (SFHA) shall have the top of the lowest floor elevated no lower than the flood protection elevation as defined in Section 17.04J.020, "Definitions", of the Hailey Municipal Code. For new construction or substantial improvements in the SFHA, all applicable requirements of Article 17.04J. Flood Hazard Overlay District (FH) shall apply.</p>
			<i>Staff Comments</i>	<p><i>The proposed ADU is located within the Special Flood Hazard Area with a base flood elevation of 5,288. The Applicant shall submit a Flood Hazard Development permit prior to issuance of a building permit which will comply with this Base Flood Elevation standard.</i></p> <p><i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.040: Registration of Accessory Dwelling Units Required	<p>A. All Accessory Dwelling Units created after February 10, 2021, shall be issued an Accessory Dwelling Unit Compliance Certificate.</p>
			<i>Staff Comments</i>	<p><i>Upon completion of construction for the proposed ADU, a Compliance Certificate will be issued.</i></p> <p><i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.050: Occupancy Restrictions - Short Term Occupancy	<p>A. Where a lot contains both a primary dwelling unit and an Accessory Dwelling Unit, only one dwelling unit shall be utilized for Short-Term Occupancy;</p>
			<i>Staff Comments</i>	<p><i>At this time, the Applicant intends to utilize the ADU as a long-term occupancy for their daughter, while the homeowners occupy the primary living space. This standard shall be met and has been made a Condition of Approval.</i></p>

				<i>Based on the above, the Chair and Administrator found that this standard has been met.</i>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>B. When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.</p> <p><i>At this time, the Applicant intends to utilize the ADU as a long-term rental for their daughter, while occupying the primary living space. This standard shall be met and has been made a Condition of Approval.</i></p> <p><i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.08D.060: Subordinate Scale and Size</p> <p><i>Staff Comments</i></p>	<p>A. Scale: The floor area of an Accessory Dwelling Unit (ADU) is limited to no more than 66% of the gross square footage of the principal building, or the maximum floor area permitted for an ADU based on the lot size or zone, whichever is less.</p> <p><i>Pursuant Hailey’s Municipal Code, Gross Floor Area is defined as:</i></p> <ul style="list-style-type: none"> - <i>The gross area included within the surrounding exterior walls of a building or portion thereof, including all floor levels, exclusive of vent shafts, outdoor courts, attics or garages, or other enclosed automobile parking areas subject to the following restrictions:</i> <ul style="list-style-type: none"> - <i>The basement of a single- or multiple-family dwelling is not included as floor area; and</i> - <i>The basement of any other building is included as floor area.</i> <p><i>The gross floor area, excluding the garage for the principal building, is approximately 1,848 square feet in size, and sixty-six percent of this would be 1,219 square feet.</i></p> <p><i>The lot size is 14,896 square feet, which would allow for a maximum gross floor area of 1,000 square feet. That said, the Applicant is proposing a 942 square foot ADU which complies with this standard.</i></p> <p><i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>B. Maximum Floor Area:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Lot Size (square feet)</th> <th style="text-align: left;">Minimum Gross Floor Area (square feet)¹</th> <th style="text-align: left;">Maximum Gross Floor Area (square feet)¹</th> </tr> </thead> <tbody> <tr> <td>Up to 7,000</td> <td>300</td> <td>900</td> </tr> <tr> <td>7,001 – 8,000</td> <td>300</td> <td>950</td> </tr> <tr> <td>Lots 8,001 and greater</td> <td>300</td> <td>1,000</td> </tr> </tbody> </table> <p>Gross square footage calculations for Accessory Dwelling Units do not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.</p> <p><i>Staff Comments</i></p> <p><i>Please refer to Section 17.08D.060A, noted above, for further details.</i></p>	Lot Size (square feet)	Minimum Gross Floor Area (square feet) ¹	Maximum Gross Floor Area (square feet) ¹	Up to 7,000	300	900	7,001 – 8,000	300	950	Lots 8,001 and greater	300	1,000
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Lots 8,001 and greater	300	1,000														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.</p> <p><i>Staff Comments</i></p> <p><i>The proposed ADU has one (1) bedroom and a loft space.</i></p> <p><i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.08D.070: Livability</p> <p><i>Staff Comments</i></p>	<p>A. Outdoor Access: All Accessory Dwelling Units shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineated by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than 50 square feet in size. The Outdoor Access area shall be approved through the Design Review process.</p> <p><i>Staff Comments</i></p> <p><i>The Applicant is proposing 910 square feet of outdoor space for the ADU unit.</i></p> <p><i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>												

Chapter 17.09: Parking and Loading				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09 020.05.B	Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material.
			<i>Staff Comments</i>	<i>Access for the primary residence and the ADU is provided via the existing driveway. The existing primary residence provides parking in the two car garage, as well as several onsite parking spaces within the driveway. The Applicant is proposing an onsite parking pad located off Della Vista Drive for the ADU unit. Based on the above, the Chair and Administrator found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.05.D	Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments.
			<i>Staff Comments</i>	<i>The proposed onsite parking for the ADU is located on a parking pad that is separate from the existing onsite parking for the primary residence. Based on the above, the Chair and Administrator found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.01	Accessory Dwelling Units and all dwelling units less than 1,000 square feet require one (1) parking space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.
			<i>Staff Comments</i>	<i>This standard has been met. A single-car parking pad is proposed to service the ADU and is in conjunction with the existing two-car garage to be utilized by tenants of the primary residence. Based on the above, the Chair and Administrator found that this standard has been met.</i>

CONCLUSIONS OF LAW AND DECISION

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

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

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

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

- d) The lot contains a primary dwelling and an Accessory Dwelling Unit. Only one (1) dwelling unit shall be utilized for short-term occupancy. If one (1) dwelling unit is utilized for short-term occupancy, the other unit shall be owner-occupied or utilized as a long-term rental (31 days or longer).

Signed this _____ day of _____, 2025.

Janet Fugate, Chair

Robyn Davis, Community Development Director

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