

**AGENDA OF THE
HAILEY CITY COUNCIL MEETING
Monday May 8, 2023 * Hailey City Hall Meeting Room**

ACTION ITEM = a vote may occur but is not required to be taken

ACTION ITEM.....

Hailey City Council Meetings are open to the public. Participants may join our meeting virtually or in-person.

Via teleconference: +1 (872) 240-3311, **Access Code:** 543-667-133

Via One-touch: United States [tel:+18722403311,,543667133#](tel:+18722403311,543667133#),

From your computer, tablet or smartphone: <https://meet.goto.com/CityofHaileyCityCouncil>

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/543667133>

5:30 p.m. - CALL TO ORDER Open Session for Public Concerns

CONSENT AGENDA:

CA 129	Motion to approve Resolution 2023-064, authorizing the Mayor to sign IDVR Library grant for paid intern ACTION ITEM	1
CA 130	Motion to approve Resolution 2023-065, authorizing Contract for Services with the City of Ketchum, wherein Ketchum is administering the Blaine County Housing Authority (BCHA) contract on behalf of Blaine County and participating cities ACTION ITEM	6
CA 131	Motion to adopt Resolution 2023-066, authorizing Task Order #2 Amendment #1 with Jacob’s Engineering, in the amount not to exceed \$25,000, for traffic data work. ACTION ITEM	13
CA 132	Motion to authorize the mayor’s signature on a letter to Fermin De La Cruz and Ruth Marivel Inca regarding their request to extend the Winterhaven Estates (Lot 2A, Block 61, Woodside Subdivision No. 15) Preliminary Plat timeline for an additional eighteen (18) months to ensure the required infrastructure can be completed prior to Final Plat submittal ACTION ITEM	20
CA 133	Motion to allow for short-term recreational vehicle use on private property under certain conditions between the months of March and November 2023. ACTION ITEM	25
CA 134	Motion to approve minutes of April 27, 2023 and to suspend reading of them ACTION ITEM	29
CA 135	Motion to ratify claims for expenses incurred paid in April, 2023 ACTION ITEM	35
CA 136	Motion to approve claims for expenses incurred during the month of April 2023, and claims for expenses due by contract in May, 2023 ACTION ITEM	41
CA 137	Motion to approve unaudited Treasurer’s report for the month of April 2023 ACTION ITEM	65

MAYOR’S REMARKS:

MR 000

PROCLAMATIONS & PRESENTATIONS:

PP 138	Proclamation Mental Health Awareness Month ACTION ITEM	78
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APPOINTMENTS & AWARDS

AA 139 Tyrell (Tater) Vaughn’s Certificate of Completion for IRWA Apprenticeship (no documents)

PUBLIC HEARING:

[PH 140](#) Consideration of Ordinance No. 1316, an amendment to the existing City of Hailey Area of City Impact Boundary Map, as requested by BC-1, LLC, to include the parcel (FR W1/2 NW SEC 25, FR E1/2 NE SEC 26, TL 7134), or

portion thereof, within Hailey’s Area of City Impact Boundary, as shown on the map located on file with the Community Development Department, and pursuant to Idaho Code Section 67-6526: **ACTION ITEM**.....80

- A proposed Ordinance amending a map that defines and establishes geographic boundaries. This modification would be to the existing Blaine County/City of Hailey Area of City Impact, as adopted by Hailey Ordinance 649 (adopted November 14, 1994), amended by Ordinance 731 (adopted June 23, 1999), Ordinance 1271 (adopted November 30, 2022), and Ordinance 1279 (adopted March 21, 2021), and amended by Resolution 2020-24. The geographic boundaries account for trade areas, geographic factors and areas that can be reasonably expected to annex into the City in the future.

[PH 141](#) Consideration of a Final Plat Application by Kilgore Properties, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase I of Block 2 is subdivided into subdivided into 12 sublots consisting of fifty-seven (57) residential units across five (5) ten-unit condominium buildings and seven (7) live-work units. The proposed subdivision also includes a parcel for recreational amenities, and a parcel for Phase II. This project is located along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District, and consideration of Resolution 2023-_____, a Resolution approving the Security Agreement related to the Final Plat of Block 2, Phase I, Sweetwater P.U.D. Subdivision **ACTION ITEM**..... 103

[PH 142](#) Consideration of Ordinance No. _____, a City-Initiated Text Amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.05: Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to include amendments and additions to modernize the matrix requirements **ACTION ITEM** 139

OLD BUSINESS:

OB 000 Matters & Motions from Executive Session, if any. **ACTION ITEM** (no documents)

STAFF REPORTS: Staff Reports Council Reports Mayor’s Reports
SR 000

EXECUTIVE SESSION: Real Property Acquisition under IC 74-206 (1)(c) or Pending & Imminently Likely Litigation under (IC 74-206(1)(f) or Personnel Matters under (IC 74-206(1)(b)

Matters & Motions from Executive Session or Workshop
Next Ordinance Number - 1325 Next Resolution Number- 2023-067

AGENDA ITEM SUMMARY

DATE: May 8, 2023 **DEPARTMENT:** Library **DEPT. HEAD SIGNATURE:** Lyn Drewien

SUBJECT

Agreement and Resolution 2023-_____, authorizing the Mayor to sign the Work-Based Learning Experience Agreement between the City of Hailey and the Idaho Division of Vocational Rehabilitation to continue the employment agreement with Charlotte Harding.

AUTHORITY: ID Code IAR _____ City Ordinance/Code _____

BACKGROUND:

The Idaho Division of Vocational Rehabilitation (IDVR) works with local employers to offer students with disabilities the opportunity to participate in a short-term paid work experience. This employer-reimbursed paid work experience will fund up to 150 hours of employment for Charlotte Harding to work at the Hailey Public Library as a Library Associate for \$17 per hour. Charlotte has participated in this program since 2020 and wishes to continue employment until August 2023. The library submits monthly progress reports and invoices to IDVR for hours worked by the employee. The City is reimbursed \$25 per hour.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____ YTD Line Item Balance \$ _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:

___ City Attorney XX City Clerk ___ Engineer XX Mayor
XX Administrator ___ Parks & Lands Board ___ Public Works XX Treasurer

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Resolution 2023-_____, authorizing the Mayor to sign the Work-Based Learning Experience Agreement between the City of Hailey and the Idaho Division of Vocational Rehabilitation to continue the employment agreement with Charlotte Harding as a Library Associate intern.

FOLLOW-UP NOTES:

CITY OF HAILEY RESOLUTION 2023-__

A RESOLUTION OF THE HAILEY CITY COUNCIL AUTHORIZING THE WORK-BASED LEARNING EXPERIENCE AGREEMENT BETWEEN THE CITY OF HAILEY AND THE IDAHO DIVISION OF VOCATIONAL REHABILITATION.

WHEREAS, the Idaho Division of Vocational Rehabilitation (IDVR) works with local employers to offer students with disabilities the opportunity to take part in a short-term paid work experience, and;

WHEREAS, this employer-reimbursed paid work experience will fund up to 150 hours of employment for Charlotte Harding to continue her internship at the Hailey Public Library, and;

WHEREAS, Charlotte Harding has been employed as a library intern since 2020 and recently promoted to Library Associate at \$17 per hour.

WHEREAS, the Hailey Public Library submits monthly progress reports and an invoice to the Idaho Division of Vocational Rehabilitation for reimbursement.

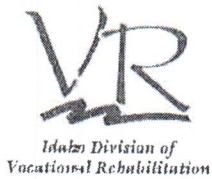
NOW THEREFORE, BE IT RESOLVED by the City Council of Hailey, Idaho, that the PRE-ETS Work-Based Learning Experience Agreement between the City of Hailey and the Idaho Division of Vocational Rehabilitation be approved.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS _____ DAY OF _____ 2023.

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk



Pre-ETS Work Based Learning Experience (WBLE) Agreement

City of Hailey Public Library (Employer) agrees to hire Charlotte Harding (Student) as of this date 4/17/2023, for Library Associate (Position), at rate of \$ 17.00 per hour.

The Idaho Division of Vocational Rehabilitation (IDVR) and City of Hailey Public Library (Employer) agree to the following contract for costs incurred to provide an individualized Work Based Learning Experience (WBLE).

1. IDVR will reimburse employer for costs incurred for the individualized Work Based Learning Experience at the student's rate of pay plus \$8.00 per hour up to 150 hours. Training dates are as follows: per employer; not to exceed 6 months.
2. If WBLE ceases before agreement ends, payments will be made only for the actual time WBLE is provided.
3. Progress reports will be reviewed and completed monthly by the employer.
4. Employer will provide IDVR a monthly invoice and verification of WBLE monthly hours.
5. Neither IDVR nor employer will discriminate on basis of EEO or ADA.



6. Employer is responsible for Workers Compensation coverage and any other conditions of employment.
7. This agreement for WBLE may be terminated by notification at any time by either the employer or IDVR.

Chanelle Hausing
Student Signature

4/28/23
Date

Lynn Berke
VR Counselor Signature

4/17/23
Date

Employer Signature

Date

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 05/08/23

DEPARTMENT: Admin

DEPT. HEAD SIGNATURE: LH

SUBJECT:

Motion to approve Resolution 2023-_____, authorizing a contract for services with the City of Ketchum to provide services on behalf of the Blaine County Housing Authority.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

For the last several years, Hailey has had a contract for services with the Blaine County Housing Authority for services related to the management of BCHA deed-restricted housing in Hailey. BCHA manages nine units in Hailey and an additional 5 units that are managed by BCHA on behalf of ARCH Community Housing Trust.

This year, the City of Ketchum has stepped in to provide staff resources on behalf of BCHA. The attached contract for services with Ketchum will address Hailey's contractual needs with BCHA.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle # _____
Budget Line Item # _____ YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments: _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

____ City Attorney	____ Clerk / Finance Director	____ Engineer	____ Building
____ Library	____ Planning	____ Fire Dept.	_____
____ Safety Committee	____ P & Z Commission	____ Police	_____
____ Streets	____ Public Works, Parks	____ Mayor	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Resolution 2023-_____, authorizing a contract for services with the City of Ketchum to provide services on behalf of the Blaine County Housing Authority.

ACTION OF THE CITY COUNCIL:

Date _____
City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record *Additional/Exceptional Originals to: _____

**CITY OF HAILEY
RESOLUTION NO. 2023-**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY
AUTHORIZING THE EXECUTION OF A CONTRACT FOR SERVICES WITH THE
CITY OF KETCHUM ON BEHALF OF BLAINE COUNTY HOUSING AUTHORITY**

WHEREAS, the City of Hailey desires to enter into an agreement with the City of Ketchum to provide staff resources on behalf of the Blaine County Housing Authority (BCHA) under which Ketchum will perform services to manage activities related to BCHA affordable housing units within the City of Hailey.

WHEREAS, the City of Hailey and Ketchum have agreed to the terms and conditions of the Contract for Services, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey approves the Contract for Services between the City of Hailey and Ketchum, and that the Mayor is authorized to execute the attached Agreement,

Passed this 8th day of May 2023.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

FY23 CONTRACT FOR SERVICES – CITY OF KETCHUM for ADMINISTERING
BLAINE COUNTY HOUSING AUTHORITY (BCHA)

THIS AGREEMENT made this [REDACTED] day of [REDACTED], 2023, by and between the City of Hailey, Idaho a municipal corporation, hereinafter referred to as “Hailey”, and the City of Ketchum, a municipal corporation, hereinafter referred to as “Service Provider”.

RECITALS:

WHEREAS Hailey recognizes that BCHA is duly created under the Laws of Idaho by Blaine County to specifically serve the housing needs of the residents of the County;

WHEREAS Hailey recognizes that, while it has staff diligently working on housing issues, it does not have an internal county department that serves the housing needs of Hailey residents;

WHEREAS the City of Ketchum recognizes that it does have the internal capacity to fulfill the requirements and meet the mission of the BCHA;

WHEREAS the BCHA, in its budget, identified that funding will be required beyond the fees received by BCHA on the sale of deed restricted properties to carry out its mandate; and in that budget identified funding requests for Contract for Services needed from Hailey jurisdictions to assist BCHA;

WHEREAS Hailey believes that one effective strategy for providing these valuable services is to partner and contract with the City of Ketchum to provide these public services, especially when Hailey funds can be leveraged with other public or private funds; and

WHEREAS a contract for services allows Hailey to meet the community needs relative to BCHA-managed housing in Hailey; use public funds efficiently and set forth the respective obligations of the parties in a legally binding document.

NOW, THEREFORE, in consideration of the mutual agreements hereinafter contained and subject to the terms and conditions hereinafter stated, it is hereby understood and agreed by the parties hereto as follows:

1. TERM. This Agreement shall be in full force and effect upon execution and will remain in effect through September 30, 2023.

2. SERVICES PROVIDED. Service provider will work to promote, plan, preserve and advocate for the long-term supply of affordable housing in Blaine County. Specific responsibilities to be performed by the service provider are as follows: steward and expand deed-restricted homes including on-going compliance; maintain BCHA Community Housing Guidelines; establish a one-stop-shop for providing resources, services and housing application assistance; maintain an accurate, up-to date data base for qualified candidates; and develop community education materials to build understanding of needs. Service provider will also collaborate with community partners to assist with the promotion of, planning for and advocating for affordable housing in Blaine County. None of the above shall prevent Hailey from continuing to work diligently on Hailey housing issues.

3. CONSIDERATION. In consideration for the services performed by the Service Provider according to the terms of this contract, Hailey agrees to pay monthly payments upon receipt of invoices for services rendered an amount not to exceed annually \$3,000.00.

4. INDEPENDENT CONTRACTOR: The parties agree that the Service Provider is an independent Contractor of Hailey and in no way an employee or agent of Hailey and is not entitled to workers' compensation or any benefit of employment with Hailey. Hailey has no responsibility for security or protection of the Service Provider's supplies or equipment. The Service Provider will provide its own office space and necessary support staff, equipment and supplies.

5. COMPLIANCE WITH LAWS: Service Provider agrees to comply with all federal, state, county and municipal laws, rules and regulations in his performance under this Agreement.

6. MERGER. This Agreement embodies the sole understanding of the parties. There are no other oral or written agreements outside of this Agreement. No modification, amendment or addition to this Agreement shall be effective unless agreed to by the Parties in a written instrument duly executed by the Service Provider and Hailey.

7. WAIVER. The failure of any Party to insist upon strict performance of any of the obligations contained herein shall not be deemed a waiver of any rights or remedies that said Party may have, and shall not be deemed a waiver of any subsequent breach in the performance of any of the terms and provisions contained herein by the same or any other person.

8. THIRD PARTY BENEFICIARY RIGHTS. This Agreement is not intended to create, nor shall it be in any way interpreted or construed to create any third-party beneficiary rights in any person not a party hereto unless otherwise expressly provided herein.

9. CAPTIONS AND HEADINGS. The captions and headings in the Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms and provisions contained herein.

10. CONSTRUCTION. No presumptions shall exist in favor of or against any party to this Agreement as a result of the drafting and preparation of this Agreement.

11. VENUE AND GOVERNING LAW. In the event an action is brought to enforce or interpret this Agreement, the parties submit to the exclusive jurisdiction of the courts of the State of Idaho and agree that venue for any such action shall be in Blaine County, Idaho. The validity, performance and construction of this Agreement shall be governed by the laws of the State of Idaho.

12. TERMINATION. Any party to this Agreement may terminate its obligations under this Agreement upon providing the other parties with thirty (30) days written notice.

13. MODIFICATION. There shall be no modification of this Agreement unless executed in writing by the parties.

Executed and effective by the undersigned parties as of the date signed.

DATED this day of , 2023.

Hailey, Idaho

Marth Burke, Mayor

Attest:

Mary Cone, City Clerk

City of Ketchum Mayor
Neil Bradshaw

STATE OF IDAHO)
) S.S.
County of Blaine)

On this _____ day of _____, 20____ before me the undersigned, a Notary Public in and for said State, personally appeared _____, known or identified to be the person whose name is subscribed to the within instrument and acknowledge to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for the State of Idaho
Residing _____
My Commission Expires _____

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 05/08/23

DEPARTMENT: PW

DEPT. HEAD SIGNATURE: BY

SUBJECT: Motion to adopt Resolution 2023-____, authorizing Task Order #2, Amendment #1 with Jacobs Engineering, in the amount not to exceed \$25,000, for traffic data work. **ACTION ITEM**

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The City has been working with GGLO and Jacobs Engineering to update the City's Downtown Master Plan. To continue moving forward with developing traffic data and traffic analysis models, Jacobs Engineering will need approval on the attached Amendment #1 to Task Order (TO) #2, in the amount of \$25,000. The original TO #2 is for a fee of \$21,700. Amendment #1 brings the fee to \$46,700.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle # _____
Budget Line Item # _____ YTD Line-Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments: _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

- | | | |
|---|--|---|
| <input type="checkbox"/> City Administrator | <input type="checkbox"/> Library | <input type="checkbox"/> Benefits Committee |
| <input type="checkbox"/> City Attorney | <input type="checkbox"/> Mayor | <input checked="" type="checkbox"/> Streets |
| <input type="checkbox"/> City Clerk | <input type="checkbox"/> Planning | <input type="checkbox"/> Water |
| <input type="checkbox"/> Building | <input type="checkbox"/> Police | <input type="checkbox"/> Wastewater |
| <input type="checkbox"/> Engineer | <input checked="" type="checkbox"/> Public Works | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> P & Z Commission | <input type="checkbox"/> _____ |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to adopt Resolution 2023-____, authorizing Task Order #2, Amendment #1 with Jacobs Engineering, in the amount not to exceed \$25,000, for traffic data work. **ACTION ITEM**

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record
Copies (all info.): _____
Instrument # _____

*Additional/Exceptional Originals to: _____
Copies (AIS only)

**CITY OF HAILEY
RESOLUTION NO. 2023-__**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY
AUTHORIZING THE EXECUTION OF AMENDMENT #1 TO TASK ORDER #2 WITH
JACOBS ENGINEERING, IN THE AMOUNT NOT TO EXCEED \$25,000, FOR
TRAFFIC DATA WORK.**

WHEREAS, the City of Hailey has an existing agreement with Jacobs Engineering, for on-call engineering services,

WHEREAS, the City of Hailey and Jacobs Engineering have agreed to the Task Order #2, Amendment #1, a copy of which is attached hereto,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey approves the Task Order #2, Amendment #1 between the City of Hailey and Jacobs Engineering, and that the Mayor is authorized to execute the attached Agreement,

Passed this 8th day of May, 2023.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

Purchase Order/Task Order No.: 2 Amend 1

Effective Date: _____

This Task Order Amendment is entered into on the effective date noted above pursuant to the "Master Professional Services Agreement" between City of Hailey, Idaho, ("Client") and Jacobs Engineering Group Inc. ("JACOBS"), executed October 28, 2022 ("Agreement"). The Agreement is incorporated herein and forms an integral part of this Task Order. However, in case of conflict, the terms of the Agreement shall control.

Services Authorized

Client authorizes JACOBS to perform the Services described in Exhibit 1a attached hereto and incorporated herein.

Pricing

\$25,000 Time and Expense per Exhibit 1a

Schedule as outlined in Exhibit 1a

JACOBS ENGINEERING GROUP INC.

CITY OF HAILEY, IDAHO

By: _____

By: _____

Title: Manager of Projects

Title: _____

Date: 04/28/2023

Date: _____

**AMENDMENT 01 to
TASK ORDER #2
HAILEY DOWNTOWN MASTER PLAN
TRAFFIC MODELING SUPPORT
4-26-2023**

Project Understanding

Hailey's Urban Renewal Agency (HURA) is contracting with GGLO to develop an overall Master Plan and Guiding Vision for Downtown Hailey to guide growth, development, and public improvements for the remaining duration of the Gateway Urban Renewal District (expiration 2033). The project study area is the Gateway Urban Renewal District with emphasis on Main Street and River Street between Walnut and Silver Streets.

The task below will be provided in addition to the original scope identified in Exhibit 1 of Task Order 2 executed on February 7, 2023 under the Master Professional Services Agreement between the City of Hailey and Jacobs Engineering Group Inc. (Jacobs). The effort associated with this Amendment 01 to Task Order 2 focuses on the analysis of traffic data, development of a base traffic model for use in developing future model alternatives. Figure 1 below shows the area of the project.

Amendment 01 to Task Order #2

Traffic Analysis Task:

Introduction

This task order amendment covers the development of traffic data and traffic analysis models for 2023 base year and one future horizon year. The models will be of the existing street network configuration, which will subsequently be used for evaluating scenarios developed as part of the Hailey Downtown Master Plan.

Traffic Model Development

L2 Data has completed their collection of traffic data at identified intersections. Data collection includes turning movement counts and bicycle and pedestrian counts during the AM and PM peak hour at 6 major study intersections within the core Hailey Downtown roadway network. This information will be used to develop the traffic model.

Historic ITD permanent traffic counter data will be used to perform seasonal adjustments to the field collected volumes and turning movement counts. Additionally, Hailey City staff will provide additional traffic count data that has been collected in the area recently for review and potential inclusion.

Intersection volumes at additional minor intersections will be estimated based on the data collected.

2023 Base Year traffic operations model will be developed using Synchro for the Main Street/Hwy 75 corridor from Elm Street to Myrtle Street. The study area will consist of up to twelve (12) study intersections. Analysis will be completed for the PM peak hour.

The Study Area is denoted in the graphic below. The traffic analysis model will cover intersections along Main Street/Hwy 75 from Elm Street to Myrtle Street, including existing and future traffic signals as indicated. Existing signals at River Street and Airport Way will also be included but solely for the purposes of coordinating traffic signal timing and offsets as well as evaluating traffic queuing and progression.

A future horizon year will be determined after discussion with HURA staff. Future horizon year volumes will be calculated by applying an agreed upon growth rate (anticipate approximately 2%) per year for intersections along Highway 75.

The 2023 Base Year model will be used to develop the future horizon year no-build conditions model and a model including the proposed future signals at Elm and Myrtle Streets.

Once the base year and future no build models are created, models can be developed that reflect a variety of traffic pattern changes. This effort will be conducted under a future task order and is not included in this effort.

The Synchro models and the measures of effectiveness reported will follow the Highway Capacity Manual, Sixth Edition guidelines.

Deliverables

Jacobs will prepare a brief written document summarizing base model and inputs as well as preliminary results including the base and future models as noted above. Most reporting will be provided in table format.



Figure 1 – Project Area Including Traffic Analysis Elements

Jacobs Anticipated Costs

Task	Terms	Estimated Not to Exceed (NTE) Fee
Traffic Model Development & Base Runs	T&M	\$18,270
Tech Memo	T&M	\$6,730
Reimbursable Expenses	Estimated	\$0
Total NTE Amount		\$25,000

For this Amendment 01 to Task Order #2, Jacobs will perform the above noted tasks on a time and materials basis with a not to exceed amount of \$25,000 in addition to the current authorization of \$23,700. Billing information for this Amendment 01 will be included as a part of Task Order #2 invoices.

Schedule

Data Collection – This effort is expected to be complete by 6/16/2023.

Traffic Model Development – Once the Data Collection is complete, the development of the base and future no build model is anticipated to take up to 3 weeks, approximately May 5.

Building the 2023 base model, a model with the signals included, and a future no-build model will take up to an additional three weeks, approximately May 26.

Total estimated time needed: 8 – 10 weeks, June 30, 2023.

Assumptions

- All deliverable documents will be submitted electronically via email.
- All requested meetings will be held virtually via teleconference, with 1-2 Jacobs' staff members in attendance.
- Costs associated with travel for requested in-person site visits will be billed as a direct expense, and will be an additional cost, as no in-person meetings are currently planned.
- Traffic volumes and turning volumes on Main Street at non-counted intersections will be inferred from adjacent, counted, intersections.
- Seasonal adjustments to traffic volumes as well as classification will be based on ITD permanent traffic counter on SH 75.
- Proposed fee does not include any direct costs or subconsultant fees; no additional travel will be required.

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 05/08/2023 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** RD

SUBJECT: Motion to authorize the mayor’s signature on a letter to Fermin De La Cruz and Ruth Marivel Inca regarding their request to extend the Winterhaven Estates (Lot 2A, Block 61, Woodside Subdivision No. 15) Preliminary Plat timeline for an additional eighteen (18) months to ensure the required infrastructure can be completed prior to Final Plat submittal.

AUTHORITY: ID Code _____ 67- _____ IAR _____ City Ordinance
(IFAPPLICABLE)

BACKGROUND: The city received a letter from the owners of Winterhaven Estates (Lot 2A, Block 61, Woodside Subdivision No. 15) requesting an extension to the Preliminary Plat timeline for an additional eighteen (18) months. The Preliminary Plat for the subject parcel received an extension last year, and the new expiration is set to expire on June 14, 2023. If approved for an additional 18 months, the new expiration date would be December 14, 2024.

Documents Attached:

- Draft Letter from Mayor: Approval Preliminary Plat Extension Request
- Letter from Owners of Winterhaven Estates: Requesting Preliminary Plat Extension Approval.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Caselle # _____
Budget Line Item # _____ YTD Line-Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: Robyn Davis Phone # 788-9815 #2015

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

___ City Attorney	___ City Administrator	___ Engineer	___ Building
___ Library	___ Planning	___ Fire Dept.	___ _____
___ Safety Committee	___ P & Z Commission	___ Police	___ _____
___ Streets	___ Public Works, Parks	___ Mayor	___ _____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD: Motion to authorize the mayor’s signature on a letter to Fermin De La Cruz and Ruth Marivel Inca regarding their request to extend the Winterhaven Estates (Lot 2A, Block 61, Woodside Subdivision No. 15) Preliminary Plat timeline for an additional eighteen (18) months to ensure the required infrastructure can be completed prior to Final Plat submittal.

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Motion Language: Motion to authorize the mayor’s signature on a letter to Fermin De La Cruz and Ruth Marivel Inca regarding their request to extend the Winterhaven Estates (Lot 2A, Block 61, Woodside Subdivision No. 15) Preliminary Plat timeline for an additional eighteen (18) months to ensure the required infrastructure can be completed prior to Final Plat submittal.

Date _____
City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt. /Order Originals: *Additional/Exceptional Originals to: _____

Copies (all info.): Copies

Instrument # _____

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

(208) 788-9815
Fax: (208) 788-2924

May 8, 2023

Fermin De La Cruz
Ruth Marivel Inca

Re: Preliminary Plat Extension Request for Winterhaven Estates (2740 Winterhaven Drive – Lot 2A, Block 61, Woodside Subdivision No. 15)

Dear Fermin De La Cruz and Ruth Marivel Inca:

The City is in receipt of your request to extend the Preliminary Plat deadline for an additional eighteen (18) months, with a new expiration date of December 14, 2024.

The Preliminary Plat for the subject parcel, also known as Winterhaven Estates, expires June 14, 2023. A recent text amendment increased the Preliminary Plat timeline from one (1) year to two (2) years; however, this project was approved prior to those amendments becoming effective and codified within Hailey's Municipal Code.

As such, the City is receptive to your request and approves an extension to the Preliminary Plat approval from June 14, 2023 to December 14, 2024. If a Final Plat Application has not been submitted and approved by this date, an additional hearing will be required to formally extend the deadline.

Should you have any additional questions, please do not hesitate to reach out.

Sincerely,

Martha Burke, Mayor
City of Hailey
115 South Main Street
Hailey, ID 83333

CC: Robyn Davis, Community Development Director
E: robyn.davis@haileycityhall.org

I Fermin De la cruz and Ruth Inca owners of lot 2A BLK 61 at Woodside Subdivision #15AM are requesting for extension of subdivision approval for Winterhaven Estates for 1 year and 6 months.

Hailey, April 26 2023



Fermin De la cruz



Ruth Inca

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 05/08/2023

DEPARTMENT: CDD

DEPT. HEAD SIGNATURE: RD

SUBJECT: Motion to allow for short-term Recreational Vehicle use on private property under certain conditions between the months of March and November 2023.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND: The Wood River Valley is experiencing a housing crisis. Many individuals and families who have lost their housing are struggling to find new accommodations in an unprecedented housing market. While new housing units are being built, valley jurisdictions are continually looking to expand housing opportunities and explore interim solutions to ease the housing burden.

In June 2021 and May 2022, the Hailey City Council considered and approved an order to help ease the housing burden for Hailey residents by allowing RVs to be lived in, on private property, for no more than six (6) months in any calendar year (no occupancy from November 30 through March 15). Additional conditions were also established and included:

1. RV must be located on private property and may not be located within City rights-of-way.
2. No more than six (6) months occupancy in any calendar year; no occupancy from November 30 through March 15.
3. Occupant(s) must either be an Idaho resident who is locally employed (dependent on the local economy for livelihood), a caregiver for the household, or a family member of the household.
4. No short-term rentals permitted.
5. Sewage must be disposed of with regularity at a designated RV Dump Station.

The City Council enacted this, and similar rules, under the interpretation of the Municipal Code. In both 2021 and 2022, the Council found that the definition of RV satisfied the proposed amendment noted herein:

RV: A motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy. It does not include pickup hoods, shells or canopies designed, created, or modified for occupational usage. Converted school buses or van type vehicles are defined as RVs.

B. No more than one (1) RV may be parked outside of a building on any residential lot or subplot; provided, that the vehicle is kept vacant.

To properly document the above-noted requirements, Planning Staff developed a Temporary Certificate of Occupancy (attached), its purpose twofold:

- to permit temporary living in an RV on private property; and
- to develop a tracking system to better understand the need for housing, even as an interim solution. This tracking method also requires that the owner of the property commit to the conditions above as a requirement of said approval.

Under this order in 2022, there were five (5) applications that were submitted and approved by the city to live in an RV on private property during the specified timeframe. Of those, one (1) application was denied, as the criteria above were not met. While this concept provides interim housing in Hailey for

some, it is not seen as a permanent solution to the housing issue, nor is it being considered on a year-round basis. Staff suggests that this interpretation and order be implemented for the remainder of the 2023 year, and if needed, be brought back to the Council for future discussion.

Other Solutions: Staff are further researching other solutions to help ease the housing burden, which include allowing communities of Tiny Home on Wheels within specific residential zoning districts, and design standards for cottages and townhouse development projects. In 2022, the Council considered and approved the use of RVs as temporary residential units during construction or, permitted RVs to be occupied on job sites throughout the construction process and with a valid Building Permit. Blaine County also permits this, allowing RVs to be used on both residential and other job sites for up to 180 days.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____
Estimated Hours Spent to Date: _____
Staff Contact: Robyn Davis
Comments:

Caselle # _____
YTD Line-Item Balance \$ _____
Estimated Completion Date: _____
Phone # 208.788.9815 ext. 2015.

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

<input type="checkbox"/> City Administrator	<input type="checkbox"/> Library	<input type="checkbox"/> Benefits Committee
<input type="checkbox"/> City Attorney	<input type="checkbox"/> Mayor	<input type="checkbox"/> Streets
<input type="checkbox"/> City Clerk	<input type="checkbox"/> Planning	<input type="checkbox"/> Treasurer
<input type="checkbox"/> Building	<input type="checkbox"/> Police	<input type="checkbox"/> _____
<input type="checkbox"/> Engineer	<input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> _____
<input type="checkbox"/> Fire Dept.	<input type="checkbox"/> P & Z Commission	<input type="checkbox"/> _____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD: Motion to interpret Hailey Municipal Code definition of RV as “emergency occupancy” for the remainder of 2023, and direct staff to continue to utilize the Temporary Certificate of Occupancy process for such emergency occupancies, subject to Conditions 1-5 herein.

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL: “I move to interpret Hailey Municipal Code definition of RV as “emergency occupancy” for the remainder of 2021, and direct staff to develop a Temporary Certificate of Occupancy process for such emergency occupancy, subject to Conditions 1-5 noted herein”.

Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt. /Order Originals: Record

*Additional/Exceptional Originals to:

Copies (all info.): _____
Instrument # _____

Copies (AIS only)

Temporary Occupancy Permit for RV

Permit No.: _____

Valid from _____ to _____

Property Owner: _____

Property Address: _____

Mailing Address: _____

RV Location: _____

Tenant Name: _____

Mailing Address: _____



- No short-term Rentals.
- Any and all sewage shall be disposed of regularly and at a designated RV Dump Station.
- Only 1 RV per any residential building.
- Quiet Hours shall be respected. Generator use may not run between 10:00 PM to 6:00 AM.
- No more than six (6) months occupancy in any calendar year
- No Occupancy from November 30th to March 15th.
- Occupant must either be an Idaho resident locally employed, caregiver for household or a family member of the household. Locally employed can be further defined as an individual who is dependent on the local economy for livelihood. Does not include remote or virtual work out of the area.

Signature: _____

Community Development Department Representative

Date: _____

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 05/08/2023 **DEPARTMENT:** Clerk's Office **DEPT. HEAD SIGNATURE** M. Cone

SUBJECT

Approval of Minutes from the meeting of the Hailey City Council on April 24, 2023 and to suspend reading of them.

AUTHORITY: ID Code 74-205 IAR _____ City Ordinance/Code _____

Idaho Code requires that a governing body shall provide for the taking of written minutes at all of its meetings, and that all minutes shall be available to the public within a reasonable period of time after the meeting. Minutes should be approved by the council at the next regular meeting and kept by the clerk in a book of minutes, signed by the clerk.

BACKGROUND:

Draft minutes prepared.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____ YTD Line Item Balance \$ _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:

<input type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City Clerk	<input type="checkbox"/> Engineer	<input type="checkbox"/> Mayor
<input type="checkbox"/> P & Z Commission	<input type="checkbox"/> Parks & Lands Board	<input type="checkbox"/> Public Works	<input type="checkbox"/> Other

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve the minutes as presented, and to suspend the reading of them, or remove from consent agenda to make changes and then approve as amended.

FOLLOW UP NOTES:

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD APRIL 24, 2023
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:30 P.M. by Council President, Kaz Thea. Present were Council members Juan Martinez, Heidi Husbands, and Sam Linnet. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

Mayor Burke joined the meeting at 6:10 pm.

CALL TO ORDER:

[5:30:18 PM](#) call to order by Kaz Thea.

Open session for public concerns: [5:30:38 PM](#) no comments.

CONSENT AGENDA:

- [CA 109](#) Motion to approve Resolution 2023-053, authorizing the mayor’s signature on the Security Agreement related to the Design Review of the Airport Inn, a project located at 804 South 4th Avenue (Lot 1B, Block 137, Hailey Townsite). **ACTION ITEM**.....
- [CA 110](#) Motion to approve and authorize the mayor’s signature on Resolution 2023-047, an Initial Task Scope by the Jacobs/GGLO team for launching Hailey’s Comprehensive Plan Update, which outlines the overall scope of work, schedule, and budget for the update **ACTION ITEM**.....
- [CA 111](#) Motion to approve Resolution 2023-054, authorizing the Mayor’s signature and approval of an agreement with Webb Landscaping Inc., for maintenance services at Sunbeam Park. **ACTION ITEM**.....
- [CA 112](#) Motion to approve Resolution 2023-055, authorizing the Mayor to sign a Landscape Maintenance agreement with Clearwater Landscaping for irrigation services on Main St. **ACTION ITEM**.....
- [CA 113](#) Motion to adopt Resolution 2023-056, authorizing the Mayor to sign the Adopt A Park Agreement with ArborCare Resources, Inc. to oversee the health of the trees and vegetation of the Hailey Native Plant Arboretum (Arboretum) during the 2023 park season. **ACTION ITEM**.....
- [CA 114](#) Motion to approve Resolution 2023-057, authorizing the mayor to sign an agreement with Lyons Landscape Architects in the amount of \$16,000, plus reimbursable expenses, to prepare landscape improvement and irrigation design for River Street Right of Way at Bullion St. **ACTION ITEM**.....
- [CA 115](#) Motion to approve Resolution 2023-058, authorizing the mayor to sign Task Order #4 with HDR Engineering, for reviewing the City’s potable system water rights, for a lump sum amount of \$3,500. **ACTION ITEM**.....
- [CA 116](#) Motion to approve Resolution 2023-059, authorizing the Mayor to sign the Adopt A Park Agreements with Clearwater Landscaping, G&G Landscaping, Sun Valley Services, Webb Landscape, and the Wood River Baseball Association, for maintenance and mowing of adopted Parks during the 2023 park season. **ACTION ITEM**.....
- [CA 117](#) Motion to authorize staff to proceed with the purchase of two (2) F150 utility vehicles in an amount approximately \$65,000 each. **ACTION ITEM**.....
- [CA 118](#) Motion to accept bid from Skyline Excavation and Grading in the amount of \$59,042, for construction of a water fill station, and motion to adopt Resolution 2023-060, authorizing the Mayor to sign the bid proposal and project related documents. **ACTION ITEM**.....
- ~~[CA 119](#) Motion to approve Resolution 2023-061, a resolution approving the Wood River Land Trust Croy Canyon Easement Management Plan **ACTION ITEM**.....~~

HAILEY CITY COUNCIL MINUTES
April 24, 2023

- [CA 120](#) ~~Motion to approve Resolution 2023-062, a resolution approving the Wood River Land Trust Colorado Gulch Trails Plan ACTION ITEM~~.....
- [CA 121](#) Motion to approve the Findings of Fact, Conclusions of Law and Decision for a Planned Unit Development by the Blaine County School District c/o ARCH Community Housing Trust, Inc. for one (1), two-story multifamily building consisting of four (4) residential units and a one (1), one-story detached studio unit, to be located at 128 W. Bullion (Lot 10A, Parkview Estates), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. ACTION ITEM.....
- [CA 122](#) Motion to approve minutes of April 10, 2023 and to suspend reading of them ACTION ITEM.....
- [CA 123](#) Motion to approve claims for expenses incurred during the month of March 2023, and claims for expenses due by contract in April, 2023 ACTION ITEM.....

[5:30:49 PM](#) Thea has a question, Yeager responds.

[5:32:16 PM](#) Horowitz notes, WRLT contracts.

Linnet has a couple of questions, CA 119 and CA 120.

[5:33:20 PM](#) **Linnet moved to approve all consent agenda items minus CA 119 and CA 120, seconded by Martinez, motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes.**

CA 119 [5:33:44 PM](#) Keri York presents to council. Worked with Harmony for a community planning process and then Avid Trails, to design a trail that would go through both Hailey and WRLT properties. Been working with staff on a management agreement, presented tonight. Linnet asks question, ADA, universal access, not true ADA access. Trails open to bikes, equestrian, no dogs, trying to balance habitat protection, for wildlife and protection.

[5:39:03 PM](#) CA 120 – Colorado Gulch, York, 2 easements transferred to City of Hailey, need to get Hailey’s approval for the improvements. Linnet asks about the bridge, York, the County is leading this effort, expected 2024.

[5:41:12 PM](#) **Linnet moves to approve both CA 119 and CA 120, Martinez seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Martinez, yes. Thea, yes.**

PROCLAMATIONS AND PRESENTATIONS:

PP 124 Presentation by Mark Sindell of GGLO regarding Hailey Parks Planning (Lions Park, Heagle Park and Hailey Town Square)

[5:41:57 PM](#) Mark Sindell with GGLO introduced by Horowitz. Sindell gives overview, please ask any questions at any time. Sindell gives a progress review, with the Parks Master Plan, then Greenway MP, Downtown Parks Necklace and promenade. Sindell describes Power of 10+, how cities transform through placemaking. [5:50:21 PM](#) Looking at this as a collective Park System, may take time to transform. Sindell discusses Urban Oasis, Urban Park and Urban Plaza. Sindell discusses the capacity study which they performed on these areas, Lions Park, Town Center West and Hop Porter Park. Sindell reviews possible program assessments for these areas, on how to use them year-round.

[6:03:14 PM](#) Thea likes the idea of expanding, what parks do best, likes these ideas.

[6:04:18 PM](#) Linnet grew up in California, envision something similar to what he has experienced.

[6:07:40 PM](#) Horowitz, not sure if we can have a wave feature yet, looking at this, by way of Matthias.

[6:09:51 PM](#) Sindell then discusses Hop Porter Park recommended programs.

Mayor Burke arrives.

[6:13:08 PM](#) Sindell discusses the Croy Creek corridor next. Any questions?

[6:16:51 PM](#) Thea feels urban and rural needs separation, likes this idea to have a separate pedestrian bridge.

PP 125 Presentation by Mark Sindell of GGLO regarding the Hailey Downtown Master Plan

[6:18:15 PM](#) Downtown Master Plan discussion, opens with takeaways from focus groups. Design alternatives could include connecting downtown with nearby parks and gathering places. 3 zones, one zone includes Croy to Carbonate [6:34:58 PM](#) Opportunity sites, will discuss next time. Questions, comments?

[6:35:38 PM](#) Linnet feels like on the right track. Thea, likes the idea of café on every block. Mayor Burke, asks Yeager, bus stop, bulb outs. Yeager responds, trying to get rid of concrete, corner by Library is coming out. We are still in early stages. This will take decades to reach this as a product. Yeager gives insight on how this came about as Master Plans.

[6:41:44 PM](#) Martinez, this plan has to tie to other parks. Southern parks could be sports focused.

Continued discussion about future areas for improvement.

[6:46:08 PM](#) Yeager asks Sindell, next steps? Sindell responds, will get with Jacobs Engineering on traffic, Town Square site, bring to this level. Then dive into some key areas, funding resources, break into manageable chunks. Yeager, identify how to implement. The 2 block LHTAC grant included in this plan, might have funding in 2025, if we are able to stay on track.

[6:50:57 PM](#) Mayor Burke takes a seat at her place and describes event she just attended, with the hockey champions.

NEW BUSINESS:

NB 126 Discussion of fertilizer and herbicide use on City parks resulting in direction to staff for summer operations ACTION ITEM

HAILEY CITY COUNCIL MINUTES
April 24, 2023

[6:52:57 PM](#) Yeager leads this discussion. Yeager has met with Clearwater and Webb Landscaping, there are options for fertilizer. 3 categories, organic, all – natural and synthetic. Yeager explains them. To do organic, we would have to apply 20 times more per season. If we don't keep herbicide on Woodside Blvd, then we would be overrun with weeds. Yeager seeks guidance with mayor and council. [6:58:27 PM](#) Horowitz adds, we have 1 park employee, caution council with huge change and low staff. We are positioned to have a lot of contract work for the parks due to the reduced staff. [6:59:58 PM](#) what are your thoughts on herbicide? Thea, spoken with Ketchum, Yeager no, only landscaping companies. Horowitz, have 11 people in street department. Our parks are vastly larger than Ketchum.

[7:01:07 PM](#) Linnet all for organics, but comfortable keeping status quo, if organic has consequences.

[7:02:52 PM](#) Burke gives example of her yard, does not have any grass any longer.

[7:03:32 PM](#) Husbands can we go with organic fertilizer, okay with status quo also.

[7:04:52 PM](#) further discussion about mowing height challenges.

Burke, I don't see how we can change what we are doing.

[7:06:30 PM](#) Martinez, solutions are out there, but we have 1 employee, more applications, don't see how we can be successful in going organic. Suggests cutting fertilizer, Yeager is okay with that. Herbicide, not comfortable with cutting. Yeager can work with the adopters to reduce fertilizer. Martinez, stick with Woodside. Linnet weeds are a priority. Husbands, article in Our Town newsletter, discussion and decision. Yeager gives a recap on his direction. [7:16:57 PM](#) Yeager adds, don't have a contractor or staff to work on Woodside Blvd.

No exec session needed.

STAFF REPORTS:

[7:18:04 PM](#) Yeager flood water coming down Hiawatha Canal, in North end of town, Schwarz is checking on it right now.

[7:19:23 PM](#) Davis, CD annual report presentation. 36 new single-family permits issued. 132 multi-family units. 8 ADU permits issued. 10-year overview 2012. Davis gave breakdown of P&Z public hearing items and then of all the different projects approved. Code amendments adopted including expanding DRO area and Tiny Homes on Wheels. Long-range city projects include expanding the flower project. Comprehensive Plan update, contractor selected, GGLO. Underway with cottage development standards. Looking for incentive to builders for green building. 515 active businesses, 13 closed last year.

[7:32:39 PM](#) **Motion to adjourn by Husbands, Martinez seconds, motion passed unanimously.**

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 05/08/2023 **DEPARTMENT:** Finance & Records **DEPT. HEAD SIGNATURE:** MHC

SUBJECT

Council Ratification of Claims costs incurred during the month of April 2023.

AUTHORITY: ID Code 50-1017 IAR _____ City Ordinance/Code _____

BACKGROUND:

Claims are processed for approval three times per month under the following procedure:

1. Invoices received, approved and coded to budget by Department Head.
 2. Invoice entry into data base by finance department.
 3. Open invoice report and check register report printed for council review at city council meeting.
 4. Following council approval, mayor and clerk sign checks and check register report.
 5. Signed check register report is entered into Minutes book.
-

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____ YTD Line-Item Balance \$ _____

Payments are for expenses incurred during the previous month, per an accrual accounting system.

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:

___ City Attorney ___ Clerk / Finance Director ___ Engineer ___ Mayor
___ P & Z Commission ___ Parks & Lands Board ___ Public Works ___ Other

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Review report's, ask questions about expenses and procedures, ratify claims for payment.

FOLLOW UP NOTES:

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
215 ARNOLD MACHINERY COMPANY											
PX100	1	PX1000262-1 O-RING, WASER, SEALING KIT RET	Invoice	06/02/2022	06/27/2022	328.51-	328.51-	100-40-41405		622	1
Total 215 ARNOLD MACHINERY COMPANY :						328.51-	328.51-				
972 COX COMMUNICATIONS											
04/17/2	1	0012401 038676401 WASTEWATER	Invoice	04/17/2023	04/27/2023	78.99	78.99	210-70-41713		423	1
04/17/2	2	001 2401 038676401 WATER	Invoice	04/17/2023	04/27/2023	79.00	79.00	200-60-41713		423	1
Total 972 COX COMMUNICATIONS:						157.99	157.99				
8606 HRA VEBA TRUST											
MAY 20	1	MONTHLY VEBA CONTRIBUTION MAY 2023	Invoice	04/25/2023	04/27/2023	497.44	497.44	100-20-41126		423	1
MAY 20	2	MONTHLY VEBA CONTRIBUTION MAY 2023	Invoice	04/25/2023	04/27/2023	1,594.60	1,594.60	100-25-41126		423	1
MAY 20	3	MONTHLY VEBA CONTRIBUTION MAY 2023	Invoice	04/25/2023	04/27/2023	455.60	455.60	100-45-41126		423	1
MAY 20	4	MONTHLY VEBA CONTRIBUTION MAY 2023	Invoice	04/25/2023	04/27/2023	227.80	227.80	100-55-41126		423	1
MAY 20	5	MONTHLY VEBA CONTRIBUTION MAY 2023	Invoice	04/25/2023	04/27/2023	476.52	476.52	200-60-41126		423	1
MAY 20	6	MONTHLY VEBA CONTRIBUTION MAY 2023	Invoice	04/25/2023	04/27/2023	373.08	373.08	210-70-41126		423	1
MAY 20	7	MONTHLY VEBA CONTRIBUTION MAY 2023	Invoice	04/25/2023	04/27/2023	41.46	41.46	100-15-41126		423	1
MAY 20	8	MONTHLY VEBA CONTRIBUTION MAY 2023	Invoice	04/25/2023	04/27/2023	41.45	41.45	200-15-41126		423	1
MAY 20	9	MONTHLY VEBA CONTRIBUTION MAY 2023	Invoice	04/25/2023	04/27/2023	41.45	41.45	210-15-41126		423	1
MAY 20	10	MONTHLY VEBA CONTRIBUTION MAY 2023	Invoice	04/25/2023	04/27/2023	41.46	41.46	100-42-41126		423	1
MAY 20	11	MONTHLY VEBA CONTRIBUTION MAY 2023	Invoice	04/25/2023	04/27/2023	41.45	41.45	200-42-41126		423	1
MAY 20	12	MONTHLY VEBA CONTRIBUTION MAY 2023	Invoice	04/25/2023	04/27/2023	41.45	41.45	210-42-41126		423	1
Total 8606 HRA VEBA TRUST:						3,873.76	3,873.76				
22433 IDAHO POWER											
04/18/2	1	IP 2204414540 Streets	Invoice	04/18/2023	04/27/2023	157.08	157.08	100-40-41715		423	1
04/18/2	2	IP 2204935643 - ST 1811 Merlin Loop	Invoice	04/18/2023	04/27/2023	881.79	881.79	100-40-41717		423	1
04/18/2	3	IP 2204935643 - 617 3rd Ave	Invoice	04/18/2023	04/27/2023	320.60	320.60	100-55-41717		423	1
04/18/2	4	IP 2204935643 - 116 River St.	Invoice	04/18/2023	04/27/2023	104.14	104.14	100-50-41718		423	1
04/18/2	5	ip 2204935643 - 7 Croy St.	Invoice	04/18/2023	04/27/2023	402.85	402.85	100-45-41717		423	1
04/18/2	6	IP 2204935643 - 115 Main St 2nd Floor	Invoice	04/18/2023	04/27/2023	292.72	292.72	100-42-41717		423	1
04/18/2	7	IP 2204935643 - 115 Main St 2nd Floor	Invoice	04/18/2023	04/27/2023	292.72	292.72	200-42-41717		423	1
04/18/2	8	IP 2204935643 - 115 Main St 2nd Floor	Invoice	04/18/2023	04/27/2023	292.73	292.73	210-42-41717		423	1
04/18/2	9	IP 2204637769 WW	Invoice	04/18/2023	04/27/2023	14,247.93	14,247.93	210-70-41717		423	1
04/18/2	10	IP2207611134 Street - 89 Croy Rd	Invoice	04/18/2023	04/27/2023	83.75	83.75	100-40-41715		423	1
04/18/2	11	IP2220558908 - PARKS HEAGLE PARK	Invoice	04/18/2023	04/27/2023	5.31	5.31	100-40-41717		423	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 22433 IDAHO POWER:						17,081.62	17,081.62				
384 INTERMOUNTAIN GAS COMPANY											
04/21/2	1	meter 536199 P/W 33.3%	Invoice	04/21/2023	04/27/2023	34.88	34.88	100-42-41717		423	1
04/21/2	2	meter 536199 P/W 33.3%	Invoice	04/21/2023	04/27/2023	34.87	34.87	200-42-41717		423	1
04/21/2	3	meter 536199 P/W 33.3%	Invoice	04/21/2023	04/27/2023	34.87	34.87	210-42-41717		423	1
04/21/2	4	meter 536199 LIBRARY	Invoice	04/21/2023	04/27/2023	104.63	104.63	100-45-41717		423	1
04/21/2	5	meter 520352 PW 1241 WAR EAGLE	Invoice	04/21/2023	04/27/2023	9.79	9.79	100-50-41717		423	1
04/21/2	6	meter 223166 4297 Glenbrook Shop	Invoice	04/21/2023	04/27/2023	372.63	372.63	210-70-41717		423	1
04/21/2	7	Meter 629802, HPD 311 E Cedar	Invoice	04/21/2023	04/27/2023	536.91	536.91	100-25-41717		423	1
04/21/2	8	meter 517964 Woodside Treatment Plant	Invoice	04/21/2023	04/27/2023	73.06	73.06	210-70-41717		423	1
04/21/2	9	meter 223157 4297 Glenbrook A	Invoice	04/21/2023	04/27/2023	206.58	206.58	210-70-41717		423	1
04/21/2	10	meter 634547 4297 Glenbrook Bio-Solids	Invoice	04/21/2023	04/27/2023	524.41	524.41	210-70-41717		423	1
04/21/2	11	meter 475252 WW Treatment Plant	Invoice	04/21/2023	04/27/2023	319.06	319.06	210-70-41717		423	1
04/21/2	12	meter 629797 STREET 1811 Merlin LP	Invoice	04/21/2023	04/27/2023	576.19	576.19	100-40-41717		423	1
04/21/2	13	meter 518056 AD 116 S. River St	Invoice	04/21/2023	04/27/2023	217.29	217.29	100-50-41718		423	1
04/21/2	14	meter 475481 HFD 617 S 3rd Ave	Invoice	04/21/2023	04/27/2023	185.84	185.84	100-55-41717		423	1
Total 384 INTERMOUNTAIN GAS COMPANY:						3,231.01	3,231.01				
547 LES SCHWAB TIRE CENTER - STREETS											
117007	1	11700792206 CREDIT IV# 11700788029 18/950-8/4	Invoice	12/29/2022	01/23/2023	125.99-	125.99-	100-40-41405		123	1
Total 547 LES SCHWAB TIRE CENTER - STREETS:						125.99-	125.99-				
1488 TITLE ONE BOISE IDAHO											
R.S.T U	1	River Street Townhomes Unit #8	Invoice	04/27/2023	04/27/2023	358,175.79	358,175.79	120-10-41549		423	1
Total 1488 TITLE ONE BOISE IDAHO:						358,175.79	358,175.79				
Total :						382,065.67	382,065.67				
Current period checks for future period invoices.											
176 ALLINGTON, RICK											
191		Chk No: 55436 (1)	Calculated	04/21/2023			4,219.67-	1000020301		523	1
Total 176 ALLINGTON, RICK:						.00	4,219.67-				

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total Current period checks for future period invoices.:						.00	4,219.67-				
Grand Totals:						<u>382,065.67</u>	<u>377,846.00</u>				

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
1000020301	.00	4,219.67-	4,219.67-
100-15-41126	41.46	.00	41.46
100-20-41126	497.44	.00	497.44
100-25-41126	1,594.60	.00	1,594.60
100-25-41717	536.91	.00	536.91
100-40-41405	.00	454.50-	454.50-
100-40-41715	240.83	.00	240.83
100-40-41717	1,463.29	.00	1,463.29
100-42-41126	41.46	.00	41.46
100-42-41717	327.60	.00	327.60
100-45-41126	455.60	.00	455.60
100-45-41717	507.48	.00	507.48
100-50-41717	9.79	.00	9.79
100-50-41718	321.43	.00	321.43
100-55-41126	227.80	.00	227.80
100-55-41717	506.44	.00	506.44
120-10-41549	358,175.79	.00	358,175.79
200-15-41126	41.45	.00	41.45
200-42-41126	41.45	.00	41.45
200-42-41717	327.59	.00	327.59
200-60-41126	476.52	.00	476.52
200-60-41713	79.00	.00	79.00
210-15-41126	41.45	.00	41.45
210-42-41126	41.45	.00	41.45
210-42-41717	327.60	.00	327.60
210-70-41126	373.08	.00	373.08
210-70-41713	78.99	.00	78.99
210-70-41717	15,743.67	.00	15,743.67

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
Grand Totals:	382,520.17	4,674.17-	377,846.00

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
06/22	.00	328.51-	328.51-
01/23	.00	125.99-	125.99-
04/23	382,520.17	4,219.67-	378,300.50
Grand Totals:	382,520.17	4,674.17-	377,846.00

Return to Agenda

AGENDA ITEM SUMMARY

DATE 05/08/2023 DEPARTMENT: Finance & Records **DEPT. HEAD SIGNATURE:** MHC

SUBJECT

Council Approval of Claims costs incurred during the month of April 2023 that are set to be paid by contract for May 2023.

AUTHORITY: ID Code 50-1017 IAR _____ City Ordinance/Code _____

BACKGROUND:

Claims are processed for approval three times per month under the following procedure:

1. Invoices received, approved and coded to budget by Department Head.
2. Invoice entry into data base by finance department.
3. Open invoice report and check register report printed for council review at city council meeting.
4. Following council approval, mayor and clerk sign checks and check register report.
5. Signed check register report is entered into Minutes book.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____ YTD Line-Item Balance \$ _____

Payments are for expenses incurred during the previous month, per an accrual accounting system.

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:

___ City Attorney ___ Clerk / Finance Director ___ Engineer ___ Mayor
___ P & Z Commission ___ Parks & Lands Board ___ Public Works ___ Other

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Review reports, ask questions about expenses and procedures, approve claims for payment.

FOLLOW UP NOTES:

Report Criteria:

Includes all check types

Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
04/20/2023	CDPT	04/25/2023	53950	AFLAC	1	-364.59
04/20/2023	CDPT	04/25/2023	53952	DELTA DENTAL PLAN OF I	2	-3,439.67
04/20/2023	CDPT	04/25/2023	53954	NCPERS GROUP LIFE INS	6	-104.00
04/20/2023	CDPT	04/25/2023	42798	PERSI	7	-36,655.58
04/20/2023	CDPT	04/25/2023	42796	MOUNTAIN WEST BANK	8	-37,640.90
04/20/2023	CDPT	04/25/2023	53953	IDAHO STATE TAX COMMI	9	-4,737.00
04/20/2023	CDPT	04/25/2023	42795	A.W. REHN & ASSOCIATE	21	-1,236.49
04/20/2023	CDPT	04/25/2023	53956	VSP	26	-630.72
04/20/2023	CDPT	04/25/2023	42797	Nationwide 457/Roth	34	-1,696.29
04/20/2023	CDPT	04/25/2023	53951	CHILD SUPPORT RECEIP	36	-493.94
04/20/2023	CDPT	04/25/2023	53955	REGENCE BLUE SHIELD	3	-45,832.50
04/20/2023	PC	04/27/2023	42723	CARRILLO-SALAS, DALIA	8209	-1,437.18
04/20/2023	PC	04/27/2023	42724	CONE, MARY M HILL	8009	-1,571.87
04/20/2023	PC	04/27/2023	42725	HOROWITZ, LISA	8049	-2,710.68
04/20/2023	PC	04/27/2023	42726	POMERLEAU, JENNIFER	8207	-1,369.95
04/20/2023	PC	04/27/2023	42727	STOKES, BECKY	8013	-2,260.72
04/20/2023	PC	04/27/2023	42728	TRAN, TUYEN	8205	-1,248.07
04/20/2023	PC	04/27/2023	42729	VIDAILLET, DENISE MARIA	8216	-471.42
04/20/2023	PC	04/27/2023	42730	DAVIS, ROBYN K	8060	-1,761.58
04/20/2023	PC	04/27/2023	42731	JOHNSON, MICHELE	8110	-628.57
04/20/2023	PC	04/27/2023	42732	OSBORN, CECELIA M	8221	-1,805.96
04/20/2023	PC	04/27/2023	42733	PARKER, JESSICA L	8111	-1,713.10
04/20/2023	PC	04/27/2023	42734	RODRIGUE, EMILY THERE	8115	-1,666.43
04/20/2023	PC	04/27/2023	42735	BALEDGE, MICHAEL S	9054	-2,381.21
04/20/2023	PC	04/27/2023	42736	DITMORE, KEVIN D	9145	-1,784.87
04/20/2023	PC	04/27/2023	42737	ERVIN, CHRISTIAN C	8185	-1,803.58
04/20/2023	PC	04/27/2023	42738	HAIRSTON, KEITH GUY	9025	-436.35
04/20/2023	PC	04/27/2023	42739	HOOVER, JAMES THOMA	9047	-2,857.96
04/20/2023	PC	04/27/2023	42740	LARNA, JARED K	1009040	-510.23
04/20/2023	PC	04/27/2023	42741	MAYNE, EARL JAMES	9124	-343.08
04/20/2023	PC	04/27/2023	42742	MOLONEY, SARAH ESTEL	1009113	-159.30
04/20/2023	PC	04/27/2023	42743	MURPHY, JOSHUA Z	9011	-301.01
04/20/2023	PC	04/27/2023	42744	PALLAS, MARTIN L	9111	-427.18
04/20/2023	PC	04/27/2023	42745	STOCKING, WINDI G	9023	-365.44
04/20/2023	PC	04/27/2023	42746	VINCENT, BRIAN A	9113	-297.13
04/20/2023	PC	04/27/2023	42747	CROTTY, JOSHUA M	8283	-1,339.65
04/20/2023	PC	04/27/2023	42748	DABNEY, LEE A DONAHUE	1008078	-1,027.18
04/20/2023	PC	04/27/2023	42749	DeKLOTZ, ELISE	8200	-141.51
04/20/2023	PC	04/27/2023	42750	DREWIEN, LYNETTE M	1008271	-1,661.21
04/20/2023	PC	04/27/2023	42751	FLETCHER, KRISTIN M	8122	-1,441.89
04/20/2023	PC	04/27/2023	42752	FORBIS, MICHAL J	8114	-1,325.12
04/20/2023	PC	04/27/2023	42753	GALVIN, EMILIE AURORA	8294	-191.47
04/20/2023	PC	04/27/2023	42754	HARDING, CHARLOTTE E	8293	-295.52
04/20/2023	PC	04/27/2023	42755	PRIMROSE, LAURA A	8102	-946.22
04/20/2023	PC	04/27/2023	42756	STROPE, DENON MICHAEL	8101	-860.66
04/20/2023	PC	04/27/2023	42757	YTURRI, ERIN	8123	-777.51
04/20/2023	PC	04/27/2023	42758	BALLIS, MORGAN RICHA	8213	-1,921.20
04/20/2023	PC	04/27/2023	42759	CERVANTES, GUSTAVO A	8215	-1,942.87
04/20/2023	PC	04/27/2023	42760	COX, CHARLES F	8161	-2,676.09
04/20/2023	PC	04/27/2023	42761	ENGLAND, STEVE J	8143	-2,856.14
04/20/2023	PC	04/27/2023	42762	JONES, KYLIE MELETIA	8155	-1,940.40
04/20/2023	PC	04/27/2023	42763	LEOS, CHRISTINA M	8012	-1,952.22
04/20/2023	PC	04/27/2023	42764	LINDERMAN, JEREMIAH C	8163	-1,846.20
04/20/2023	PC	04/27/2023	42765	LUNA, JOSE	8145	-2,119.53

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
04/20/2023	PC	04/27/2023	42766	ORNELAS, MANUEL G	1008180	-2,013.91
04/20/2023	PC	04/27/2023	42767	OWENS, ERIC ODELL	8119	-1,734.12
04/20/2023	PC	04/27/2023	42768	PECK, TODD D	8167	-3,015.22
04/20/2023	PC	04/27/2023	42769	RAGUSA, TIMOTHY BRUC	1008190	-1,861.64
04/20/2023	PC	04/27/2023	42770	WALLACE, SHAWNA R	8108	-2,069.91
04/20/2023	PC	04/27/2023	42771	WELLS, PRESTON DANIE	8150	-1,653.22
04/20/2023	PC	04/27/2023	42772	WRIGLEY, GAVIN	8152	-2,244.43
04/20/2023	PC	04/27/2023	42773	ARELLANO, NANCY	8005	-1,419.35
04/20/2023	PC	04/27/2023	42774	MARES, MARIA C	8251	-1,290.02
04/20/2023	PC	04/27/2023	42775	WILLIAMS, EMILY ANNE	8023	-1,891.87
04/20/2023	PC	04/27/2023	42776	YEAGER, BRIAN D	8107	-2,229.20
04/20/2023	PC	04/27/2023	42777	DOMKE, RODNEY F	8097	-1,776.71
04/20/2023	PC	04/27/2023	42778	JOHNSTON, JAIMEY P	8243	-2,188.82
04/20/2023	PC	04/27/2023	42779	SAVAGE, JAMES L	8204	-1,677.17
04/20/2023	PC	04/27/2023	42780	SCHWARZ, STEPHEN K	8226	-2,496.86
04/20/2023	PC	04/27/2023	42781	WEST III, KINGSTON R	8234	-2,145.47
04/20/2023	PC	04/27/2023	42782	AMBRIZ, JOSE L	7023	-2,179.18
04/20/2023	PC	04/27/2023	42783	ELLSWORTH, BRYSON D	8285	-2,273.94
04/20/2023	PC	04/27/2023	42784	HOLYOAK, STEVEN R	8036	-1,971.42
04/20/2023	PC	04/27/2023	42785	RACE, MICHAEL DENNIS	8070	-881.74
04/20/2023	PC	04/27/2023	42786	SCHMIDT, ROBERT FRED	8071	-1,430.41
04/20/2023	PC	04/27/2023	42787	SHOTSWELL, DAVE O	7044	-1,894.36
04/20/2023	PC	04/27/2023	42788	VAUGHN, TYREL KINCADE	7050	-1,422.42
04/20/2023	PC	04/27/2023	42789	BALDWIN, MERRITT JAME	8286	-1,717.83
04/20/2023	PC	04/27/2023	42790	BALIS, MARVIN C	8225	-2,011.87
04/20/2023	PC	04/27/2023	42791	GARRISON, SHANE	1008048	-1,582.13
04/20/2023	PC	04/27/2023	42792	HOLTZEN, KURTIS L	8072	-2,037.11
04/20/2023	PC	04/27/2023	42793	PETERSON, TRAVIS T	8121	-1,293.85
04/20/2023	PC	04/27/2023	42794	VINCENT, BRIAN A	1008071	-1,731.76
Grand Totals:						<u>-244,543.08</u>
				<u>83</u>		

Includes all check types
Includes unprinted checks

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
4683 8X8 INC											
383800	1	# 3838009 Phone service fees for May 2023, usage f	Invoice	05/01/2023	05/08/2023	80.68	80.68	100-15-41713		523	1
383800	2	# 3838009 Phone service fees for May 2023, usage f	Invoice	05/01/2023	05/08/2023	80.68	80.68	200-15-41713		523	1
383800	3	# 3838009 Phone service fees for May 2023, usage f	Invoice	05/01/2023	05/08/2023	80.68	80.68	210-15-41713		523	1
383800	4	# 3838009 Phone service fees for May 2023, usage f	Invoice	05/01/2023	05/08/2023	121.02	121.02	100-20-41713		523	1
383800	5	# 3838009 Phone service fees for May 2023, usage f	Invoice	05/01/2023	05/08/2023	20.18	20.18	100-42-41713		523	1
383800	6	# 3838009 Phone service fees for May 2023, usage f	Invoice	05/01/2023	05/08/2023	20.18	20.18	200-42-41713		523	1
383800	7	# 3838009 Phone service fees for May 2023, usage f	Invoice	05/01/2023	05/08/2023	20.17	20.17	210-42-41713		523	1
383800	8	# 3838009 Phone service fees for May 2023, usage f	Invoice	05/01/2023	05/08/2023	242.03	242.03	210-70-41713		523	1
383800	9	# 3838009 Phone service fees for May 2023, usage f	Invoice	05/01/2023	05/08/2023	121.02	121.02	200-60-41713		523	1
383800	10	# 3838009 Phone service fees for May 2023, usage f	Invoice	05/01/2023	05/08/2023	121.02	121.02	100-55-41713		523	1
383800	11	# 3838009 Phone service fees for May 2023, usage f	Invoice	05/01/2023	05/08/2023	363.05	363.05	100-45-41713		523	1
383800	12	# 3838009 Phone service fees for May 2023, usage f	Invoice	05/01/2023	05/08/2023	30.25	30.25	100-50-41713		523	1
383800	13	# 3838009 Phone service fees for May 2023, usage f	Invoice	05/01/2023	05/08/2023	272.16	272.16	100-25-41713		523	1
383800	14	# 3838009 Phone service fees for May 2023, usage f	Invoice	05/01/2023	05/08/2023	90.85	90.85	100-40-41713		523	1
Total 4683 8X8 INC:						1,663.97	1,663.97				
6533 AGNEW BECK CONSULTING, INC.											
11355	1	Task 1 Project Team Meeting	Invoice	04/13/2023	05/08/2023	706.25	706.25	100-20-41313		523	1
11355	2	Task 1 Project Team Meeting	Invoice	04/13/2023	05/08/2023	353.12	353.12	200-60-41313		523	1
11355	3	Task 1 Project Team Meeting	Invoice	04/13/2023	05/08/2023	353.13	353.13	210-70-41313		523	1
11355	4	Task 2 Growth Projects	Invoice	04/13/2023	05/08/2023	4,276.25	4,276.25	200-60-41313		523	1
11355	5	Task 2 Growth Projects	Invoice	04/13/2023	05/08/2023	4,276.25	4,276.25	210-10-41313		523	1
11355	6	Task 3 Housing Needs	Invoice	04/13/2023	05/08/2023	3,138.75	3,138.75	100-20-41313		523	1
Total 6533 AGNEW BECK CONSULTING, INC.:						13,103.75	13,103.75				
5521 AIR ST. LUKES											
042823	1	2023 AIR ST LUKES MEMBERSHIP - Strope	Invoice	04/28/2023	05/08/2023	45.00	45.00	100-20-41126		523	1
Total 5521 AIR ST. LUKES:						45.00	45.00				
892 ALEXANDER CLARK PRINTING											
18482	1	#18482 #10 Regular Envelopes (5,000)	Invoice	04/19/2023	05/08/2023	147.30	147.30	100-15-41215		523	1
18482	2	#18482 #10 Regular Envelopes (5,000)	Invoice	04/19/2023	05/08/2023	147.30	147.30	200-15-41215		523	1
18482	3	#18482 #10 Regular Envelopes (5,000)	Invoice	04/19/2023	05/08/2023	147.30	147.30	210-15-41215		523	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 892 ALEXANDER CLARK PRINTING:						441.90	441.90				
3 ALTEC INDUSTRIES, INC.											
511952	1	51195202 LABOR, TRAVEL, SUPPLIES	Invoice	04/10/2023	05/08/2023	731.20	731.20	100-40-41405		523	1
Total 3 ALTEC INDUSTRIES, INC.:						731.20	731.20				
1913 AMAZON CAPITAL SERVICES											
13MN-7	1	13MN-7G1C-64DC office supplies	Invoice	04/28/2023	05/08/2023	25.76	25.76	100-45-41215		523	1
1GL1-R	1	#1GL1-RQ79-31YP OFFICE SUPPLIES	Invoice	04/11/2023	05/08/2023	51.15	51.15	200-60-41211		523	1
1GL1-R	2	#1GL1-RQ79-31YP FUSE FOR PLC AT NORTHRID	Invoice	04/11/2023	05/08/2023	5.99	5.99	200-60-41401		523	1
1JTY-Y	1	1JTY-YQFN-QQH1 MSD library books	Invoice	05/01/2023	05/08/2023	50.00	50.00	100-45-41535		523	1
1LJY-J	1	#1LJY-JXRP-1J14 OFFICE SUPPLIES	Invoice	04/10/2023	05/08/2023	77.46	77.46	200-60-41211		523	1
Total 1913 AMAZON CAPITAL SERVICES:						210.36	210.36				
247 AMBRIZ, JOSE											
599151	1	#599151 JOSE AMBRIZ CITY ID WW	Invoice	04/19/2023	05/08/2023	5.00	5.00	210-70-41747		523	1
Total 247 AMBRIZ, JOSE:						5.00	5.00				
6537 ARMENTA GOMEZ, VICTORIA											
05/02/2	1	ESSER After School Grant - Class leader	Invoice	05/02/2023	05/08/2023	187.00	187.00	100-45-41549	23.45.0002.1	523	1
Total 6537 ARMENTA GOMEZ, VICTORIA:						187.00	187.00				
215 ARNOLD MACHINERY COMPANY											
PX100	1	PX1000262-1 O-RING, WASER, SEALING KIT RET	Invoice	06/02/2022	06/27/2022	328.51-	328.51-	100-40-41405		622	1
Total 215 ARNOLD MACHINERY COMPANY :						328.51-	328.51-				
375 ATKINSON'S MARKET											
076581	1	07658186 COFFEE	Invoice	04/21/2023	05/08/2023	7.43	7.43	100-15-41215		523	1
076581	2	07658186 COFFEE	Invoice	04/21/2023	05/08/2023	7.43	7.43	200-15-41215		523	1
076581	3	07658186 COFFEE	Invoice	04/21/2023	05/08/2023	7.42	7.42	210-15-41215		523	1
Total 375 ATKINSON'S MARKET:						22.28	22.28				

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
2384 C & R ELECTRIC, INC.											
645	1	Inv 645 - Electrical Spider Box TCW	Invoice	04/14/2023	05/08/2023	170.00	170.00	100-45-41326		523	1
Total 2384 C & R ELECTRIC, INC.:						170.00	170.00				
50552 CAMPEAU, CLAY AND HEIDI											
CR RE	1	CREDIT REFUND: 3461 WOODSIDE	Invoice	04/28/2023	05/08/2023	7.97	7.97	100-00-15110		523	1
Total 50552 CAMPEAU, CLAY AND HEIDI:						7.97	7.97				
2090 CANYON EXCAVATION											
2576	1	2576 SNOW REMOVAL SERVICES 3/10, 3/13	Invoice	04/14/2023	05/08/2023	1,787.50	1,787.50	100-40-41771		523	1
Total 2090 CANYON EXCAVATION:						1,787.50	1,787.50				
6056 CENTURY LINK											
04/22/2	1	9814 260B	Invoice	04/22/2023	05/08/2023	101.31	101.31	100-15-41713		523	1
04/22/2	2	9814 260B	Invoice	04/22/2023	05/08/2023	101.31	101.31	200-15-41713		523	1
04/22/2	3	9814 260B	Invoice	04/22/2023	05/08/2023	101.31	101.31	210-15-41713		523	1
04/22/2	4	9814 260B	Invoice	04/22/2023	05/08/2023	101.31	101.31	100-25-41713		523	1
04/22/2	5	9814 260B	Invoice	04/22/2023	05/08/2023	101.31	101.31	100-20-41713		523	1
04/22/2	6	9814 260B- 33.33%	Invoice	04/22/2023	05/08/2023	33.77	33.77	100-42-41713		523	1
04/22/2	7	9814 260B- 33.33%	Invoice	04/22/2023	05/08/2023	33.77	33.77	200-42-41713		523	1
04/22/2	8	9814 260B- 33.33%	Invoice	04/22/2023	05/08/2023	33.77	33.77	210-42-41713		523	1
04/22/2	9	2211-125b treatment plant	Invoice	04/22/2023	05/08/2023	71.22	71.22	210-70-41713		523	1
04/22/2	10	2211-125B Water Dept	Invoice	04/22/2023	05/08/2023	71.22	71.22	200-60-41713		523	1
04/22/2	11	3147 220B HFD	Invoice	04/22/2023	05/08/2023	82.03	82.03	100-55-41713		523	1
04/22/2	12	6566 569B Police Dept	Invoice	04/22/2023	05/08/2023	71.22	71.22	100-25-41713		523	1
04/22/2	13	5965-737B STREET SHOP	Invoice	04/22/2023	05/08/2023	78.63	78.63	100-40-41713		523	1
Total 6056 CENTURY LINK:						982.18	982.18				
5702 CINTAS											
415355	1	#4153550435 UNIFORM SERVICES WW	Invoice	04/25/2023	05/08/2023	176.08	176.08	210-70-41703		523	1
415422	1	#4154228673 UNIFORM SERVICES WW	Invoice	05/02/2023	05/08/2023	189.51	189.51	210-70-41703		523	1
Total 5702 CINTAS:						365.59	365.59				
644 CITY OF HAILEY PETTY CASH											
840599	1	POSTAGE - EVIDENCE TO THE ISP FORENSIC LA	Invoice	04/19/2023	05/08/2023	9.85	9.85	100-25-41213		523	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 644 CITY OF HAILEY PETTY CASH:						9.85	9.85				
670 CITY OF HAILEY W&S DEPT											
APRIL	1	CITY OF HAILEY - STREET SHOP	Invoice	05/01/2023	05/08/2023	679.41	679.41	100-40-41717		523	1
APRIL	2	CITY OF HAILEY - INTER CENTER	Invoice	05/01/2023	05/08/2023	86.97	86.97	100-10-41717		523	1
APRIL	3	CITY OF HAILEY OLD COPY & PRINT	Invoice	05/01/2023	05/08/2023	45.31	45.31	100-15-41717		523	1
APRIL	4	CITY OF HAILEY RODEO FROST	Invoice	05/01/2023	05/08/2023	11.58	11.58	100-50-41617		523	1
APRIL	5	CITY OF HAILEY RODEO PARK	Invoice	05/01/2023	05/08/2023	23.92	23.92	100-50-41617		523	1
APRIL	6	CITY OF HAILEY CITY HALL	Invoice	05/01/2023	05/08/2023	120.46	120.46	100-42-41717		523	1
APRIL	7	CITY OF HAILEY CITY HALL	Invoice	05/01/2023	05/08/2023	120.46	120.46	200-42-41717		523	1
APRIL	8	CITY OF HAILEY CITY HALL	Invoice	05/01/2023	05/08/2023	120.45	120.45	210-42-41717		523	1
APRIL	9	CITY OF HAILEY FIRE DEPARTMENT	Invoice	05/01/2023	05/08/2023	59.88	59.88	100-55-41717		523	1
APRIL	10	CITY OF HAILEY TREATMENT PL	Invoice	05/01/2023	05/08/2023	102.80	102.80	200-60-41717		523	1
APRIL	11	CITY OF HAILEY TREATMENT PL	Invoice	05/01/2023	05/08/2023	102.80	102.80	210-70-41717		523	1
APRIL	12	CITY OF HAILEY POLICE DEPT	Invoice	05/01/2023	05/08/2023	86.77	86.77	100-25-41717		523	1
APRIL	13	CITY PARKING LOT- IRRIGATION	Invoice	05/01/2023	05/08/2023	1,145.08	1,145.08	100-50-41717		523	1
Total 670 CITY OF HAILEY W&S DEPT :						2,705.89	2,705.89				
2954 CLEAR CREEK DISPOSAL -PARKS											
000162	1	0001620578 PORT RESTROOM - SKATE PARK	Invoice	04/27/2023	05/08/2023	128.50	128.50	100-50-41403		523	1
Total 2954 CLEAR CREEK DISPOSAL -PARKS:						128.50	128.50				
22457 CLEAR CREEK DISPOSAL, INC.											
APRIL	1	FRANCHISE FEE - APRIL 2023	Invoice	05/01/2023	05/08/2023	158,000.00	158,000.00	100-00-20515		523	1
Total 22457 CLEAR CREEK DISPOSAL, INC.:						158,000.00	158,000.00				
8709 CLEARGOV, INC											
2023-1	1	2023-12922 BUDGETING SOFTWARE	Invoice	03/01/2023	05/08/2023	5,421.88	5,421.88	100-15-41515		523	1
2023-1	2	2023-12922 BUDGETING SOFTWARE	Invoice	03/01/2023	05/08/2023	5,421.88	5,421.88	200-15-41515		523	1
2023-1	3	2023-12922 BUDGETING SOFTWARE	Invoice	03/01/2023	05/08/2023	5,421.87	5,421.87	210-15-41515		523	1
Total 8709 CLEARGOV, INC:						16,265.63	16,265.63				
50396 COASTLINE EQUIPMENT											
163684	1	1636840 SEALING, WASHER, INJECTION	Invoice	04/11/2023	05/08/2023	535.12	535.12	100-40-41405		523	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 50396 COASTLINE EQUIPMENT:						535.12	535.12				
893 CONCRETE CONSTRUCTION SUPPLY											
S41294	1	#S41294 PAINT AND PAINT WHEELS BACKSTOCK	Invoice	04/24/2023	05/08/2023	627.00	627.00	210-70-41421		523	1
Total 893 CONCRETE CONSTRUCTION SUPPLY:						627.00	627.00				
2808 CORE & MAIN LP											
R87626	1	#R876265 15" LIDS	Invoice	04/17/2023	05/08/2023	937.36	937.36	200-60-41403		523	1
R87626	2	#R876265 HEAVY FRAMES	Invoice	04/17/2023	05/08/2023	3,223.90	3,223.90	200-60-41403		523	1
R87626	3	#R876265 15" FRAMES	Invoice	04/17/2023	05/08/2023	910.02	910.02	200-60-41403		523	1
R87626	4	#R876265 18" FRAMES	Invoice	04/17/2023	05/08/2023	1,054.38	1,054.38	200-60-41403		523	1
S58804	1	#S588043 WATER METER CHAMBER PARTS	Invoice	04/21/2023	05/08/2023	1,487.01	1,487.01	200-60-41403		523	1
S69088	1	S690882 RETURNED 2" PARTS ORI. INVOICE S50	Invoice	04/17/2023	05/08/2023	29.68-	29.68-	210-70-41401		523	1
S70767	1	#S707676 SOFTWARE MAINT. CONTRACT	Invoice	04/21/2023	05/08/2023	7,367.78	7,367.78	200-60-41405		523	1
S70797	1	#S707970 3/4" METER REGISTERS	Invoice	04/21/2023	05/08/2023	29,990.00	29,990.00	220-65-41403	20.60.0003.1	523	1
S70797	2	#S707970 REGISTER PINS	Invoice	04/21/2023	05/08/2023	100.00	100.00	200-60-41403		523	1
S70797	3	#S707970 3/4" COUPLERS	Invoice	04/21/2023	05/08/2023	356.76	356.76	200-60-41403		523	1
Total 2808 CORE & MAIN LP:						45,397.53	45,397.53				
663 D&B SUPPLY											
937220	1	937220 WORKWEAR - SAVAGE	Invoice	04/18/2023	05/08/2023	150.29	150.29	100-50-41703		523	1
Total 663 D&B SUPPLY :						150.29	150.29				
6877 D.O.P.L											
APRIL	1	BUILDING PERMIT & FEES APRIL 2023	Invoice	05/01/2023	05/08/2023	10,481.63	10,481.63	100-00-20325		523	1
Total 6877 D.O.P.L:						10,481.63	10,481.63				
1766 DAVIS, ROBYN											
AIC LE	1	ACI Leadership Acadamy: Per Diem 05/10/2023 - 5/1	Invoice	04/25/2023	05/08/2023	112.00	112.00	100-20-41723		523	1
AIC LE	2	ACI Leadership Acadamy: Mileage 05/10/2023 - 5/11/	Invoice	04/25/2023	05/08/2023	180.78	180.78	100-20-41724		523	1
Total 1766 DAVIS, ROBYN:						292.78	292.78				
1636 ELEVATION BUILDERS											
221 SU	1	CREDIT REFUND: 221 SUNBEAM	Invoice	05/03/2023	05/08/2023	59.44	59.44	100-00-15110		523	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
221 SU	1	CREDIT REFUND: 221 SUNBEAM DUMPSTER	Invoice	05/03/2023	05/08/2023	301.49	301.49	100-00-15110		523	1
Total 1636 ELEVATION BUILDERS:						360.93	360.93				
4928 ENGLAND, STEVE											
FBI N.C	1	FBI NATIONAL COMMAND COURSE SESSION 4	Invoice	04/27/2023	05/08/2023	254.00	254.00	100-25-41724		523	1
Total 4928 ENGLAND, STEVE:						254.00	254.00				
297 EVANS PLUMBING, INC.											
138539	1	WORK ORDER 4-132463 Jetted out TCW sewer mai	Invoice	04/27/2023	05/08/2023	639.60	639.60	100-45-41413		523	1
Total 297 EVANS PLUMBING, INC.:						639.60	639.60				
6535 FEMLING, LINDA											
111844	1	BUILDING PERMIT COSTS REFUND	Invoice	04/26/2023	05/08/2023	19,067.30	19,067.30	100-00-20320		523	1
Total 6535 FEMLING, LINDA:						19,067.30	19,067.30				
50376 FERGUSON ENTERPRISES #3007											
146357	1	#1463579 NEW SERVICE TRUCK SUPPLIES WW	Invoice	04/19/2023	05/08/2023	47.89	47.89	210-70-41405		523	1
Total 50376 FERGUSON ENTERPRISES #3007:						47.89	47.89				
1464 FISHER'S FINANCE INC											
339013	1	33901361 Copier Contract 4.20-5.19.23	Invoice	04/21/2023	05/08/2023	521.95	521.95	100-45-41323		523	1
Total 1464 FISHER'S FINANCE INC:						521.95	521.95				
6534 FLY SUN VALLEY ALLIANCE INC.											
286	1	City Leaders Tour Lodging	Invoice	04/28/2023	05/08/2023	101.43	101.43	100-15-41724		523	1
286	2	City Leaders Tour Lodging	Invoice	04/28/2023	05/08/2023	101.43	101.43	200-15-41724		523	1
286	3	City Leaders Tour Lodging	Invoice	04/28/2023	05/08/2023	101.42	101.42	210-15-41724		523	1
Total 6534 FLY SUN VALLEY ALLIANCE INC.:						304.28	304.28				
5909 FUGATE, JANET											
P&Z ST	1	P&Z Stipend 04/17/23	Invoice	04/17/2023	05/08/2023	100.00	100.00	100-20-41313		523	1
P&Z ST	2	P&Z Stipend	Invoice	04/17/2023	05/08/2023	50.00	50.00	200-10-41313		523	1
P&Z ST	3	P&Z Stipend 2	Invoice	04/17/2023	05/08/2023	50.00	50.00	210-10-41313		523	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 5909 FUGATE, JANET:						200.00	200.00				
101 GALENA ENGINEERING, INC.											
2304-0	1	3/31 2304-022 - 3830.46 WATER FILL STATION - DE	Invoice	03/31/2023	05/08/2023	2,543.00	2,543.00	200-60-41549		523	1
Total 101 GALENA ENGINEERING, INC.:						2,543.00	2,543.00				
369 GEM STATE WELDERS SUPPLY INC.											
E27101	1	#E271017 LIQUID CL2 FOR NORTHRIDGE	Invoice	04/19/2023	05/08/2023	104.65	104.65	200-60-41791		523	1
E27107	1	#E271075 NOS GAS AND WIRE FOR WELDING W	Invoice	04/26/2023	05/08/2023	251.49	251.49	210-70-41421		523	1
Total 369 GEM STATE WELDERS SUPPLY INC. :						356.14	356.14				
6023 GIVENS PURSLEY LLP											
258072	1	258072 GENERAL WATER	Invoice	04/26/2023	05/08/2023	3,712.50	3,712.50	200-60-41313		523	1
258073	1	258073 2021 BASIN 37 PROCEEDINGS	Invoice	04/26/2023	05/08/2023	300.00	300.00	200-60-41313		523	1
Total 6023 GIVENS PURSLEY LLP:						4,012.50	4,012.50				
6523 GONDA, ABIGAIL											
2	1	INV 2 Library Consut -Development Project	Invoice	04/26/2023	05/08/2023	2,000.00	2,000.00	100-45-41313		523	1
Total 6523 GONDA, ABIGAIL:						2,000.00	2,000.00				
1975 GUFFY'S GUN & PAWN											
230420	1	EQUIP FOR SNIPER RIFFLE AND AMO	Invoice	04/20/2023	05/08/2023	7,940.00	7,940.00	100-25-41325		523	1
Total 1975 GUFFY'S GUN & PAWN:						7,940.00	7,940.00				
4915 HIATT TRUCKING											
4079	1	4079 SNOW REMOVAL SERVICES	Invoice	04/08/2023	05/08/2023	4,906.25	4,906.25	100-40-41771		523	1
Total 4915 HIATT TRUCKING:						4,906.25	4,906.25				
671 IDAHO LUMBER & HARDWARE											
942879	1	942879 UTILITY GLOVE	Invoice	04/10/2023	05/08/2023	12.99	12.99	100-40-41405		523	1
944045	1	944045 DRILL BIT	Invoice	04/20/2023	05/08/2023	17.99	17.99	100-50-41405		523	1
944337	1	#944337 PVC COUPLERS	Invoice	04/24/2023	05/08/2023	6.36	6.36	200-60-41413		523	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 671 IDAHO LUMBER & HARDWARE:						37.34	37.34				
138 IDAHO RURAL WATER ASSOC.											
E4727	1	#E4727 DISTRIBUTION 3 REVIEW SHANE GARRIS	Invoice	04/19/2023	05/08/2023	240.00	240.00	200-60-41723		523	1
Total 138 IDAHO RURAL WATER ASSOC.:						240.00	240.00				
612 INGRAM BOOK COMPANY											
APRIL	1	April MSD Collection	Invoice	04/01/2023	05/08/2023	3,311.38	3,311.38	100-45-41535		523	1
APRIL	2	75328129 4.3.23 SVWC	Invoice	04/01/2023	05/08/2023	30.29	30.29	100-45-41549	22.45.0002.1	523	1
APRIL	3	75461791 4.11.23 SVWC	Invoice	04/01/2023	05/08/2023	14.71	14.71	100-45-41549	22.45.0002.1	523	1
APRIL	4	75649170 4.24.23 SVWC	Invoice	04/01/2023	05/08/2023	15.82	15.82	100-45-41549	22.45.0002.1	523	1
Total 612 INGRAM BOOK COMPANY:						3,372.20	3,372.20				
229 INTEGRATED TECHNOLOGIES											
213993	1	#213993 SERVICE CONTRACT	Invoice	04/18/2023	05/08/2023	111.48	111.48	100-25-41405		523	1
Total 229 INTEGRATED TECHNOLOGIES:						111.48	111.48				
1102 J.J. KELLER & ASSOCIATES, INC.											
9903	1	9903 BUILDING MAINTENANT TO REPAIR SFTER	Invoice	04/13/2023	05/08/2023	500.00	500.00	100-42-41413		523	1
9903	2	9903 BUILDING MAINTENANT TO REPAIR SFTER	Invoice	04/13/2023	05/08/2023	500.00	500.00	200-42-41413		523	1
9903	3	9903 BUILDING MAINTENANT TO REPAIR SFTER	Invoice	04/13/2023	05/08/2023	500.00	500.00	210-42-41413		523	1
Total 1102 J.J. KELLER & ASSOCIATES, INC.:						1,500.00	1,500.00				
330 JANE'S ARTIFACTS											
058625	1	058625 EARTH FEST SUPPLIES - COPIES, PENS,	Invoice	04/21/2023	05/08/2023	32.43	32.43	100-50-41215		523	1
058632	1	058632 library story time supplies	Invoice	04/24/2023	05/08/2023	5.05	5.05	100-45-41215		523	1
058758	1	058758 library office supplies	Invoice	04/27/2023	05/08/2023	11.64	11.64	100-45-41215		523	1
Total 330 JANE'S ARTIFACTS:						49.12	49.12				
386 L.L. GREENS											
A69927	1	FASTENERS FOR HPD VEHICLES	Invoice	04/19/2023	05/08/2023	14.57	14.57	100-25-41415		523	1
A70008	1	#A700086 STAPLER AND STAPLES FOR PLANT W	Invoice	04/27/2023	05/08/2023	24.28	24.28	210-70-41423		523	1
D69569	1	D69569 KEYS ELECTRIC KEY BLADE, BATTERYLE	Invoice	04/18/2023	05/08/2023	102.04	102.04	100-50-41215		523	1
D69728	1	D69728 Library leaf bags - outside cleanup	Invoice	04/26/2023	05/08/2023	19.99	19.99	100-45-41413		523	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
D69751	1	#D69751 STAPLER FOR PLANT USES WW	Invoice	04/27/2023	05/08/2023	10.58	10.58	210-70-41423		523	1
Total 386 L.L. GREENS :						171.46	171.46				
557 LAWSON PRODUCTS INC											
931048	1	9310484091 WIRE TIE, NYLON TY-RAP, CERAMIC	Invoice	03/31/2023	05/08/2023	130.12	130.12	100-40-41405		523	1
Total 557 LAWSON PRODUCTS INC:						130.12	130.12				
547 LES SCHWAB TIRE CENTER - STREETS											
117007	1	11700792206 CREDIT IV# 11700788029 18/950-8/4	Invoice	12/29/2022	01/23/2023	125.99-	125.99-	100-40-41405		123	1
Total 547 LES SCHWAB TIRE CENTER - STREETS:						125.99-	125.99-				
120 LOCAL HIGHWAY TECHNICAL ASSISTANCE COUNC											
T24620	1	T2462023TTL-1 - T2 CENTER CLASSES - ROD DO	Invoice	04/11/2023	05/08/2023	120.00	120.00	100-40-41723		523	1
Total 120 LOCAL HIGHWAY TECHNICAL ASSISTANCE COUNC:						120.00	120.00				
5439 MANDEVILLE, ELLEN											
127	1	# 127 - Website Content Management - Admin	Invoice	04/20/2023	05/08/2023	60.00	60.00	100-15-41313		523	1
127	2	# 127 - Website Content Management - Admin	Invoice	04/20/2023	05/08/2023	60.00	60.00	200-15-41313		523	1
127	3	# 127 - Website Content Management - Admin	Invoice	04/20/2023	05/08/2023	60.00	60.00	210-15-41313		523	1
Total 5439 MANDEVILLE, ELLEN:						180.00	180.00				
4495 MIDWEST TAPE LLC											
503605	1	503605374 4.6.23 MEDIA	Invoice	04/06/2023	05/08/2023	319.92	319.92	100-45-41535		523	1
503605	1	503605376 4.6.23 MEDIA	Invoice	04/06/2023	05/08/2023	146.20	146.20	100-45-41535		523	1
503613	1	503613606 4.7.23 MEDIA	Invoice	04/07/2023	05/08/2023	44.98	44.98	100-45-41535		523	1
503637	1	503637897 4.12.23 MEDIA	Invoice	04/12/2023	05/08/2023	39.99	39.99	100-45-41535		523	1
503637	1	503637899 4/12/23 MEDIA	Invoice	04/12/2023	05/08/2023	9.74	9.74	100-45-41535		523	1
503669	1	503669890 4.19.23 MEDIA	Invoice	04/19/2023	05/08/2023	39.99	39.99	100-45-41535		523	1
503701	1	503701919 4.27.99 MEDIA	Invoice	04/27/2023	05/08/2023	39.99	39.99	100-45-41535		523	1
503703	1	503703251 4.27.23 MEDIA	Invoice	04/27/2023	05/08/2023	117.69	117.69	100-45-41535		523	1
Total 4495 MIDWEST TAPE LLC:						758.50	758.50				
5036 MOUNTAIN RIDES TRANSPORTATION AUTHORITY											
12192	1	FY23 3rd Quarter - Contributions	Invoice	05/03/2023	05/08/2023	23,000.00	23,000.00	100-10-41707		523	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 5036 MOUNTAIN RIDES TRANSPORTATION AUTHORITY:						23,000.00	23,000.00				
4000 MOUNTAIN WEST BANK											
380218	1	#380218800 Lease payment for 2017 JD Mini Excava	Invoice	04/28/2023	05/08/2023	1.93	1.93	100-40-41775		523	1
380218	2	#380218800 Lease payment for 2017 JD Mini Excava	Invoice	04/28/2023	05/08/2023	1.93	1.93	200-60-41775		523	1
380218	3	#380218800 Lease payment for 2017 JD Mini Excava	Invoice	04/28/2023	05/08/2023	1.94	1.94	210-70-41775		523	1
Total 4000 MOUNTAIN WEST BANK:						5.80	5.80				
5362 MOUNTAINWOOD CONSTRUCTION											
1130 M	1	Credit Refund: 1130 Myrtle E	Invoice	04/28/2023	05/08/2023	137.82	137.82	100-00-15110		523	1
CRE R	1	Credit Refund: 1120 Myrtle E	Invoice	04/28/2023	05/08/2023	91.14	91.14	100-00-15110		523	1
Total 5362 MOUNTAINWOOD CONSTRUCTION:						228.96	228.96				
2367 MSC INDUSTRIAL SUPPLY CO.											
283622	1	#28362277 NEW SERVICE TRUCK HOSE REEL W	Invoice	04/12/2023	05/08/2023	177.03	177.03	210-70-41415		523	1
308824	1	#30882467 TOOLS FOR ON-CALL VEHICLE WW	Invoice	04/19/2023	05/08/2023	408.31	408.31	210-70-41415		523	1
Total 2367 MSC INDUSTRIAL SUPPLY CO.:						585.34	585.34				
251 NAPA AUTO PARTS											
141765	1	141765 AIRCHUCK	Invoice	04/03/2023	05/08/2023	16.73	16.73	100-40-41405		523	1
142786	1	142786 OIL FILTER	Invoice	04/11/2023	05/08/2023	23.00	23.00	100-40-41405		523	1
142945	1	142945 OILFILTER, WASHER	Invoice	04/12/2023	05/08/2023	27.42	27.42	100-40-41405		523	1
143321	1	143321 FLOOR DRY	Invoice	04/17/2023	05/08/2023	45.96	45.96	100-40-41405		523	1
143367	1	143367 FITTING	Invoice	04/17/2023	05/08/2023	77.36	77.36	100-40-41405		523	1
143397	1	143397 TRUCK BATTERY	Invoice	04/13/2023	05/08/2023	99.99	99.99	100-40-41405		523	1
143595	1	#143595 SHOP TOWELS	Invoice	04/18/2023	05/08/2023	113.70	113.70	200-60-41405		523	1
143835	1	143835 HOSE FITTINGS	Invoice	04/20/2023	05/08/2023	26.40	26.40	100-40-41405		523	1
144170	1	144170 OIL FILTER	Invoice	04/24/2023	05/08/2023	5.95	5.95	100-40-41405		523	1
Total 251 NAPA AUTO PARTS:						436.51	436.51				
50387 OLD CUTTERS HOMEOWNERS ASSOC.											
2672	1	2672 55% POWER BILL APRIL. 2023	Invoice	04/17/2023	05/08/2023	17.99	17.99	100-50-41717		523	1
Total 50387 OLD CUTTERS HOMEOWNERS ASSOC.:						17.99	17.99				

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
50298 O'REILLY AUTO PARTS											
4635-3	1	4635-315882 COOLANT HOSE	Invoice	04/05/2023	05/08/2023	5.13	5.13	100-40-41415		523	1
4635-3	1	4635-315892 CR COOLANT HOSE	Invoice	04/05/2023	05/08/2023	5.13-	5.13-	100-40-41415		523	1
4635-3	2	4635-315892 COOLANT HOSE	Invoice	04/05/2023	05/08/2023	5.78	5.78	100-40-41415		523	1
4635-3	1	4635-316937 CONNECTOR	Invoice	04/10/2023	05/08/2023	14.44	14.44	100-40-41405		523	1
4635-3	1	4635-317732 GASKET, GEAR OIL	Invoice	04/13/2023	05/08/2023	41.44	41.44	100-40-41405		523	1
Total 50298 O'REILLY AUTO PARTS:						61.66	61.66				
1461 PETTY, MICHAEL											
CRE R	1	CREDIT REFUND - 1451 2ND AVE N	Invoice	04/28/2023	05/08/2023	47.22	47.22	100-00-15110		523	1
Total 1461 PETTY, MICHAEL:						47.22	47.22				
377 PITNEYBOWES GLOBAL FINANCIAL SERVICE LLC											
331736	1	# 3317366865 Green DM400C Mailing System	Invoice	04/23/2023	05/08/2023	140.07	140.07	100-15-41775		523	1
331736	2	# 3317366865 Green DM400C Mailing System	Invoice	04/23/2023	05/08/2023	140.07	140.07	200-15-41775		523	1
331736	3	# 3317366865 Green DM400C Mailing System	Invoice	04/23/2023	05/08/2023	140.07	140.07	210-15-41775		523	1
Total 377 PITNEYBOWES GLOBAL FINANCIAL SERVICE LLC:						420.21	420.21				
438 PLATT											
3W667	1	#3W66778 DRILL BIT SET	Invoice	04/19/2023	05/08/2023	37.97	37.97	200-60-41405		523	1
3W811	1	#3W81154 CONDUIT FOR NORTHRIDGE	Invoice	04/20/2023	05/08/2023	52.82	52.82	200-60-41413		523	1
3Z7332	1	#3Z73329 ELECTRICAL PARTS FOR WOODSIDE	Invoice	04/20/2023	05/08/2023	222.98	222.98	200-60-41413		523	1
Total 438 PLATT:						313.77	313.77				
8576 PRIORITY ONE HOME CLEANING SERVICES											
021	1	Inv 021 Apr 2023 library cleaning	Invoice	05/01/2023	05/08/2023	1,500.00	1,500.00	100-45-41413		523	1
Total 8576 PRIORITY ONE HOME CLEANING SERVICES:						1,500.00	1,500.00				
338 RANCHER'S SUPPLY											
000920	1	#000920/1 BOOTS/RAIN SUITS WW	Invoice	03/14/2023	05/08/2023	338.95	338.95	210-70-41747		523	1
Total 338 RANCHER'S SUPPLY :						338.95	338.95				
6530 REBECCA F. BUNDY, ARCHITECT, PLLC											
2023.0	1	Invoice# 2023.02 Cottage Housing	Invoice	05/01/2023	05/08/2023	1,891.25	1,891.25	100-20-41313		523	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 6530 REBECCA F. BUNDY, ARCHITECT, PLLC:						1,891.25	1,891.25				
6538 REYES GARCIA, CAMILA											
05/02/2	1	ESSER After School - Class leader	Invoice	05/02/2023	05/08/2023	595.00	595.00	100-45-41549	23.45.0002.1	523	1
Total 6538 REYES GARCIA, CAMILA:						595.00	595.00				
6519 RICCARDI, AMANDA											
000000	1	Inv 000001 ESSER SS Library Staff	Invoice	04/23/2023	05/08/2023	1,627.50	1,627.50	100-45-41549	23.45.0001.1	523	1
Total 6519 RICCARDI, AMANDA:						1,627.50	1,627.50				
6522 RODGER, AMBER TELLERIA											
000000	1	Inv 0000001 ESSER Summer Grant - Staff	Invoice	04/24/2023	05/08/2023	687.50	687.50	100-45-41549	23.45.0001.1	523	1
Total 6522 RODGER, AMBER TELLERIA:						687.50	687.50				
4635 ROPES END PROPERTY SERVICES LLC											
9630	1	Inv # 9630 rodent control	Invoice	04/19/2023	05/08/2023	95.00	95.00	100-55-41413		523	1
Total 4635 ROPES END PROPERTY SERVICES LLC:						95.00	95.00				
5129 RUSH TRUCK CENTERS OF ID INC											
303200	1	3032002673 HOOD LATCH ASSEMBLY	Invoice	04/05/2023	05/08/2023	26.90	26.90	100-40-41405		523	1
Total 5129 RUSH TRUCK CENTERS OF ID INC:						26.90	26.90				
2849 SAGE SUPPLY, INC.											
23-396	1	23-39609 MAIC B PALLET	Invoice	04/13/2023	05/08/2023	1,235.16	1,235.16	100-40-41403		523	1
Total 2849 SAGE SUPPLY, INC.:						1,235.16	1,235.16				
2124 SAWTOOTH PAINT & AIRLESS, INC.											
167062	1	167062 Library Public Restroom Remodel Paint	Invoice	03/29/2023	05/08/2023	35.38	35.38	210-42-41413	23.45.0004.1	523	1
167121	1	167121 Library Public Restroom Remodel Paint	Invoice	03/31/2023	05/08/2023	17.97	17.97	210-42-41413	23.45.0004.1	523	1
167595	1	167595 Library Public Restroom Remodel Paint	Invoice	04/20/2023	05/08/2023	7.42	7.42	210-42-41413	23.45.0004.1	523	1
Total 2124 SAWTOOTH PAINT & AIRLESS, INC.:						60.77	60.77				

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
214 SAWTOOTH WOOD PRODUCTS											
139039	1	#0000139039 WEED WACKER TRIMMER HEAD	Invoice	04/19/2023	05/08/2023	36.99	36.99	200-60-41405		523	1
Total 214 SAWTOOTH WOOD PRODUCTS:						36.99	36.99				
4330 SCANLON, OWEN											
P&Z ST	1	P&Z Stipend 04/17	Invoice	04/17/2023	05/08/2023	100.00	100.00	100-10-41313		523	1
P&Z ST	2	P&Z Stipend	Invoice	04/17/2023	05/08/2023	50.00	50.00	200-10-41313		523	1
P&Z ST	3	P&Z Stipend 2	Invoice	04/17/2023	05/08/2023	50.00	50.00	210-10-41313		523	1
Total 4330 SCANLON, OWEN:						200.00	200.00				
1098 SENTINEL FIRE & SECURITY											
87019	1	87019- HEAT DETECTOR, SMOKE DETECTOR - P	Invoice	04/14/2023	05/08/2023	298.48	298.48	100-45-41325		523	1
87333	1	87333 QUARTERLY MONITORING - CITY HALL	Invoice	05/01/2023	05/08/2023	14.00	14.00	100-42-41413		523	1
87333	2	87333 QUARTERLY MONITORING - CITY HALL	Invoice	05/01/2023	05/08/2023	14.00	14.00	200-42-41413		523	1
87333	3	87333 QUARTERLY MONITORING - CITY HALL	Invoice	05/01/2023	05/08/2023	14.00	14.00	210-42-41413		523	1
Total 1098 SENTINEL FIRE & SECURITY :						340.48	340.48				
4910 SHRED-IT USA											
800376	1	document shredding contract inv. 8003767561	Invoice	04/25/2023	05/08/2023	51.11	51.11	100-15-41325		523	1
800376	2	document shredding contract inv. 8003767561	Invoice	04/25/2023	05/08/2023	51.11	51.11	200-15-41325		523	1
800376	3	document shredding contract inv. 8003767561	Invoice	04/25/2023	05/08/2023	51.11	51.11	210-15-41325		523	1
Total 4910 SHRED-IT USA:						153.33	153.33				
1239 SIMMS LAW PLLC											
APRIL	1	professional services - April 2023	Invoice	05/01/2023	05/08/2023	2,070.83	2,070.83	100-15-41313		523	1
APRIL	2	professional services - April 2023	Invoice	05/01/2023	05/08/2023	2,070.83	2,070.83	200-15-41313		523	1
APRIL	3	professional services - April 2023	Invoice	05/01/2023	05/08/2023	2,070.84	2,070.84	210-15-41313		523	1
Total 1239 SIMMS LAW PLLC:						6,212.50	6,212.50				
7002 SMITH, DAN											
P&Z ST	1	P&Z Stipend 04/17/2023	Invoice	04/17/2023	05/08/2023	100.00	100.00	100-20-41313		523	1
P&Z ST	2	P&Z Stipend	Invoice	04/17/2023	05/08/2023	50.00	50.00	200-10-41313		523	1
P&Z ST	3	P&Z Stipend 2	Invoice	04/17/2023	05/08/2023	50.00	50.00	210-10-41313		523	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 7002 SMITH, DAN:						200.00	200.00				
6536 SPEAR CONSULTING, LLC											
SNIFE	1	TRAINING WRIGLEY AND LINDERMAN TACTICAL	Invoice	05/02/2023	05/08/2023	1,500.00	1,500.00	100-25-41723		523	1
Total 6536 SPEAR CONSULTING, LLC:						1,500.00	1,500.00				
50446 STONE, DUSTIN											
P&Z ST	1	P&Z Stipend 4/17/2023	Invoice	04/17/2023	05/08/2023	100.00	100.00	100-10-41313		523	1
P&Z ST	2	P&Z Stipend	Invoice	04/17/2023	05/08/2023	50.00	50.00	200-10-41313		523	1
P&Z ST	3	P&Z Stipend 2	Invoice	04/17/2023	05/08/2023	50.00	50.00	210-10-41313		523	1
Total 50446 STONE, DUSTIN:						200.00	200.00				
8559 SUN VALLEY AIR SERVICES BOARD											
MARC	1	LOT FOR AIR MARCH 2023	Invoice	05/02/2023	05/08/2023	14,277.97	14,277.97	100-10-41707		523	1
Total 8559 SUN VALLEY AIR SERVICES BOARD:						14,277.97	14,277.97				
50374 SWEEPER PARTS SALES											
C00325	1	C0032545 INTAKE FLAP, FUEL CAP, RUBBER NOZ	Invoice	03/29/2023	05/08/2023	1,302.40	1,302.40	100-40-41405		523	1
Total 50374 SWEEPER PARTS SALES:						1,302.40	1,302.40				
4671 SYRINGA NETWORKS LLC											
23MAY	1	23MAY0370 Admin 33.33%	Invoice	05/01/2023	05/08/2023	62.50	62.50	100-15-41713		523	1
23MAY	2	23MAY0370 Admin 33.33%	Invoice	05/01/2023	05/08/2023	62.50	62.50	200-15-41713		523	1
23MAY	3	23MAY0370 Admin 33.33%	Invoice	05/01/2023	05/08/2023	62.50	62.50	210-15-41713		523	1
23MAY	4	23MAY0370 Comm Dev	Invoice	05/01/2023	05/08/2023	187.50	187.50	100-20-41713		523	1
23MAY	5	23MAY0370 PW 33.33%	Invoice	05/01/2023	05/08/2023	62.50	62.50	100-42-41713		523	1
23MAY	6	23MAY0370 PW 33.33%	Invoice	05/01/2023	05/08/2023	62.50	62.50	200-42-41713		523	1
23MAY	7	23MAY0370 PW 33.33%	Invoice	05/01/2023	05/08/2023	62.50	62.50	210-42-41713		523	1
23MAY	8	23MAY0370 Library	Invoice	05/01/2023	05/08/2023	187.50	187.50	100-45-41713		523	1
23MAY	9	23MAY0370 HPD	Invoice	05/01/2023	05/08/2023	850.00	850.00	100-25-41713		523	1
Total 4671 SYRINGA NETWORKS LLC:						1,600.00	1,600.00				
4005 TANNER CONSTRUCTION											
CRE R	1	CREDIT REFUND - 1370 WOODSIDE BLVD	Invoice	04/28/2023	05/08/2023	270.28	270.28	100-00-15110		523	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
CRE R	1	CREDIT REFUND - 1370 WOODSIDE BLVD DUMPS	Invoice	04/28/2023	05/08/2023	687.04	687.04	100-00-15110		523	1
Total 4005 TANNER CONSTRUCTION:						957.32	957.32				
5731 TRAFFIC SAFETY SUPPLY											
INV058	1	INV058214 CONTROLER SUNSAVER, ALUMINUM	Invoice	04/10/2023	05/08/2023	3,304.61	3,304.61	100-40-41403		523	1
Total 5731 TRAFFIC SAFETY SUPPLY:						3,304.61	3,304.61				
2817 UNITED OIL											
101788	1	1017884 FUEL CHARGES	Invoice	04/15/2023	05/08/2023	967.08	967.08	100-40-41719		523	1
101885	1	1018852 FUEL CHARGES PARKS	Invoice	04/30/2023	05/08/2023	179.72	179.72	100-50-41719		523	1
101885	1	Inv #1018853 HFD fuel charges	Invoice	04/30/2023	05/08/2023	438.57	438.57	100-55-41719		523	1
101885	1	HPD GAS	Invoice	04/30/2023	05/08/2023	1,101.19	1,101.19	100-25-41719		523	1
101885	1	#1018857 PUMPED FUEL WW	Invoice	04/30/2023	05/08/2023	337.89	337.89	210-70-41719		523	1
Total 2817 UNITED OIL:						3,024.45	3,024.45				
6899 WALKER, CHAD											
2023 M	1	Per Diem for training at Magic Valley HOT academy	Invoice	04/20/2023	05/08/2023	147.50	147.50	100-55-41724		523	1
Total 6899 WALKER, CHAD:						147.50	147.50				
4004 WAXIE SANITARY SUPPLY											
816579	1	81657902 library cleaning & restroom supplies	Invoice	04/21/2023	05/08/2023	515.46	515.46	100-45-41215		523	1
Total 4004 WAXIE SANITARY SUPPLY:						515.46	515.46				
Total :						370,835.98	370,835.98				
Grand Totals:						370,835.98	370,835.98				

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-00-15110	1,602.40	.00	1,602.40
100-00-20320	19,067.30	.00	19,067.30
100-00-20325	10,481.63	.00	10,481.63
100-00-20515	158,000.00	.00	158,000.00
100-10-41313	200.00	.00	200.00
100-10-41707	37,277.97	.00	37,277.97
100-10-41717	86.97	.00	86.97
100-15-41215	154.73	.00	154.73
100-15-41313	2,130.83	.00	2,130.83
100-15-41325	51.11	.00	51.11
100-15-41515	5,421.88	.00	5,421.88
100-15-41713	244.49	.00	244.49
100-15-41717	45.31	.00	45.31
100-15-41724	101.43	.00	101.43
100-15-41775	140.07	.00	140.07
100-20-41126	45.00	.00	45.00
100-20-41313	5,936.25	.00	5,936.25
100-20-41713	409.83	.00	409.83
100-20-41723	112.00	.00	112.00
100-20-41724	180.78	.00	180.78
100-25-41213	9.85	.00	9.85
100-25-41325	7,940.00	.00	7,940.00
100-25-41405	111.48	.00	111.48
100-25-41415	14.57	.00	14.57
100-25-41713	1,294.69	.00	1,294.69
100-25-41717	86.77	.00	86.77
100-25-41719	1,101.19	.00	1,101.19
100-25-41723	1,500.00	.00	1,500.00
100-25-41724	254.00	.00	254.00
100-40-41403	4,539.77	.00	4,539.77
100-40-41405	3,117.42	454.50-	2,662.92
100-40-41415	10.91	5.13-	5.78
100-40-41713	169.48	.00	169.48
100-40-41717	679.41	.00	679.41
100-40-41719	967.08	.00	967.08
100-40-41723	120.00	.00	120.00
100-40-41771	6,693.75	.00	6,693.75
100-40-41775	1.93	.00	1.93
100-42-41413	514.00	.00	514.00
100-42-41713	116.45	.00	116.45
100-42-41717	120.46	.00	120.46

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-45-41215	557.91	.00	557.91
100-45-41313	2,000.00	.00	2,000.00
100-45-41323	521.95	.00	521.95
100-45-41325	298.48	.00	298.48
100-45-41326	170.00	.00	170.00
100-45-41413	2,159.59	.00	2,159.59
100-45-41535	4,119.88	.00	4,119.88
100-45-41549	3,157.82	.00	3,157.82
100-45-41713	550.55	.00	550.55
100-50-41215	134.47	.00	134.47
100-50-41403	128.50	.00	128.50
100-50-41405	17.99	.00	17.99
100-50-41617	35.50	.00	35.50
100-50-41703	150.29	.00	150.29
100-50-41713	30.25	.00	30.25
100-50-41717	1,163.07	.00	1,163.07
100-50-41719	179.72	.00	179.72
100-55-41413	95.00	.00	95.00
100-55-41713	203.05	.00	203.05
100-55-41717	59.88	.00	59.88
100-55-41719	438.57	.00	438.57
100-55-41724	147.50	.00	147.50
200-10-41313	200.00	.00	200.00
200-15-41215	154.73	.00	154.73
200-15-41313	2,130.83	.00	2,130.83
200-15-41325	51.11	.00	51.11
200-15-41515	5,421.88	.00	5,421.88
200-15-41713	244.49	.00	244.49
200-15-41724	101.43	.00	101.43
200-15-41775	140.07	.00	140.07
200-42-41413	514.00	.00	514.00
200-42-41713	116.45	.00	116.45
200-42-41717	120.46	.00	120.46
200-60-41211	128.61	.00	128.61
200-60-41313	8,641.87	.00	8,641.87
200-60-41401	5.99	.00	5.99
200-60-41403	8,069.43	.00	8,069.43
200-60-41405	7,556.44	.00	7,556.44

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
200-60-41413	282.16	.00	282.16
200-60-41549	2,543.00	.00	2,543.00
200-60-41713	192.24	.00	192.24
200-60-41717	102.80	.00	102.80
200-60-41723	240.00	.00	240.00
200-60-41775	1.93	.00	1.93
200-60-41791	104.65	.00	104.65
210-10-41313	4,476.25	.00	4,476.25
210-15-41215	154.72	.00	154.72
210-15-41313	2,130.84	.00	2,130.84
210-15-41325	51.11	.00	51.11
210-15-41515	5,421.87	.00	5,421.87
210-15-41713	244.49	.00	244.49
210-15-41724	101.42	.00	101.42
210-15-41775	140.07	.00	140.07
210-42-41413	574.77	.00	574.77
210-42-41713	116.44	.00	116.44
210-42-41717	120.45	.00	120.45
210-70-41313	353.13	.00	353.13
210-70-41401	.00	29.68-	29.68-
210-70-41405	47.89	.00	47.89
210-70-41415	585.34	.00	585.34
210-70-41421	878.49	.00	878.49
210-70-41423	34.86	.00	34.86
210-70-41703	365.59	.00	365.59
210-70-41713	313.25	.00	313.25
210-70-41717	102.80	.00	102.80
210-70-41719	337.89	.00	337.89
210-70-41747	343.95	.00	343.95
210-70-41775	1.94	.00	1.94
220-65-41403	29,990.00	.00	29,990.00
Grand Totals:	<u>371,325.29</u>	<u>489.31-</u>	<u>370,835.98</u>

Summary by General Ledger Posting Period

<u>GL Posting Period</u>	<u>Debit</u>	<u>Credit</u>	<u>Net</u>
06/22	.00	328.51-	328.51-
01/23	.00	125.99-	125.99-
05/23	371,325.29	34.81-	371,290.48
Grand Totals:	<u>371,325.29</u>	<u>489.31-</u>	<u>370,835.98</u>

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 5/8/2023 **DEPARTMENT:** Treasurer **DEPT. HEAD SIGNATURE:** BS _____

SUBJECT:

Treasurer’s Reports – Unaudited Treasurer’s Reports for the month of April 2023.

AUTHORITY: ID Code 50-1011 IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Financial Statements for the month of April 2023 in “Snapshot” format follow.

Cash Flow Analysis for the past four years through April of each year.

Year to Date LOT receipts for the month of April (September-March sales and rentals) have continued to be strong. YTD April 2023 receipts are now UP 10.13% from last year, up 58.69% from FY21, up 58.97% from FY20, 56.07% from FYE 19, up 69.28% from FY18, up 70.96% from FYE17, increased 92.04% from FYE16, up 117.57% from FYE 15, 146.3% better than FYE 14, 150.01% better than FYE 13. The reports submitted to Sun Valley Air Services are included as is the category report. The Chamber’s reports for April (Draw sheet) have not yet been sent but the March reports are included.

Development Impact Fees Cash Flow report is attached.

Investment Report is included. LGIP interest for April has not yet been released, March is 4.33%.

Quarterly Report for 2nd quarter FY23 is attached. This will be posted to the City web site May 9 per Idaho Statute 50-1011, modified by HB 130.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____ YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments: _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

___ City Attorney	___ Clerk / Finance Director	___ Engineer	___ Building
___ Library	___ Planning	___ Fire Dept.	___
___ Safety Committee	___ P & Z Commission	___ Police	___
___ Streets	___ Public Works, Parks	___ Administrator	___

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Feel free to contact me if you have any questions; please approve as consent agenda item.

FOLLOW-UP REMARKS:*

CITY OF HAILEY SNAPSHOT OF REVENUE, EXPENSES, FUND BALANCE AND LIQUID ASSETS

as of 4/30/2023

	General Fund		Water Fund		Waste Water		Water Replacement		Waste Water Repl	
	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget
Revenue*	4,629,438	9,149,588	627,059	2,057,162	1,709,911	2,296,249	186,463	423,120	93,221	1,584,560
Legislative	194,215	662,807								
Finance	240,539	423,238								
Comm Dev	289,163	716,992								
Police	1,038,968	1,935,407								
Streets	839,635	2,169,193								
Public Works	91,660	190,349								
Library	452,629	812,525								
Parks	127,262	811,385								
Fire	420,962	1,427,692								
Departmental Expenses	<u>3,695,033</u>	<u>9,149,588</u>	1,057,142	3,248,938	1,444,051	4,709,096	38,705	423,120	77,594	1,584,560
Net Revenue over Expenses	934,405	-	(430,083)	(1,191,776)	265,860	(2,412,847)	147,758	-	15,627	-
Fund Balance** at 9/30/2021	7,137,120	7,137,120	4,209,160	4,209,160	4,223,285	4,223,285	3,575,160	3,575,160	1,905,471	1,905,471
Change in Fund Balance	934,405	-	(430,083)	(1,191,776)	265,860	(2,412,847)	147,758	-	15,627	-
Fund Balance YTD	8,071,525	7,137,120	3,779,077	3,017,384	4,489,145	1,810,438	3,722,918	3,575,160	1,921,098	1,905,471
CASH IN BANKS										
Cash in Combined Checking	39,246		(90,281)		55,289		24,021		58,412	
LGIP	1,308,439		2,836,632		2,128,294		2,254,488		1,857,289	
LGIP	2,597,706		201,249		627,662					
LGIP	32,780				861,645					
LGIP CCD rate stabilization	192,736						-			
PIPER SANDLER investments	2,000,400		1,000,400	-	500,000		1,499,788			

* For Revenue detail, please see **General Fund Cash Flow Comparison** .

** Cash Fund Balance, does not include depreciable assets in proprietary funds. Unaudited.

CASH FLOW ANALYSIS FOR FIRST SEVEN MONTHS OF FISCAL YEAR

		FYE 23		FYE 22		FYE 21		FYE 20		FYE 19	
GENERAL FUND REVENUE		CURRENT YEAR		PREVIOUS YEAR		PREVIOUS YEAR		PREVIOUS YEAR		PREVIOUS YEAR	
Acct No	Account Description	at 4/30/2023		at 4/30/2022		at 4/30/2021	Budget	at 4/30/2020	Budget	at 4/30/19	Amd Budget
100-00-31001	Property Taxes from County	1,901,981	3,027,298	1,854,231	2,896,936	1,718,053	2,785,514	1,615,246	2,670,063	1,542,835	2,569,002
100-00-31009	Prop Rep/Ag Exempt thru county (prev sales tax thru Co)					10,763	-	102,561	185,969	93,659	164,614
100-00-31910	Penalties & Interest On Taxes	4,255	14,500	4,132	14,500	3,506	14,500	2,563	14,120	15,761	14,120
100-00-31911	Motor Vehicle Fines through Co	40,135	65,000	39,502	65,000	33,792	85,000	44,698	100,000	24,128	50,000
100-00-32205	Alcohol Catering Licenses	60	1,000	40	1,000	-	1,000	100	3,500	80	4,000
100-00-32210	Building Permits	278,139	706,063	379,241	384,000	233,483	225,000	90,331	250,000	88,121	301,912
100-00-32211	Business Licenses	13,556	45,000	13,217	30,000	13,840	30,000	14,023	43,000	17,395	42,500
100-00-32212	HPD Traffic School & Muni Code Viol (205)				500	315		265	0	35	0
100-00-32213	Business Licenses - LOT	552,514	1,630,752	506,266	696,300	341,585	390,745	336,070	648,300	347,210	621,300
100-00-32215	Donations-Fireworks		18,000		15,000	2,425	7,500		15,000	25	15,000
100-00-32216	Donations- Miscellaneous	57,878	-	13,126	8,000	4,217	10,000	14,258	25,000	21,686	28,100
100-00-32220	Encroachment Permits	18,609	19,500	4,450	15,000	4,950	8,000	2,525	14,000	2,900	13,742
100-00-32230	Franchises-Cable T.V.	40,509	90,000	41,587	80,000	42,321	80,000	38,757	79,583	38,521	79,583
100-00-32234	Banner Fees	1,800	4,000	1,800	4,000	703	4,000	2,550	5,000	3,200	6,000
100-00-32235	Franchise Fees-Idaho Power	180,418	195,000	156,033	188,000	146,316	188,000	117,443	185,900	46,678	65,900
100-00-32236	Franchises-Intermountain Gas	35,908	70,000	25,564	66,700	53,141	66,700	51,074	73,500	49,723	73,500
100-00-32237	Rubbish Company Franchise Fees	69,771	112,840	63,921	86,800	47,082	78,800	47,796	76,000	43,019	75,330
100-00-32257	Library Fines & Memberships	3,763	5,000	3,907	4,000	2,863	10,000	5,612	15,000	7,092	19,000
100-00-32260	Library Meeting Room Rentals										
100-00-32265	Park Rental Fees	8,410	25,000	9,631	10,000	11,284	10,000	6,524	16,560	5,725	20,000
100-00-32266	Hailey Rodeo Park Rental Fees	-	4,000		4,000	-	4,000		10,000		19,000
100-00-32273	Property Sales				2,000				10,000	350	10,000
100-00-32280	R. V. Dump Fees	418	1,500	329	1,500	477	1,200	224	1,000		1,000
100-00-32286	Sign and Fence Permits	205	2,600	849	2,000	740	2,000	420	2,500	790	3,000
100-00-32290	Fire Dept Permits	20,730	39,900	28,485	23,000	14,632	19,000	5,683	21,637	13,511	21,635
100-00-32294	Subdivision Inspection Permits	3,956	20,000	2,349	5,000	46,610	1,000	2,000	2,000	0	2,000
100-00-32296	Zoning Applications	19,306	44,070	57,161	33,990	27,129	25,000	32,836	29,000	19,310	35,000
100-00-32298	Maps, Copies & Postage	2,480	5,000	7,770	5,000	5,449	5,000	4,029	10,000	2,366	9,500
100-00-32413	Interest Earned	166,979	20,000	4,431	15,000	7,644	40,000	31,614	45,000	31,840	40,000
100-00-32415	Refunds	11,994	15,000	90,595	15,000	58,044	15,000	20,320	20,250	8,702	24,000
100-00-32417	Mutual Aid Reimbursements	60,067	-	113,250	-	26,001	-	0	0	0	0
100-00-33510	State Shared Liquor Apport.	133,478	322,010	128,804	279,496	106,782	223,285	89,314	202,855	81,142	198,245
100-00-33550	State Shared Sales Tax (Now incl Sales Tax thru Co)	518,519	1,162,461	468,416	871,554	369,761	648,158	272,105	543,188	253,142	506,954
100-00-33560	State Shared Highway Users Fund	242,614	516,852	212,924	420,652	305,553	331,268	205,394	389,894	204,556	384,904
100-00-33570	State Shared Grant	(836)	-	2,000	-	46,395	-	3,900	0	5,028	-
100-00-34002	Capital Pr (Countyside light to Cap)							0		0	0
100-00-34000	Recycling Outreach CCD Contract	11,629	19,240	10,654	14,800	7,847	13,330	7,966	12,500	7,170	12,000
100-00-34003	Rubbish Bookkeeping Contract	69,771	112,840	63,921	86,800	47,082	78,800	47,796	76,000	43,019	75,330
100-00-34004	Police Security Contracts		10,000	4,174	10,000	1,645	10,000	4,693	13,500	1,904	3,500
100-00-34006	Police Security Contracts-School	160,000	212,662	196,910	196,910	191,338	185,764	185,765	185,764	180,354	180,353
100-00-34007	Bellevue Marshall's Office		600,000								
100-00-34008	Wood River Fire Dept. JOA	420	12,000		30,000	12,282	20,000	21,070	92,109	59,618	89,427
	GENERAL FUND REVENUE	4,629,438	9,149,588	4,509,668	6,582,438	3,946,051	5,618,064	3,425,524	6,087,692	3,260,594	5,779,451
	Rev. Dif from previous year	119,769		563,617		520,527		164,930		101,328	
GENERAL FUND EXPENSES											
	LEGISLATIVE	194,215	662,807	190,672	355,631	121,373	241,625	147,707	341,124	142,855	323,320
	FINANCE	240,539	423,238	210,276	394,090	200,739	336,035	205,052	357,468	198,991	355,511
	COMMUNITY DEVELOPMENT	289,163	716,992	284,394	518,306	221,925	393,057	215,762	424,437	217,910	424,437
	POLICE	1,038,968	1,935,407	872,156	1,671,773	925,789	1,546,782	965,978	1,645,838	939,046	1,562,004
	STREET	839,635	2,169,193	684,629	1,618,130	603,298	1,422,874	799,204	1,513,633	784,971	1,340,753
	ENGINEER/PUBLIC WORKS	91,660	190,349	66,052	149,832	53,312	106,449	49,224	110,384	41,733	227,110
	LIBRARY	452,629	812,525	350,823	668,275	321,057	558,007	358,258	593,566	347,418	582,665
	PARKS	127,262	811,385	116,360	494,722	146,014	421,937	144,186	448,909	116,255	448,909
	FIRE	420,962	1,427,692	357,771	711,679	272,382	591,298	257,652	652,333	307,264	634,742
	TOTAL EXPENSES	3,695,031	9,149,588	3,133,133	6,582,438	2,865,890	5,618,064	3,143,023	6,087,692	3,096,443	5,899,451
	General Fund Balance	934,406	0	1,376,535	0	1,080,161	0	282,501	0	164,151	(120,000)
PROPRIETARY FUNDS											
	WATER FUND REVENUE	627,059	2,057,162	598,500	1,772,551	568,812	1,706,473	506,482	1,766,800	493,328	1,674,129
	WATER FUND EXPENSES	1,057,142	3,248,938	681,380	2,388,547	815,395	2,149,310	686,515	3,006,738	685,311	3,089,715
	WATER FUND BALANCE	(430,083)	(1,191,776)	(82,880)	(615,996)	(246,583)	(442,837)	(180,033)	(1,239,938)	(191,983)	(1,415,586)
	WASTE WATER FUND REVENUE	1,709,911	2,296,249	1,439,900	2,296,249	1,301,994	2,050,000	1,318,452	2,050,000	1,189,310	2,019,875
	WASTE WATER FUND EXPENSES	1,444,051	4,709,096	913,404	3,160,297	899,869	2,802,139	890,692	2,573,447	723,324	2,463,966
	WASTE WATER FUND BALANCE	265,860	(2,412,847)	526,496	(864,048)	402,125	(752,139)	427,760	(523,447)	465,986	(444,091)
	WATER replacement FUND REVENUE	186,463	423,120	327,756	128,650	343,362	141,720	80,546	138,640	65,737	94,620
	WATER replacement FUND EXPENSES	38,705	423,120	98,802	252,000	44,737	252,000	63,119	123,000	21,440	58,460
	WATER replacement FUND BALANCE	147,758	-	228,954	(123,350)	298,625	(110,280)	17,427	15,640	44,297	36,160
	WASTE WATER replacement FUND REVENUE	93,221	1,584,560	227,253	86,450	225,174	82,160	44,597	82,160	32,179	56,260
	WASTE WATER replacement FUND EXPENSES	77,594	1,584,560	24,373	900,000	0	523,000	0	430,000	0	430,000
	WASTE WATER replacement FUND BALANCE	15,627	-	202,880	(813,550)	225,174	(440,840)	44,597	(347,840)	32,179	(373,740)

CITY OF HAILEY LOCAL OPTION TAX RECEIPT AND EXPENDITURE ANALYSIS AND CASH FLOW

Y o Y 4/30/2023
% Chg

EXPENDITURE DESCRIPTION	MONTH	PAYMENTS	Air Services	HAILEY ICE & CHAMBER	SR CONNECTION & MT RIDES	EMERGENCY SERVICES	TOTAL EXPENSES	1% Air	RECEIPTS	% Chg	LOT BALANCE
ACCUMULATIVE TOTALS THROUGH 9/30/06		\$0.00	Board	\$0.00		\$0.00			\$92,718.67		
FISCAL YEAR ENDING 9/30/07		\$234,196.00		\$10,000.00	\$38,000.00	\$100,000.00	\$382,196.00		\$368,300.45		
ACCUMULATIVE TOTALS THROUGH 9/30/07		\$234,196.00		\$10,000.00	\$38,000.00	\$100,000.00	\$382,196.00		\$461,019.12		
FISCAL YEAR ENDING 9/30/08		\$294,289.32		\$49,343.95	\$0.00	\$120,000.00	\$463,633.27		\$376,920.49	2%	
ACCUMULATIVE TOTALS THROUGH 9/30/08		\$528,485.32		\$59,343.95	\$38,000.00	\$220,000.00	\$845,829.27		\$837,939.61		
FISCAL YEAR ENDING 9/30/09		\$146,490.24		\$74,138.00	\$70,000.00	\$13,900.00	\$304,528.24		\$311,640.20	-17.32%	
ACCUMULATIVE TOTALS THROUGH 9/30/09		\$674,975.56		\$133,481.95	\$108,000.00	\$233,900.00	\$1,150,357.51		\$1,149,579.81		
FISCAL YEAR ENDING 9/30/10		\$167,474.64		\$69,000.00	\$75,000.00	\$0.00	\$311,474.64		\$312,734.63	0.35%	\$482.29
ACCUMULATIVE TOTALS THROUGH 9/30/10		\$842,450.20		\$202,481.95	\$183,000.00	\$233,900.00	\$1,461,832.15		\$1,462,314.44		
FISCAL YEAR ENDING 9/30/11		\$59,700.00		\$68,000.00	\$75,000.00	\$97,300.00	\$300,000.00		\$324,478.37	3.76%	
ACCUMULATIVE TOTALS THROUGH 9/30/11		\$902,150.20		\$270,481.95	\$258,000.00	\$331,200.00	\$1,761,832.15		\$1,786,792.81		
FISCAL YEAR ENDING 9/30/12		\$153,130.03		\$61,000.00	\$65,000.00	\$82,200.00	\$361,330.03		\$333,327.35	2.73%	
ACCUMULATIVE TOTALS THROUGH 9/30/12		\$1,055,280.23		\$331,481.95	\$323,000.00	\$413,400.00	\$2,123,162.18		\$2,120,120.16		
FISCAL YEAR ENDING 9/30/13		\$151,890.15		\$61,000.00	\$65,000.00	\$68,000.00	\$345,890.15		\$348,890.15	4.67%	
ACCUMULATIVE TOTALS THROUGH 9/30/13		\$1,207,170.38		\$392,481.95	\$388,000.00	\$481,400.00	\$2,469,052.33		\$2,469,010.31		
FISCAL YEAR ENDING 9/30/14		\$124,009.66	\$47,409.27	\$61,000.00	\$68,000.00	\$100,000.00	\$400,418.93	\$48,774.97	\$366,634.59	5.09%	
ACCUMULATIVE TOTALS THROUGH 9/30/14		\$1,331,180.04	\$47,409.27	\$453,481.95	\$456,000.00	\$581,400.00	\$2,869,471.26	\$48,774.97	\$2,835,644.90		\$14,948.61
FISCAL YEAR ENDING 9/30/15		\$186,664.65	\$70,087.79	\$61,000.00	\$68,000.00	\$96,787.24	\$482,539.68	\$72,106.78	\$401,126.16	9.41%	
ACCUMULATIVE TOTALS THROUGH 9/30/15		\$1,517,844.69	\$117,497.06	\$514,481.95	\$524,000.00	\$678,187.24	\$3,352,010.94	\$120,881.75	\$3,236,771.06		\$5,641.87
FISCAL YEAR ENDING 9/30/16		\$202,168.97	\$83,129.35	\$61,000.00	\$68,000.00	\$107,000.00	\$521,298.32	\$85,524.02	\$450,912.25	12.41%	
ACCUMULATIVE TOTALS THROUGH 9/30/16		\$1,720,013.66	\$200,626.41	\$575,481.95	\$592,000.00	\$785,187.24	\$3,873,309.26	\$206,405.77	\$3,687,683.31		\$20,779.82
FISCAL YEAR ENDING 9/30/17		\$239,500.00	\$93,456.19	\$65,000.00	\$72,500.00	\$138,000.00	\$608,456.20	\$96,148.34	\$498,284.09	10.51%	
ACCUMULATIVE TOTALS THROUGH 9/30/17		\$1,959,513.66	\$294,082.60	\$640,481.95	\$664,500.00	\$923,187.24	\$4,481,765.46	\$302,554.11	\$4,185,967.40		\$6,756.06
FISCAL YEAR ENDING 9/30/18		\$295,500.00	\$92,015.49	\$65,000.00	\$75,000.00	\$89,800.00	\$617,315.49	\$94,666.14	\$494,288.47	-0.80%	
ACCUMULATIVE TOTALS THROUGH 9/30/18		\$2,255,013.66	\$386,098.09	\$705,481.95	\$739,500.00	\$1,012,987.24	\$5,099,080.95	\$397,220.25	\$4,680,255.87		(\$21,604.82)
FISCAL YEAR ENDING 9/30/19		\$278,050.00	\$108,972.87	\$77,487.50	\$78,750.00	\$91,000.00	\$634,260.37	\$115,432.81	\$586,132.66	18.58%	
ACCUMULATIVE TOTALS THROUGH 9/30/19		\$2,533,063.66	\$495,070.95	\$782,969.45	\$818,250.00	\$1,103,987.24	\$5,733,341.32	\$512,653.06	\$5,266,388.53		
FISCAL YEAR ENDING 9/30/20		\$285,050.00	\$79,596.56	\$67,168.07	\$86,000.00	\$94,000.00	\$611,814.63	\$83,697.75	\$451,869.38	-22.91%	
ACCUMULATIVE TOTALS THROUGH 9/30/20		\$2,818,113.66	\$574,667.51	\$850,137.52	\$904,250.00	\$1,197,987.24	\$6,345,155.94	\$596,350.81	\$5,718,257.91		
FISCAL YEAR ENDING 9/30/21		\$545,045.00	\$129,087.10	\$70,492.64	\$62,500.00	\$51,700.00	\$858,824.74	\$137,052.68	\$667,219.67	47.66%	
ACCUMULATIVE TOTALS THROUGH 9/30/21		\$3,363,158.66	\$703,754.61	\$920,630.16	\$966,750.00	\$1,249,687.24	\$7,203,980.68	\$733,403.49	\$6,385,477.58		
Fire Dept	Oct-21		\$13,312.08	\$0.00		\$6,395.83	\$19,707.91	\$13,997.98	\$65,823.55	48.8%	(\$70,686.27)
Downtown Beautification, Streets Maint	Nov-21	\$45,833.33	\$8,320.35	\$0.00	\$20,500.00	\$6,395.83	\$81,049.51	\$8,749.05	\$48,912.45	29.5%	(\$94,074.28)
SVED	Dec-21	\$3,000.00	\$5,483.19	\$13,331.91		\$22,395.83	\$44,210.93	\$5,765.71	\$34,732.57	51.2%	(\$97,786.93)
Downtown Beautification, Streets Maint	Jan-22	\$45,833.33	\$10,459.20	\$6,489.02	\$4,000.00	\$6,395.83	\$73,177.39	\$10,998.11	\$56,169.13	69.8%	(\$103,797.08)
	Feb-22		\$17,562.22	\$4,315.49		\$6,395.83	\$28,273.54	\$18,467.11	\$75,405.30	74.9%	(\$38,198.22)
Downtown Beautification, Streets Maint	Mar-22	\$45,833.33	\$15,724.85	\$4,718.40	\$20,500.00	\$6,395.83	\$93,172.42	\$16,535.07	\$71,249.20	35.9%	(\$43,586.37)
	Apr-22		\$13,665.36	\$8,012.02		\$6,395.83	\$28,073.21	\$14,369.46	\$62,139.35	15.1%	\$4,849.23
Downtown Beautification, Parks & Streets Maint	May-22	\$45,833.33	\$4,865.46	\$0.00		\$6,395.83	\$57,094.63	\$5,116.15	\$34,354.03	-3.2%	(\$12,775.21)
	Jun-22		\$5,054.91	\$6,768.06	\$20,500.00	\$6,395.83	\$38,718.80	\$5,315.36	\$47,138.15	-7.0%	\$959.50
Downtown Beautification, Parks & Streets Maint	Jul-22	\$45,833.33	\$15,153.91	\$14,648.66		\$6,395.83	\$82,031.74	\$15,934.71	\$68,401.12	-14.0%	\$3,263.59
Hailey Arts Commission	Aug-22	\$8,000.00	\$26,552.96	\$8,479.91		\$6,395.83	\$49,428.70	\$27,921.10	\$115,596.58	-1.1%	\$97,352.56
Downtown Beaut, Parks & Streets, Lib RR, SnowEqpmt	Sep-22	\$45,833.33	\$20,761.73	\$13,486.53	\$20,500.00	\$119,645.83	\$220,227.42	\$21,831.47	\$93,446.96	-3.7%	(\$7,596.43)
FISCAL YEAR ENDING 9/30/22		\$286,000.00	\$156,916.21	\$80,250.00	\$86,000.00	\$206,000.00	\$815,166.21	\$165,001.27	\$773,368.39	15.91%	
ACCUMULATIVE TOTALS THROUGH 9/30/22		\$3,649,158.66	\$860,670.82	\$1,000,880.16	\$1,052,750.00	\$1,455,687.24	\$8,019,146.89	\$898,404.77	\$7,158,845.97		
Fire Dept	Oct-22		\$13,553.08	\$8,583.33		\$7,419.17	\$29,555.58	\$14,251.40	\$67,394.46	2.4%	\$44,493.84
Downtown Beautification, Streets Maint	Nov-22	\$50,491.67	\$10,003.97	\$8,583.33	\$23,000.00	\$25,419.17	\$117,498.14	\$10,519.42	\$54,309.55	11.0%	(\$8,175.32)
SVED	Dec-22	\$3,000.00	\$5,529.38	\$6,838.74		\$7,419.17	\$22,787.29	\$5,814.28	\$37,977.45	9.3%	\$12,829.12
Downtown Beautification, Streets Maint	Jan-23	\$50,491.67	\$12,167.60	\$11,651.46	\$5,000.00	\$7,419.17	\$86,729.89	\$12,794.53	\$59,647.11	6.2%	(\$1,459.13)
	Feb-23		\$19,259.89	\$5,871.07		\$7,419.17	\$32,550.13	\$20,252.25	\$87,302.98	15.8%	\$73,545.97
Downtown Beautification, Streets Maint	Mar-23	\$376,463.67	\$16,613.80	\$4,925.28	\$23,000.00	\$7,419.17	\$428,421.91	\$17,469.82	\$75,267.21	5.6%	(\$262,138.91)
	Apr-23		\$14,277.97	\$6,064.37		\$7,419.17	\$27,761.51	\$15,013.64	\$74,499.87	19.9%	(\$200,386.91)
Downtown Beautification, Parks & Streets Maint	May-23	\$50,491.67	\$29,223.44	\$8,583.33		\$7,419.17	\$95,717.60	\$30,729.17	\$34,354.03	0.0%	(\$231,021.32)
	Jun-23		\$29,223.44	\$9,972.06	\$23,000.00	\$7,419.17	\$69,614.67	\$30,729.17	\$47,138.15	0.0%	(\$222,768.67)
Downtown Beautification, Parks & Streets Maint	Jul-23	\$50,491.67	\$29,223.44	\$12,266.57		\$7,419.17	\$99,400.84	\$30,729.17	\$68,401.12	0.0%	(\$223,039.22)
Hailey Arts Commission	Aug-23	\$8,000.00	\$29,223.44	\$8,583.33		\$7,419.17	\$53,225.94	\$30,729.17	\$115,596.58	0.0%	(\$129,939.42)
Downtown Beaut, Parks & Streets, Lib RR, SnowEqpmt	Sep-23	\$50,491.67	\$29,223.44	\$8,583.33	\$23,000.00	\$324,469.17	\$435,767.60	\$30,729.17	\$93,446.96	0.0%	(\$441,530.89)
FISCAL YEAR ENDING 9/30/23		\$639,922.00	\$237,522.88	\$100,506.22	\$97,000.00	\$424,080.00	\$1,499,031.10	\$249,761.18	\$815,335.47	5.43%	
ACCUMULATIVE TOTALS THROUGH 9/30/23		\$4,289,080.66	\$1,098,193.70	\$1,101,386.39	\$1,149,750.00	\$1,879,767.24	\$9,518,177.99	\$1,148,165.94	\$7,974,181.43		

Year-to-date change UP 10.13% over FY22, 58.69% from FY21, up 58.97% from FY20, up 56.06% v FY19, up 69.28% v FY18, +70.96% compared with FY 17, +92.04% compared with FY 16, up 117.57% compared with FY 15, up 146.3% when compared with FY 14, +150.01% compared with FY 13 and +163.83% compared with FY12

Month of L.O.T. Payment to Retail Establishment (City receives in month following payment to business) <small>(at 4/29/19)</small>	Lodging & Rental Cars 3% Tax <small>(8? Businesses)</small>	Short Term Rentals 3% <small>(29 ShortTerm sites) 1/31/2019</small>	1% Air	Alcohol Beverages 2% Tax <small>(15? Businesses)</small>	Restaurant Food 1% Tax <small>(23? Businesses)</small>	Monthly Total	Penalty
FYE 9/30/2006 (3 months collected in first year)	\$79,998.51			\$11,959.47	\$31,274.14	\$123,232.12	\$ -
FYE 9/30/2007	\$219,816.63			\$47,957.72	\$105,888.56	\$373,662.91	\$346.34
FYE 9/30/2008	\$215,375.75			\$45,661.79	\$110,790.35	\$371,827.89	\$1,235.36
FYE 9/30/2009	\$163,489.38			\$40,465.86	\$102,727.58	\$306,682.82	\$1,093.57
FYE 9/30/2010	\$163,137.76	\$216.00		\$43,749.89	\$104,365.59	\$311,253.24	\$587.02
FYE 9/30/2011	\$158,010.54	\$94.84		\$45,845.48	\$111,747.96	\$315,603.98	\$750.76
FYE 9/30/2012	\$170,970.28	\$258.21		\$48,144.39	\$115,899.49	\$335,014.16	\$579.20
FYE 9/30/2013	\$180,541.81	\$316.92		\$48,526.08	\$119,782.37	\$348,850.26	\$655.81
FYE 9/30/2014	\$194,566.46	\$468.95	\$54,810.31	\$49,229.77	\$123,960.08	\$422,566.62	\$841.58
FYE 9/30/2015	\$217,876.99	\$797.14	\$72,625.66	\$51,644.80	\$133,652.48	\$475,799.93	\$1,330.55
FYE 9/30/2016	\$259,269.30	\$3,595.75	\$87,358.03	\$53,085.08	\$140,659.83	\$543,967.99	\$2,191.42
FYE 9/30/2017	\$282,533.65	\$4,956.92	\$95,830.19	\$55,985.70	\$145,871.55	\$585,178.01	\$1,944.33
FYE 9/30/2018	\$279,300.67	\$7,634.44	\$95,645.04	\$56,924.56	\$153,772.72	\$593,277.43	\$2,393.03
FYE 9/30/2019	\$294,645.69	\$49,195.91	\$114,613.87	\$65,309.70	\$166,209.84	\$689,975.01	\$9,541.14
2020							
October	\$15,224.85	\$1,796.93	\$5,673.93	\$4,557.55	\$13,560.64	\$40,813.89	\$126.89
November	\$7,551.53	\$1,806.54	\$3,119.36	\$3,911.87	\$10,914.86	\$27,304.15	\$44.06
December	\$22,362.10	\$2,114.69	\$8,158.93	\$5,403.69	\$13,594.32	\$51,633.72	\$72.83
January	\$38,923.22	\$2,178.98	\$13,700.74	\$4,912.46	\$12,584.29	\$72,299.69	\$551.40
February	\$26,500.10	\$3,185.54	\$9,895.21	\$5,048.40	\$12,559.20	\$57,188.45	\$21.41
March	\$14,645.72	\$559.02	\$5,068.25	\$2,255.26	\$7,374.20	\$29,902.44	\$95.65
April	\$5,472.20	\$18.60	\$1,830.27	\$205.00	\$6,125.06	\$13,651.12	\$12.74
May	\$4,502.03	\$88.84	\$1,530.29	\$1,014.45	\$9,331.85	\$16,467.46	\$26.46
June	\$11,987.72	\$2,559.27	\$4,849.00	\$2,899.17	\$12,997.87	\$35,293.03	\$28.11
July	\$27,193.57	\$4,003.88	\$10,399.15	\$4,244.09	\$17,144.52	\$62,985.20	\$13.86
August	\$31,339.07	\$2,526.55	\$11,288.54	\$3,923.45	\$16,091.47	\$65,169.07	\$8.41
September	\$22,799.80	\$2,946.32	\$8,582.04	\$3,858.86	\$16,196.28	\$54,383.30	\$46.18
FYE 9/30/2020	\$228,501.89	\$23,785.15	\$84,095.68	\$42,234.25	\$148,474.56	\$527,091.52	\$1,048.00
2021							
October	\$17,058.77	\$2,789.14	\$6,615.97	\$3,716.90	\$14,225.62	\$44,406.39	
November	\$9,113.39	\$222.08	\$3,111.82	\$2,700.79	\$11,500.17	\$26,648.25	\$79.75
December	\$14,755.91	\$3,893.78	\$6,216.56	\$2,439.16	\$12,688.46	\$39,993.87	\$20.33
January	\$19,857.78	\$3,496.07	\$7,784.62	\$3,459.33	\$13,001.32	\$47,599.11	\$328.07
February	\$33,270.92	\$2,672.54	\$11,981.16	\$3,699.39	\$12,980.60	\$64,604.61	\$35.19
March	\$30,820.76	\$4,537.39	\$11,786.05	\$4,819.71	\$14,620.22	\$66,584.12	\$129.39
April	\$14,862.42	\$3,207.05	\$6,023.16	\$4,342.24	\$14,346.76	\$42,781.62	\$59.21
May	\$17,294.38	\$3,348.08	\$6,880.82	\$5,537.21	\$15,032.32	\$48,092.80	\$785.98
June	\$42,601.19	\$5,175.02	\$15,925.40	\$5,686.77	\$19,384.73	\$88,773.11	\$1,150.16
July	\$82,976.57	\$4,744.76	\$29,240.45	\$7,152.60	\$22,210.51	\$146,324.89	\$43.59
August	\$65,002.24	\$3,711.68	\$22,904.64	\$6,019.38	\$20,335.57	\$117,973.50	\$622.79
September	\$37,564.80	\$4,429.13	\$13,997.98	\$5,551.40	\$17,225.99	\$78,769.29	\$189.93
FYE 9/30/2021	\$385,179.13	\$42,226.68	\$142,468.60	\$55,124.88	\$187,552.27	\$812,551.56	\$3,444.39
2022							
October	\$23,849.46	\$2,397.69	\$8,749.05	\$4,574.48	\$16,590.77	\$56,161.45	\$135.06
November	\$14,289.77	\$3,007.35	\$5,765.71	\$4,055.88	\$12,664.44	\$39,783.15	\$79.88
December	\$29,224.36	\$3,769.97	\$10,998.11	\$4,819.39	\$16,394.13	\$65,205.96	\$80.61
January	\$48,311.31	\$7,090.01	\$18,467.11	\$5,040.85	\$16,273.42	\$95,182.70	
February	\$44,904.64	\$4,700.57	\$16,535.07	\$5,120.73	\$14,998.07	\$86,259.08	\$5.69
March	\$38,921.84	\$4,186.53	\$14,369.46	\$5,048.06	\$15,151.72	\$77,677.60	\$13.48
April	\$13,202.72	\$2,145.72	\$5,116.15	\$5,168.46	\$16,255.09	\$41,888.13	\$61.11
May	\$12,587.78	\$3,358.29	\$5,315.36	\$4,927.99	\$16,897.17	\$43,086.58	\$15.01
June	\$42,942.07	\$4,862.05	\$15,934.71	\$6,990.56	\$20,346.80	\$91,076.18	\$26.36
July	\$78,347.27	\$5,416.01	\$27,921.10	\$7,876.24	\$23,552.41	\$143,113.03	\$202.18
August	\$61,036.43	\$4,457.97	\$21,831.47	\$6,071.96	\$22,055.02	\$115,452.85	\$51.18
September	\$38,735.45	\$4,018.75	\$14,251.40	\$6,077.15	\$19,453.90	\$82,536.65	\$102.93
FYE 9/30/2022	\$446,353.09	\$49,410.92	\$165,254.67	\$65,771.75	\$210,632.94	\$937,423.36	\$773.49
2023							
October	\$27,587.66	\$3,970.61	\$10,519.42	\$5,711.81	\$18,461.34	\$66,250.83	\$104.90
November	\$14,850.70	\$2,592.14	\$5,814.28	\$4,731.43	\$13,898.14	\$41,886.69	\$179.91
December	\$33,439.60	\$4,944.00	\$12,794.53	\$6,368.47	\$18,606.91	\$76,153.51	\$91.09
January	\$55,520.60	\$5,236.16	\$20,252.25	\$5,698.65	\$17,912.52	\$104,620.17	\$544.85
February	\$47,311.96	\$5,097.51	\$17,469.82	\$5,649.10	\$17,190.24	\$92,718.63	\$92.25
March	\$42,643.27	\$2,397.65	\$15,013.64	\$4,906.96	\$16,932.28	\$81,893.79	\$262.68
FYE 9/30/2023	\$221,353.77	\$24,238.06	\$81,863.94	\$33,066.42	\$103,001.43	\$463,523.62	\$1,275.68
	\$4,160,921.30	\$207,195.88	\$994,565.98	\$860,687.59	\$2,316,263.74	\$8,537,482.43	\$30,031.67

CASH FLOW of 1% LOT for FYE 23 (October - September revenues and receipt of funds)

	FY19 Actual	FY19 Actual	FY20 Actual	FY20 Actual	FY21 Actual	FY22 Actual	FY22 Actual	FY23 Budget	FY23 Budget	FY23 Budget	FY23 Actual	FY23 Actual	4.9%	AMOUNT		
HAILEY	BED/CAR3%	BED/CAR1%	BED/CAR3%	BED/CAR1%	BED/CAR3%	BED/CAR1%	BED/CAR3%	BED/CAR1%	BED/CAR3%	BED/CAR1%	Bud net	BED/CAR3%	BED/CAR1%	MINUS COST	NET	PAID ASB
OCT	18,660.92	6,220.31	17,021.79	5,673.93	19,847.91	6,615.97	26,247.15	8,749.05	92,187.50	30,729.17	29,223.44	31,558.27	10,519.42	(515.45)	10,003.97	
NOV	10,955.04	3,651.68	9,358.07	3,119.36	9,335.47	3,111.82	17,297.12	5,765.71	92,187.50	30,729.17	29,223.44	17,442.84	5,814.28	(1,534.90)	4,279.38	
DEC	22,311.85	7,437.28	24,476.79	8,158.93	18,649.69	6,216.56	32,994.33	10,998.11	92,187.50	30,729.17	29,223.44	38,383.60	12,794.53	(626.93)	12,167.60	
JAN	33,081.99	11,027.33	41,102.20	13,700.73	23,353.85	7,784.62	55,401.32	18,467.11	92,187.50	30,729.17	29,223.44	60,756.76	20,252.25	(992.36)	19,259.89	
FEB	21,514.99	7,171.65	29,685.64	9,895.21	35,943.46	11,981.15	49,605.21	16,535.07	92,187.50	30,729.17	29,223.44	52,409.47	17,469.82	(856.02)	16,613.80	
MAR	29,535.23	9,845.07	15,204.74	5,068.25	35,358.15	11,786.05	43,108.37	14,369.46	92,187.50	30,729.17	29,223.44	45,040.92	15,013.64	(735.67)	14,277.97	
APR	36,309.74	12,103.24	5,490.80	1,830.27	18,069.47	6,023.16	15,348.44	5,116.15	92,187.50	30,729.17	29,223.44			0.00	0.00	
MAY	9,647.75	3,215.91	4,590.87	1,530.29	20,642.46	6,880.82	15,946.07	5,315.36	92,187.50	30,729.17	29,223.44			0.00	0.00	
JUNE	24,387.32	8,129.10	14,546.99	4,849.00	47,776.21	15,925.40	47,804.12	15,934.71	92,187.50	30,729.17	29,223.44			0.00	0.00	
JULY	64,698.74	21,566.24	31,197.45	10,399.15	87,721.33	29,240.44	83,763.28	27,921.09	92,187.50	30,729.17	29,223.44			0.00	0.00	
AUG	48,185.87	16,061.95	33,865.62	11,288.54	68,713.92	22,904.64	65,494.40	21,831.47	92,187.50	30,729.17	29,223.44			0.00	0.00	
SEPT	24,552.28	8,184.08	25,746.12	8,582.04	41,993.93	13,997.98	42,754.20	14,251.40	92,187.50	30,729.17	29,223.44			0.00	0.00	
														0.00	0.00	
														0.00	0.00	
														0.00	0.00	
Total	343,841.72	114,613.83	253,449.13	85,257.74	427,405.85	142,468.62	495,764.01	165,254.67	1,106,250.00	368,750.00	350,681.25	245,591.86	81,863.95	(5,261.33)	76,602.62	0.00

PAYABLE: SUN VALLEY AIR SERVICES BOARD
ACCOUNT CODE:

PAYABLE: SUN VALLEY AIR SERVICES BOARD
ACCOUNT CODE: 100-10-41707

25% Granicus 5,000.00
pd 10.11.22 #54146 1,250.00

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	TOTAL	Budgeted
Visitor Inquiries:														Yet to expend
Total Number of Members	398	398	398	398	398	398							2,388	
E-mails answered	173	311	277	211	300	333							1,605	
Visitor Count	245	252	124	136	101	145							1,003	
Phone Inquiries	111	97	75	43	37	44							407	
Relocation Packets/Information	175	17	22	32	78	124							448	
Referrals to Local Businesses	411	527	666	375	333	357							2,669	
Press Releases/Articles	22	19	25	13	17	14							110	
Website Unique Visitors	2,589	2,397	2,122	2,800	2,213	2,223							14,344	
Website Total Visits	3,271	2,966	3,077	3,100	1,844	2,526							16,784	
Website Pages	4,651	4,747	3,382	3,613	3,414	3,765							23,572	
Facebook Posts	19	16	8	9	5	15							72	
Facebook Fans	9,688	9,693	9,692	9,967	9,973	9,972							58,985	
Facebook Engagements	234	541	73	193	292	318							1,651	
Facebook Total Reach	17,675	33,471	11,068	24,854	4,106	10,513							101,687	
Instagram Followers	945	970	983	995	1,001	117							5,011	
Special Events/ Business Promotion														\$90,000.00
Arborfest (May)													-	
Hailey Home and Garden													-	
Hailey Hotwheels													-	
Hailey Historical		1,000.00											1,000.00	
Snow Carving													-	
Chili Cookoff	1,335.82	79.71											1,415.53	
Halloween Hoopla (October)	125.00												125.00	
Holiday Hoopla (December)		125.00	1,047.06	500.41									1,672.47	
July 4th Days of the Old West (July)				54.76	100.00								154.76	
Memorial Day (May)													-	
Rodeos (July, Aug, Sept)													-	
Sheep Town Drags (June)													-	
Trailing of the Sheep (October)													-	
Turkey Trot		745.09											745.09	
Promote Hailey/business													-	
Event Insurance													-	
Copies													-	
Website Updates													-	
Hailey Maps													-	
Misc./Event supplies													-	
Event Administration/Grant	2,434.98	2,525.38	1,206.71	1,632.99	2,499.81	2,598.18							12,898.05	
Visitor Center Staffing	2,544.57	1,770.63	2,939.90	3,376.92	2,125.48	3,360.20							16,117.70	
Meeting Travel Expense				200.00									200.00	
Telephone/Internet	94.00	94.00	94.00	94.00	188.00	94.00							658.00	
Computer Exp/Dropbox	11.99	11.99	11.99	11.99	11.99	11.99							71.94	
Visitor center improvements/maintenance	292.38												292.38	
TOTAL	6,838.74	6,351.80	5,299.66	5,871.07	4,925.28	6,064.37	-	-	-	-	-	-	35,350.92	90,000.00
													35,350.92	54,649.08

The Chamber- Hailey, Wood River Valley
LOT Transaction Detail
March 2023

Type	Date	Num	Name	Memo	Amount
50050 · Payroll & Benefit Expenses					
50057 · Salary Expense					
50052 · Visitor Services					
Paycheck	03/15/2023	DD1...	Thomas, Denise L	Direct Deposit	294.00
Paycheck	03/15/2023	DD1...	Lowe, Virginia A	Direct Deposit	178.50
Paycheck	03/31/2023	1411	Thomas, Denise L		112.00
Total 50052 · Visitor Services					584.50
50053 · Administrative Assistant					
Bill	03/31/2023	59	kim Bryson		611.30
Bill	03/31/2023		R. Giorgi Branding		50.00
Total 50053 · Administrative Assistant					661.30
50056 · Executive Director					
Paycheck	03/15/2023	DD1...	McKenna, Michael W	Direct Deposit	1,017.34
Paycheck	03/15/2023	DD1...	McKenna, Michael W	Direct Deposit	890.18
Paycheck	03/31/2023	1404	McKenna, Michael W		1,107.55
Paycheck	03/31/2023	1404	McKenna, Michael W		899.89
Total 50056 · Executive Director					3,914.96
Total 50057 · Salary Expense					5,160.76
50060 · Payroll Taxes					
Paycheck	03/15/2023	DD1...	Thomas, Denise L	Direct Deposit	18.23
Paycheck	03/15/2023	DD1...	Thomas, Denise L	Direct Deposit	4.26
Paycheck	03/15/2023	DD1...	Thomas, Denise L	Direct Deposit	1.76
Paycheck	03/15/2023	DD1...	Thomas, Denise L	Direct Deposit	1.63
Paycheck	03/15/2023	DD1...	Lowe, Virginia A	Direct Deposit	0.00
Paycheck	03/15/2023	DD1...	Lowe, Virginia A	Direct Deposit	11.07
Paycheck	03/15/2023	DD1...	Lowe, Virginia A	Direct Deposit	2.59
Paycheck	03/15/2023	DD1...	Lowe, Virginia A	Direct Deposit	1.07
Paycheck	03/15/2023	DD1...	Lowe, Virginia A	Direct Deposit	0.99
Paycheck	03/15/2023	DD1...	McKenna, Michael W	Direct Deposit	63.08
Paycheck	03/15/2023	DD1...	McKenna, Michael W	Direct Deposit	55.19
Paycheck	03/15/2023	DD1...	McKenna, Michael W	Direct Deposit	14.76
Paycheck	03/15/2023	DD1...	McKenna, Michael W	Direct Deposit	12.91
Paycheck	03/15/2023	DD1...	McKenna, Michael W	Direct Deposit	0.00
Paycheck	03/15/2023	DD1...	McKenna, Michael W	Direct Deposit	0.00
Paycheck	03/15/2023	DD1...	McKenna, Michael W	Direct Deposit	5.63
Paycheck	03/15/2023	DD1...	McKenna, Michael W	Direct Deposit	4.92
Paycheck	03/31/2023	1411	Thomas, Denise L		6.94
Paycheck	03/31/2023	1411	Thomas, Denise L		1.63
Paycheck	03/31/2023	1411	Thomas, Denise L		0.67
Paycheck	03/31/2023	1411	Thomas, Denise L		0.62
Paycheck	03/31/2023	1404	McKenna, Michael W		68.67
Paycheck	03/31/2023	1404	McKenna, Michael W		55.79
Paycheck	03/31/2023	1404	McKenna, Michael W		16.06

6:14 PM

04/10/23

Accrual Basis

The Chamber- Hailey, Wood River Valley
LOT Transaction Detail
March 2023

Type	Date	Num	Name	Memo	Amount
Paycheck	03/31/2023	1404	McKenna, Michael W		13.05
Paycheck	03/31/2023	1404	McKenna, Michael W		0.00
Paycheck	03/31/2023	1404	McKenna, Michael W		0.00
Paycheck	03/31/2023	1404	McKenna, Michael W		6.12
Paycheck	03/31/2023	1404	McKenna, Michael W		4.98
Total 50060 · Payroll Taxes					372.62
50050 · Payroll & Benefit Expenses - Other					
Bill	03/31/2023		R. Giorgi Branding		425.00
Total 50050 · Payroll & Benefit Expenses - Other					425.00
Total 50050 · Payroll & Benefit Expenses					5,958.38
50220 · Telephone & Communications Exp.					
Bill	03/08/2023		Cox Internet, Inc	Internet	94.00
Total 50220 · Telephone & Communications Exp.					94.00
50230 · Computer & Internet Exp.					
Check	03/09/2023	Debit	DropBox		11.99
Total 50230 · Computer & Internet Exp.					11.99
TOTAL					6,064.37

DEVELOPMENT IMPACT FEE CASH FLOW

4/30/2023

REVENUE	FY8-15	FYE 16	FYE 17	FYE 18	FYE 19	FYE 20	FYE 21	FYE 22	FYE 23	TOTALS
		9/30/2016	9/30/2017	9/30/2018	9/30/2019	9/30/2020	9/30/2021	9/30/2022	4/30/2023	
DIF - PARKS	78,592	2,760	11,600	6,650	10,015	16,736	19,922	152,132	42,725	341,132
DIF - POLICE	51,620	9,824	217	-	-	-	-	-	-	61,661
DIF - TRANSP	300,309	91,812	73,123	42,775	115,827	126,801	121,410	354,448	98,579	1,325,084
DIF - FIRE	204,131	39,290	22,008	17,663	38,668	29,694	27,367	59,067	13,820	451,708
DIF - CIP	18,295	4,313	5,638	2,374	10,041	7,686	7,074	11,705	2,217	69,342
		WiseGuy agr								
	652,946	147,998	112,586	69,462	174,551	180,917	175,773	577,352	157,341	2,248,927
										Int FYE 09 690.37
										Int FYE 10 572.52
										Int FYE 11 766.40
										Int FYE 12 588.57
										Int FYE 13 231.40
										Int FYE 14 186.99
										Int FYE 15 166.25
										Int FYE 16 716.45
										Int FYE 17 1,008.97
										Int FYE 18 2,505.63
										Int FYE 19 5,091.73
										Int FYE 20 3,037.15
										Int FYE 21 624.40
										Int FYE 22 2,169.38
										Int FYE 23 6,083.19
										Expenses, actual and proposed thru FY23 (1,676,307.05)
										DIF bal 597,059.18
										Cash in LGIP 439,668.04
										Difference 157,391.14

RECAP BY CATEGORY, not including interest

	PARKS	POLICE	TRANSP	FIRE	CIP	TOTAL
FEES	341,132	61,661	1,325,084	451,708	69,342	2,248,927
EXPENSES FYE 08			30,000			30,000
EXPENSES FYE 09,10				18,567		18,567
EXPENSES FYE 11	63,070					63,070
EXPENSES FYE 12	-		135,686	75,563	7,500	218,749
EXPENSES FYE 13	8,224					8,224
EXPENSES FYE 15			45,195		9,500	54,695
EXPENSES FYE 16	12,300	31,981	13,750	27,224		85,255
EXPENSES FYE 17		29,681		134,690		164,371
EXPENSES FYE 18			138,252			138,252
BALANCE to 10/1/18	257,538	(0)	962,200	195,664	52,342	1,467,744
EXPENSES FYE 19	26,497	-	187,000	-	-	213,497
EXPENSES FYE 20						-
EXPENSES FYE 21	-		62,409	-	12,400	74,809
FY 22 Budgeted Expenses	66,000	(0)	360,819	-	-	426,819
FY 23 Budgeted Expenses				180,000		180,000
Anticipated Bal 9/30/22	165,041	-	351,973	15,664	39,942	572,620

RECAP, WITH PROJECTED SPENDING OF DIF FOR CAPITAL PROJECTS FYE11-23

	PARKS	POLICE	TRANSP	FIRE	CIP	TOTAL
Truck/Street Dept			(30,000)			(30,000)
Skatepark Expansion	(22,070)					(22,070)
Skatepark Irr. Syst	(21,000)	-				(21,000)
RV Dump Station	(20,000)					(20,000)
Fire Station Design				(18,567)		(18,567)
Woodside Roundabout			(180,881)			(180,881)
Firetruck - used				(75,563)		(75,563)
R Caplan CIP update					(7,500)	(7,500)
TischlerBise					(9,500)	(9,500)
Skatepark	(8,224)					(8,224)
FY16 Proposed and Spent:						
Snow Plow Wing			(13,750)			(13,750)
HPD Station		(25,634)				(25,634)
Park Projects	(12,300)					(12,300)
Fire Truck FY 16				(27,224)		(27,224)
Street Projects FY17						
Public Safety Bldg FY17		(36,027)				(36,027)
Fire Truck FY 17				(134,690)		(134,690)
Chipper/Spreader 30% 74K			(22,325)			(22,325)
Balmoral Park complete	(26,497)					(26,497)
PW4P 2nd, Croy ETC FY18-20			(302,928)			(302,928)
Snow Storage FY21			(62,409)			(62,409)
CIP Update TischlerBise					(12,400)	(12,400)
Anticipated FY22	(66,000)		(360,819)			(426,819)
FYE23 PUMPER TRUCK				(180,000)		(180,000)
Total FYE 11-23	176,091	61,661	973,111	436,044	29,400	1,676,307
DIF interest thru 9/30/22	5,126		10,933	487	1,241	18,356.21
YTD interest FY 23	1698.84		3623.02	161.24	411.15	6,083.19



4/30/2023

CITY OF HAILEY INVESTMENT REPORT

FUND	STATE INV POOL PIPER SANDLER	TOTAL	int pd	date pd
<i>Mar interest 4.33%</i>				
GENERAL (includes Fireworks)	1,341,219.17 500,000.00	1,841,219.17	5000	3-Jan
GENERAL -35% OPERTING RESERVE	2,597,705.91 1,500,400.00	4,098,105.91	34000	31-Jan
CLEAR CREEK RATE STABILIZATION	192,735.62	192,735.62		31-Jan
CAPITAL PROJECTS	705,166.95 500,000.00	1,205,166.95	5000	3-Jan
CAPITAL PROJECTS ---in lieu fees	105,345.94	105,345.94		
CAPITAL PROJECTS DIF Reserve	439,668.04	439,668.04		
CAPITAL PROJECTS Public Art	33,350.87	33,350.87		
CAPITAL PROJECTS Pathways 4 P	238,917.28	238,917.28		
CAPITAL PROJECTS Total	1,522,449.08	1,522,449.08		
ARPA FUNDS	1,389,754.89 500,000.00	1,889,754.89	5000	3-Jan
RODEO PARK PROPETY TAX RCPTS	77,155.20	77,155.20		
WATER REVENUE	2,836,631.90 1,000,400.00	3,837,031.90		
WATER RATE STABILIZATION	201,248.62	201,248.62		
WASTE WATER REV	2,128,294.07 500,000.00	2,628,294.07	5000	3-Jan
WASTE WATER BOND RESERVE	627,662.12	627,662.12		
WASTE WATER RATE STABILIZATION	861,644.57	861,644.57		
WATER REPLACEMENT	2,254,487.76 1,499,787.50	3,754,275.26	34000	31-Jan
WASTE WATER REPLACEMENT	1,857,289.04	1,857,289.04		
TOTAL	17,888,277.95 6,000,587.50	23,888,865.45	88,000	

CITY OF HAILEY, IDAHO TREASURER'S QUARTERLY REPORT
 FOR THE SECOND QUARTER ENDING 3/31/23 OF THE FISCAL YEAR ENDING SEPTEMBER 30, 2023

REVENUE	GENERAL FUND		GRANT (1) & CAPITAL PROJECTS FUND		GENERAL OBLIGATION BOND		WATER AND SEWER BONDS		WATER USER FUND		SEWER USER FUND		WATER REPLCMNT FUND		SEWER REPLCMNT FUND		TOTAL CITY
	Year to Date	%	Year to Date	%	Year to Date	%	Y - T - D	%	Y - T - D	%	Y - T - D	%	Y - T - D	%	Y - T - D	%	
TAXES	\$ 1,887,356	62%		#DIV/0!	\$ 3,446	0%											\$ 1,890,803
FEES	\$ 1,210,263	35%	\$ 156,928	#DIV/0!			\$ 383,580	53%	\$ 474,817	25%	\$ 1,157,888	67%	\$ 146,038	114%	\$ 67,610		\$ 3,597,124
STATE REV	\$ 466,616	23%	\$ -	#DIV/0!							\$ -						\$ 466,616
CONTRACTS	\$ 308,893	51%	\$ 442,726	0%													\$ 751,618
REFUNDS	\$ 10,635	71%															\$ 10,635
TRANSFERS (1)																	\$ -
TRANSFERS (2)																	\$ -
TOTAL	\$ 3,883,764	42%	\$ 599,653	#DIV/0!	\$ 3,446	0%	\$ 383,580	53%	\$ 474,817	25%	\$ 1,157,888	67%	\$ 146,038	114%	\$ 67,610		\$ 6,716,797
EXPENSE																	
SALARY	\$ 2,047,477	42%		#DIV/0!					\$ 420,300	47%	\$ 502,244	45%					\$ 2,970,022
CAPITAL	\$ 5,826	1%	\$ 405,270	39%					\$ -	0%	\$ -	0%	\$ 28,497	7%	\$ 76,150		\$ 515,742
OPERATIONS	\$ 1,119,668	33%	\$ -						\$ 482,277	59%	\$ 607,510	60%					\$ 2,209,455
BONDS			\$ -		\$ -	0%	\$ 120,682	17%									\$ 120,682
TOTALS	\$ 3,172,971	35%	\$ 405,270	39%	\$ -	0%	\$ 120,682	17%	\$ 902,577	30%	\$ 1,109,755	28%	\$ 28,497	7%	\$ 76,150		\$ 5,815,901
Cash - Revenues over or (under)Expenses	\$ 710,793		\$ 194,383		\$ 3,446		\$ 262,898		\$ (427,760)		\$ 48,133		\$ 117,542		\$ (8,540)		\$ 900,895

(1) Grant expenses are reimbursed in period following expenditure

Citizens are invited to inspect detailed supporting records of the above financial statements at Hailey City Hall; 115 So Main Suite H or at www.HaileyCityHall.org
 Posted WWW.HAILEYCITYHALL.ORG MAY 2, 2023

Becky Stokes, City Treasurer

Return to Agenda

Proclamation for Mental Health Awareness Month 2023

WHEREAS, Half of the population will experience some type of mental health challenge over the course of a lifetime; and

WHEREAS, Mental health challenges are one of the most common health conditions in our nation, affecting one out of five adults, one out of four children, and impacting both the person experiencing mental health challenges and those persons who care and love the person facing the challenge; and

WHEREAS, One out of every twenty-seven Idahoan's with a serious mental illness have difficulty functioning in everyday life and if left untreated, have life expectancies 25 years shorter than the general population;¹ and

WHEREAS, Every day, millions of people face stigma related to mental health and may feel isolated and alone, going years before receiving any help; and

WHEREAS, The judicial system has become the default placement of custodial care for people with serious mental illnesses, with 7 out of every 10 youth within Idaho's juvenile justice system having a mental health condition; and

WHEREAS, Creating a community where everyone feels comfortable reaching out for the support they deserve is crucial to ending the stigma around mental health; and

WHEREAS, Access to support and ending the stigma is of paramount importance; and

WHEREAS, The Hailey City Council wishes to enhance public awareness of mental health and foster a more resilient community;

NOW, THEREFORE BE IT RESOLVED, I, Martha Burke, Mayor of Hailey, Idaho, do hereby proclaim May 2023 as Mental Health Awareness Month in Hailey, to enhance public awareness of mental health, to help end the stigma, and to provide equitable access to life-saving behavioral health care.

DATED THIS 8th DAY OF MAY, 2023

Martha Burke, Mayor
City of Hailey

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 05/08/2023 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** RD

SUBJECT: Consideration of an amendment to the existing City of Hailey Area of City Impact Boundary Map, as requested by BC-1, LLC, to include the parcel (FR W1/2 NW SEC 25, FR E1/2 NE SEC 26, TL 7134), or portion thereof, within Hailey’s Area of City Impact Boundary, as shown on the map located on file with the Community Development Department, and pursuant to Idaho Code Section 67-6526:

- A proposed Ordinance amending a map that defines and establishes geographic boundaries. This modification would be to the existing Blaine County/City of Hailey Area of City Impact, as adopted by Hailey Ordinance 649 (adopted November 14, 1994), amended by Ordinance 731 (adopted June 23, 1999), Ordinance 1271 (adopted November 30, 2022), and Ordinance 1279 (adopted March 21, 2021), and amended by Resolution 2020-24. The geographic boundaries account for trade areas, geographic factors and areas that can be reasonably expected to annex into the City in the future.

 - A proposed Resolution amending Hailey’s Comprehensive Plan Land Use Map.
-

AUTHORITY: ID Code 67-6526(e) IAR _____ City Ordinance/Code: Ord, 649 and 731; new Ordinances; Resolution 2010-1 (IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED: The property south of the Woodside Subdivision, and east of State Highway 75, generally known as Flying Hat Ranch, has undergone new ownership (BC-1, LLC). Since the land acquisition earlier this year, there have been several informal discussions about how the Ownership Team might proceed with the development of this property. BC-1, LLC, has expressed intention to apply for annexation of lands outside of the current boundaries of the Area City Impact (ACI). BC-1, LLC, has requested renegotiation of the ACI Agreements between Blaine County, and the Cities of Hailey and Bellevue, as a prerequisite to submitting annexation and entitlement applications with each city. Submittal to the Planning and Zoning Commission for consideration and recommendation to the governing boards is a statutory prerequisite to any potential renegotiated ACI Agreements, and future annexation and development of lands outside the current ACI.

BC-1, LLC, is requesting that the Cities of Hailey and Bellevue undertake renegotiations of ACI, consistent with Idaho Code (Section 67-6526). Idaho Code Section 67-6526 requires cities and counties to adopt a map identifying an Area of City Impact (ACI) within the unincorporated area of the County and a separate Ordinance providing for application of plans and ordinances for the Area of City Impact.

On November 7, 2022, the Hailey Planning and Zoning Commission considered the questions regarding the Area of City Impact and recommended review and approval by the Hailey City Council. On December 12, 2022, the Council considered and approved the questions regarding the Area of City Impact. The first and second readings were conducted, and the Council withheld the third and final reading until the City of Bellevue and the Blaine County Planning and Zoning Commission had the opportunity to review and discuss the proposal. The City of Bellevue discussed the proposal and requested that the proposed ACI Boundary Line be repositioned to better reflect the needs of the City of Bellevue and its residents. A final discussion and approval of the newly positioned boundary came on April 10, 2023 by Bellevue City Council. Blaine County Planning and Zoning Commission recommended approval by the Blaine County Commissioners on January 27, 2023.

Enclosed is a revised aerial map depicting the proposed ACI line between the two cities, as well as a Draft Hailey and Bellevue ACI Map, and a Draft Hailey Comprehensive Plan Land Use Map incorporating the proposed changes.

Idaho Code Section 67-6526€) also requires the following:

(e) Prior to negotiation or renegotiation of areas of city impact, plan, and ordinance requirements, the governing boards shall submit the questions to the planning, zoning, or planning and zoning commission for recommendation. Each commission shall have a reasonable time fixed by the governing board to make its recommendations to the governing board. The governing boards shall undertake a review at least every ten (10) years of the city impact plan and ordinance requirements to determine whether renegotiations are in the best interests of the citizenry.

On October 24, 2022, the Council recommended that the Commission consider the following questions:

1. Is there a “trade area” that applies to the lands in or around Hailey that are not currently in the Hailey ACI?
2. Are there geographic factors that would direct the Hailey ACI Boundary?
3. Are there areas that can reasonably be expected to be annexed to the city in the future?

On November 7, 2022, the Commission considered the questions above, which are described in the attached Staff Report, and further recommended for approval by the Hailey City Council the proposed changes to the ACI Map and Ordinance, as well as proposed changes to the Hailey Comprehensive Plan Land Use Map.

The Council reviewed the proposed amendments to the Area of City Impact Governing Questions, the proposed Area of City Impact Map and Ordinance, and the proposed amendments to the Comprehensive Plan Land Use Map on December 12, 2022; however, since the boundary has been repositioned, the Council will review the newly positioned boundary line and associated documents on May 8, 2023.

Attachments to this Report.

1. [Letter from Applicant Team regarding Area of City Impact, dated September 12, 2022](#)
[Revised Map from Applicant Team regarding Area of City Impact, date April 10, 2023](#)
2. [Proposed Ord. No. _____ : Hailey ACI Map](#)
[Exhibit: Proposed Hailey Comprehensive Plan Land Use and ACI Map](#)
[Exhibit: Proposed Hailey and Bellevue ACIs Proposed Changes \(from Blaine County\)](#)

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle # _____
 Budget Line Item # _____ YTD Line-Item Balance \$ _____
 Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
 Staff Contact: Robyn Davis Phone #: 208.788.9815 ext. 2015

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)
 _____ City Attorney _____ Clerk / Finance Director _____ Engineer _____ Building
 _____ Library _____ Planning _____ Fire Dept. _____
 _____ Safety Committee _____ P & Z Commission _____ Police _____
 _____ Streets _____ Public Works, Parks _____ Mayor _____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion #1 - Area of City Impact Map:

Approval: Motion to approve and conduct a first reading of Ordinance No. __, an Ordinance of the City of Hailey amending and adopting the Area of City Impact Map, as shown in the attached Exhibit, finding that

the project is in conformance with the Comprehensive Plan; the project does not jeopardize the health, safety, or welfare of the general public.

Denial: Motion to table Ordinance No. __, an Ordinance of the City of Hailey amending and adopting the Area of City Impact Map, as shown in the attached Exhibit _____ [Council should specify reasons for denial].

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

Motion #2 - Comprehensive Plan Land Use Map:

Approval: Motion to approve Resolution 2023-_____, a Resolution of the City of Hailey replacing the current Comprehensive Land Use Map with the attached Exhibit, finding that the project is in conformance with the Comprehensive Plan; the project does not jeopardize the health, safety, or welfare of the general public.

Denial: Motion to deny Resolution 2023-_____, a Resolution of the City of Hailey replacing the current Comprehensive Land Use Map with the attached Exhibit _____ [Council should specify reasons for denial].

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

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Date _____
City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt. /Order Originals: _____ *Additional/Exceptional Originals to: _____
Copies (all info.): _____ Copies _____
Instrument # _____



STAFF REPORT
Hailey City Council
Regular Meeting of May 8, 2023

To: Hailey City Council
From: Robyn Davis, Community Development Director
Date: May 8, 2023
Overview: Governing Board Questions, Area of City Impact

Application and Proposal. The property south of the Woodside Subdivision, and east of State Highway 75, generally known as Eccles Ranch, has undergone new ownership (BC-1, LLC). Since the land acquisition earlier this year, there have been several informal discussions about how the Ownership Team might proceed with the development of this property. BC-1, LLC, has expressed intention to apply for annexation of lands outside of the current boundaries of the Area City Impact (ACI). BC-1, LLC, has requested renegotiation of the ACI Agreements between Blaine County, and the Cities of Hailey and Bellevue, as a prerequisite to submitting annexation and entitlement applications with each city. Submittal to the Planning and Zoning Commission for consideration and recommendation to the governing boards is a statutory prerequisite to any potential renegotiated ACI Agreements, and future annexation and development of lands outside the current ACI.

The Cities of Hailey and Bellevue value and desire to collaborate on such a project. Recognizing the importance of this collaboration, goals and objectives have been formulated that are central to both cities, which address key needs in these areas and the greater Wood River Valley. These goals and objectives include:

- Creation of a regional park between the Cities of Hailey and Bellevue, which further expands the available recreational activities, community facilities, and trails and pathway systems within the area.
- Creation of thoughtful open space, native habitat, and natural buffer between the Cities of Hailey and Bellevue.
- Opportunities for additional local housing for service industry workforce (i.e., teachers, fire fighters, police officers) in proximal locations to both cities.
- Opportunities for additional commercial/light industrial uses along State Highway 75.

BC-1, LLC, is requesting that the Cities of Hailey and Bellevue undertake renegotiations of ACI, consistent with Idaho Code (Section 67-6526). Enclosed is an aerial map depicting the proposed ACI line between the two cities, which aligns with the goals and objectives (noted above) of the two cities, as well as a Draft Hailey and Bellevue ACI Map with the proposed changes.

The Hailey City Council reviewed and approved the following factors noted herein on October 24, 2022. The Council further recommended that a 90-day timeline be implemented for the Planning and Zoning Commission to make its recommendation on the proposed modifications to Hailey's South Area of City Impact boundary. The Planning and Zoning Commission reviewed and recommended for approval by the Hailey City Council the proposed modifications on November 7, 2022. Then on December 12, 2022, the Council considered and approved the questions and proposed boundary line regarding the Area of City

Impact. The first and second readings were conducted, and the Council withheld the third and final reading until the City of Bellevue and the Blaine County Planning and Zoning Commission had the opportunity to review and discuss the proposal. The City of Bellevue discussed the proposal and requested that the proposed ACI Boundary Line be repositioned to better reflect the needs of the City of Bellevue and its residents. A final discussion and approval of the newly positioned boundary came on April 10, 2023 by Bellevue City Council. Blaine County Planning and Zoning Commission recommended approval by the Blaine County Commissioners on January 27, 2023. Revised Draft Ordinances have been included in the packet that correlate with that discussion.

Attachments to this Report.

1. [Letter from Applicant Team regarding Area of City Impact, dated September 12, 2022](#)
 - [Revised Map from Applicant Team regarding Area of City Impact, date April 10, 2023](#)
2. [Proposed Ord. No. _____ : Hailey ACI Map](#)
 - [Exhibit: Proposed Hailey Comprehensive Plan Land Use and ACI Map](#)
 - [Exhibit: Proposed Hailey and Bellevue ACIs Proposed Changes \(from Blaine County\)](#)

A. Area of City Impact Background. Idaho Code (Section 67-6526) requires cities and counties to adopt a **map** identifying an Area of City Impact (ACI) within the unincorporated area of the County and a separate **ordinance** providing for the application of plans and ordinances for the Area of City Impact. The Attached Area of City Impact Toolkit provides a variety of background on ACI, including Frequently Asked Questions in Appendix A.

The properties within the ACI are part of unincorporated Blaine County and development applications would be handled by Blaine County; however, part of the ACI, these properties would also be required to comply with the terms of the ACI Ordinance, as agreed upon by both the City of Hailey and Blaine County.

An ACI ordinance is an agreement between the City and County regarding development of land located within the County that is adjacent to the city. The agreement outlines a special process by which the city can raise concerns it may have over potential impacts of development within the ACI to ensure that development does not negatively impact City services, infrastructure, or quality of life. Standards or special considerations for development in the ACI may also be incorporated into the agreement.

B. Current ACI Map. In its simplest form, the ACI Map and Ordinance are mechanisms for the City of Hailey to have more input on County development with the ACI than otherwise provided for under the County development process. Therefore, it is important that the City of Hailey identify the area in which development within the County has the most potential to impact the City of Hailey.

Hailey and Blaine County have been working cooperatively under our current (November 14, 1994) and amended ACI Agreements (November 30, 2020 and June 14, 1999) to refine boundary areas within and around Hailey/Blaine County. These ACI Agreements have allowed for orderly development and ongoing cooperative joint planning between Hailey and Blaine County. That said, these adopted agreements only address lands to the north, east, and west sides of Hailey. Over the last five (5) years, Hailey has undertaken planning efforts to the north, east, and west of town with land use actions that are supported by the Comprehensive Plan. These actions include:

- To the east, protection of 1,600 of permanent open space in exchange for approximately 200 homesites within Hailey City limits.

- To the west, adoption of a Hailey Greenway Master Plan to plan our important river corridor strategically and thoughtfully. As a key goal of that Plan, Hailey negotiated the new snow storage site, approximately one (1) mile west of the current site, allowing the City to retire the snow storage site at Lions Park, and pursue more compatible land uses adjacent to the river, and in/near the Lions Park area. To compliment these actions, the Wood River Land Trust secured approximately 118 acres between Lions Park and the new Mountain Humane Complex, solidifying many of our land use goals to the west of Hailey.
- To the north, a previous annexation proposal brought to the City’s attention the need for a Water Pressure Study for water service to this part of our ACI. This study was completed in January 2020 and concluded that while the water pressure in the Northridge area is adequate, enhancements (i.e., change pump controls at nearby stations to activate sooner; construct new 16-inch pipeline in the area to increase flow; construct a new water supply source) could be made to improve and/or increase minimum water pressure in this area. The city is currently working toward increasing water pressure in this area via the suggested methods outlined in the study.

Hailey is now ready to focus its planning efforts to the south, the only remaining area not currently in the adopted Hailey/Blaine County ACI. With that, City Staff and the Applicant are proposing to amend the current ACI boundary situated south of Hailey and the Woodside Subdivision. Much of the land to the south of Hailey is under the Friedman Memorial Airport flight path or is considered within the various airport protection zones. In collaboration with the City of Bellevue, and in conjunction with Blaine County and the Applicant Team, the proposed Hailey South ACI Map is attached.

C. ACI Questions. Idaho Code (Section 67-6526(e)) states the following:

(e) Prior to negotiation or renegotiation of areas of city impact, plan, and ordinance requirements, the governing boards shall submit the questions to the planning, zoning, or planning and zoning commission for recommendation. Each commission shall have a reasonable time fixed by the governing board to make its recommendations to the governing board. The governing boards shall undertake a review at least every ten (10) years of the city impact plan and ordinance requirements to determine whether renegotiations are in the best interests of the citizenry.

On October 24, 2022, the Council recommended that the Commission consider the following questions. The Council further requested that the Commission make a recommendation regarding the ACI Map and Ordinance within 90 days. This would allow for two (2) or three (3) public hearings.

1. Is there a “trade area” that applies to the lands in or around Hailey that are not currently in the Hailey ACI?
2. Are there geographic factors that would direct the Hailey ACI Boundary?
3. Are there areas that can reasonably be expected to be annexed to the city in the future?

In addition to amending the existing ACI boundary to the south, the Commission also considered the questions below with regards to lands north, east, and west.

On November 7, 2022, the Commission considered the questions above, which are described herein, and further recommended for approval by the Hailey City Council the proposed changes to the ACI Map and Ordinance, as well as proposed changes to the Hailey Comprehensive Plan Land Use Map. The Council reviewed the proposed amendments to the Area of City Impact Governing Questions, the proposed Area of City Impact Map and Ordinance, and the proposed amendments to the Comprehensive Plan Land Use Map on December 12, 2022; however, since the boundary has been

repositioned, the Council will review the newly positioned boundary line and associated documents on May 8, 2023.

D. Staff Analysis.

1. **Is there a “trade area” that applies to the lands in or around Hailey that are not currently in the Hailey ACI?** Trade Area is a term in Idaho Statute, which is a dated term to use today. “Trade Area”, excerpted from the Idaho Smart Growth ACI Toolkit, is a geographic area from which businesses or cities draw their customers. The logic for the trade area criterion is that if a city is providing services and goods to people outside their jurisdiction, then those people should be residents of the community in which these services are provided. People living outside a jurisdiction are using the city facilities, like roads and utilities, which support businesses. They use those facilities, just like the residents of the city, but without paying for those facilities like residents do through property taxes. Similarly, the city may be providing direct services such as library and parks that are used by people who live outside the city and may not be paying their fair share for the costs of those services.

A city may have many *trade areas* depending on the nature of the goods and services and the size of the businesses that are located there. Some businesses require a wide geographical reach to support them. A big-box retail store, for example, has a much broader *trade area* than boutique or local store. Location can play a major factor in a *trade area*. For example, the City of Twin Falls’ annual average retail sales per capita is twice as much as the Idaho state average (\$27,814 versus \$13,691). This is because Twin Falls is an isolated regional hub and has a *trade area* that draws people from long distances. By comparison, Caldwell, Idaho, a similar sized city to Twin Falls, has retail sales per capita closer to the statewide average (\$15,400). Determining *trade area* in a region with multiple jurisdictions, and easy access to all locations within the region is obviously a much greater challenge than areas with single and/or isolated cities.

We live in a highly mobile and dynamic society with easy access to a wide range of goods and services. The old physical barriers and isolated locations that created distinctive *trade areas* are less important than in the past. The advent of electronic merchandising has also blurred the meaning of trade areas. The *trade area* criteria for determining an Area of City Impact probably have less meaning and relevance than in the past, particularly in multi-jurisdictional regions. For most cities, the best way to use trade area is to focus on the provision of city services; to analyze who is using city services and facilities, and where they live”.

The Commission considered “Trade Area” to the south of Hailey when discussing ACI, and found:

South: New residents and businesses in this area would both travel north (to Hailey) or south (to Bellevue) depending on the nature of the trip. Additionally, middle school and high school services are all in Hailey, as are county services. Future residents might use both towns as their “trade area”.

2. **Are there geographic factors that would direct the Hailey ACI Boundary?** The following is excerpted from the Idaho Smart Growth ACI Toolkit: “*Geographical Factors* can be both natural and manmade. Natural features can provide logical boundaries for an Area of City Impact. Maintaining the integrity of a natural system, by not splitting it into two (2) jurisdictions is also a factor to consider in drawing lines. The most relevant natural geographic features are water,

landform, and ecosystems. Geography can also be described as the infrastructure that people place on the land. Most obvious are structures including roads, bridges, canals, and buildings. As described with trade area, a community's geographical location and proximity to other cities is a consideration, as well as clusters of development, neighborhoods, or districts. Less obvious, but equally important, is the land ownership patterns and regulatory provisions that influence the human geography".

The Commission considered "Geographic Factors" to the south of Hailey when discussing ACI, and found:

South: Lands to the south are all in one ownership. On the southwest, no clear geographic factor exists. On the southeast, the Woodside traffic light provides an infrastructure element that creates a break between Hailey and Bellevue. Hailey has continually expressed an interest in defined open space between the two cities to the south.

3. Are there areas that can reasonably be expected to be annexed to the city in the future?

South: Hailey, Bellevue, and Blaine County have been discussing the ACI boundary on the south for over 15 years. Lands to the south were all under one ownership and are directly adjacent to Hailey City limits. Over the last 15 years, annexation proposals have been made by the previous property owner, alternately to both cities. Recently, however, the parcel of land was acquired by BC-1, LLC, (Doug and Skip Oppenheimer). The Oppenheimer Team and the Cities of Hailey and Bellevue have been working collaboratively to amend both Area of City Impact Maps to include this 228-acre parcel. The attached boundary map, prepared by the Applicant Team, and the draft Hailey and Bellevue ACIs Proposed Change Map, prepared by Blaine County, illustrates how the division of land might occur between the two jurisdictions, which can reasonably be expected to be annexed in the future.

E. ACI Ordinance. A draft Ordinance and Map have been prepared and included in this packet.

Motion Language:

Approval: Motion to approve and conduct a first reading of Ordinance No. __, an Ordinance of the City of Hailey amending and adopting the Area of City Impact Map, as shown in the attached Exhibit, finding that the project is in conformance with the Comprehensive Plan; the project does not jeopardize the health, safety, or welfare of the general public.

Denial: Motion to table Ordinance No. __, an Ordinance of the City of Hailey amending and adopting the Area of City Impact Map, as shown in the attached Exhibit _____ [Council should specify reasons for denial].

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

Robertson & Slette, p.l.l.c.

J. EVAN ROBERTSON

GARY D. SLETTE

Cassie Chapman – Legal Assistant
cchapman@rsidaholaw.com

ATTORNEYS AT LAW

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TELEPHONE (208) 933-0700
FAX (208) 933-0701



GARY D. SLETTE
gslette@rsidaholaw.com

J. EVAN ROBERTSON
erobertson@rsidaholaw.com

September 12, 2022

VIA EMAIL

City of Bellevue

Attn: Mayor Kathryn Goldman
P.O. Box 825
Bellevue, ID 83313
kgoldman@bellevueidaho.us

City of Hailey

Attn: Mayor Martha Burke
115 Main St. South, Ste. H
Hailey, ID 83333
martha.burke@haileycityhall.org

RE: Area of City Impact

Dear Mayors Goldman & Burke,

As you are aware, we are working with Doug and Skip Oppenheimer (“BC-1 LLC”) regarding the potential development of the property the LLC owns which is generally known as the east side of the Eccles Ranch between your two cities. Since its acquisition earlier this year, there have been a number of informal discussions about how we might proceed with the development of that property given the current status of the Area of City Impact (“ACI”). While specific development plans for the project are clearly in their infancy, the Oppenheims have carefully listened to what your planning staffs have articulated in terms of desirable growth and development for each city. In addition, Mark Davidson of the Blaine County Recreation District (“BCRD”) has helped greatly in formulating goals and objectives of the BCRD, which could benefit the public if incorporated into the future development of this property.

Recognizing the desire of the City of Hailey and the City of Bellevue to work together to address key needs in the Wood River Valley, we would request that each of the cities undertake the concurrent renegotiation of the ACI consistent with the provisions of Idaho Code § 67-6526. We are enclosing an aerial photograph depicting a proposed ACI line between the two cities which we believe is consistent with the suggestions of your planning staffs. Benchmark Engineers has been retained by the Oppenheims to prepare a surveyed legal description of this line for purposes of accurately demarcating the limits of the ACI for each city. Knowing that the agendas for each of the cities and Blaine County are full for some time to come, we wanted to begin this process now with the promise

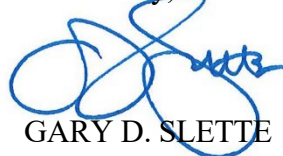
of providing you with the surveyed ACI boundary line to be incorporated into the relevant ordinances for each of the governmental entities. Given the actions that must occur, i.e., submission of the proposed ACI to your Planning and Zoning Commission for a recommendation, we thought it best to begin the process with the commitment to provide you with the final surveyed legal description before any final ordinance is adopted.

I know that we speak for Doug and Skip when we say there is more than a small amount of excitement as it relates to the future development of this property. They believe that having BCRD as an integral component of the development will only add to the concept of a multi-use livable community, and we look forward to working with the cities in moving beyond the conceptual plans that are currently contemplated for the property.

We are excited to be affiliated with the Oppenheimers in this project, and we share the optimism of Doug and Skip that we can implement a development plan that will create a positive benefit for the entire Wood River Valley. On their behalf, we request that the cities engage in a concurrent renegotiation of the ACI as soon as possible in order to reach an agreement on the respective ACI's based on the discussions to date, the cities' and BCRD's joint letter to Blaine County dated April 11, 2022, and the attached plan. To the extent that Comprehensive Plans need to be amended or modified to address the inclusion of these areas, we would request that the cities undertake contemporaneous amendments of such plans as may be necessary to allow the development to proceed without any unnecessary delays. We hope that both cities and the public at large will embrace the opportunities presented by this project, including the role of BCRD.

At such times as hearing dates have been established for each city, please advise us so we can plan to attend and participate in the discussions regarding the ACI renegotiation. If you have any questions or comments, please do not hesitate to contact us.

Yours truly,

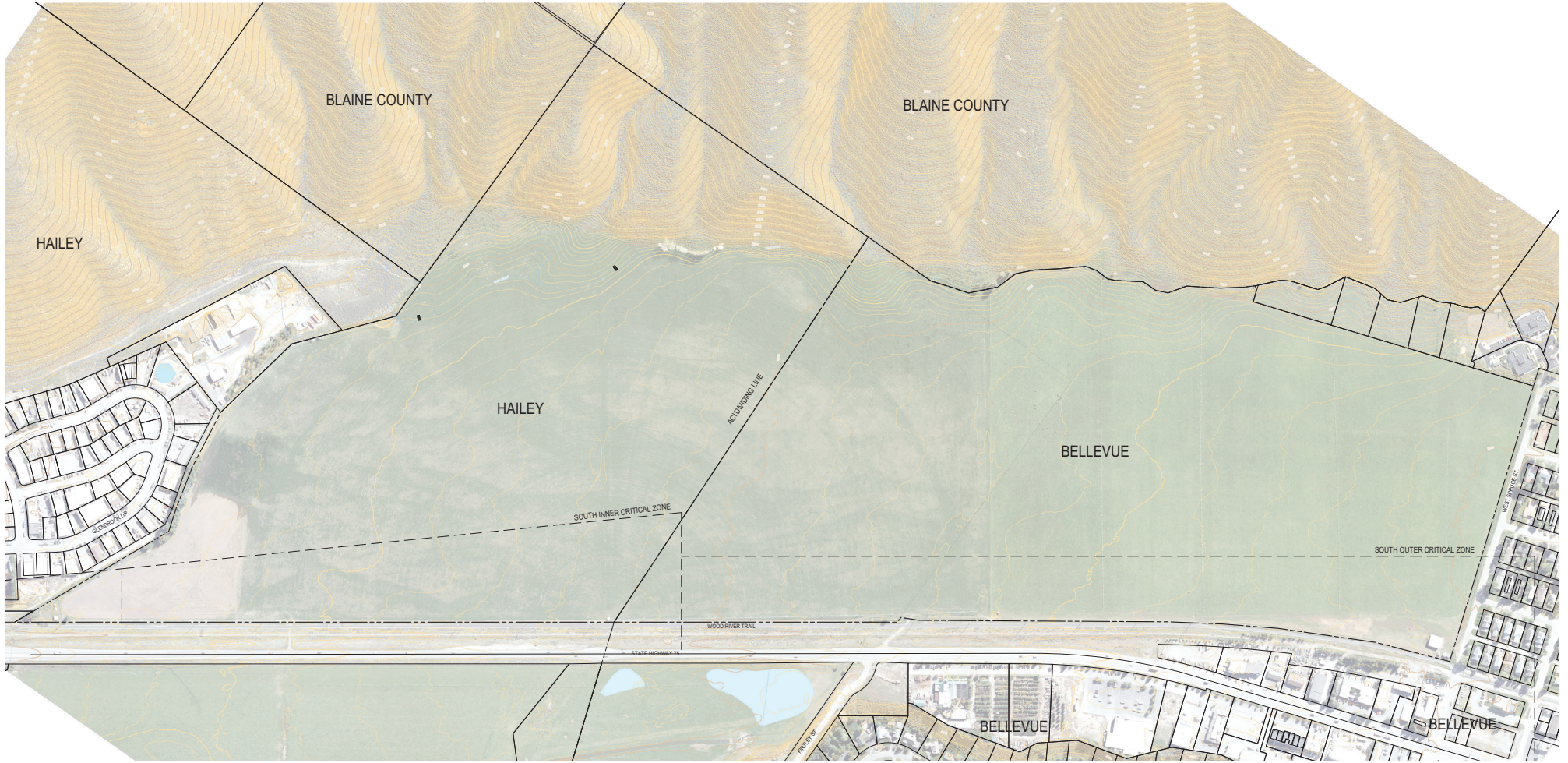


GARY D. SLETTE



J. EVAN ROBERTSON

- cc. Doug and Skip Oppenheimer
BCRD, Attn: Mark Davidson
Ashley Dyer, City of Bellevue Senior Planner
Lisa Horowitz, City of Hailey, City Administrator
Tom Bergin and Kathy Grotto, Blaine County P&Z



SITE PLAN
SCALE: N.T.S.

HAILEY ORDINANCE NO. _____

**AN ORDINANCE OF HAILEY, IDAHO, IDENTIFYING AND ADOPTING
A MAP OF THE HAILEY AREA OF CITY IMPACT WITHIN
UNINCORPORATED BLAINE COUNTY; PROVIDING A SAVINGS
AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE
DATE.**

WHEREAS this Ordinance is enacted to ensure that Hailey has adequate land area for future growth, and to ensure that development of land surrounding Hailey does not directly or indirectly negatively impact Hailey provision of services, infrastructure or quality of life; that lands are planned carefully so as not to prohibit future annexation and urban densities; to ensure that development is in accordance with the Hailey Comprehensive Plan for the desirable future physical development of Hailey;

WHEREAS this Ordinance is adopted pursuant to authority granted by Idaho Code §67-6526, as amended; and

WHEREAS Hailey has considered trade area, geographic factors, and areas that might reasonably be considered for annexation in the development of the Area of City Impact map, as shown on the attached Exhibit; and

WHEREAS Hailey has conducted public hearings at the Planning and Zoning Commission and City Council with regards to the Hailey Area of City Impact Map, the attached Exhibit, and has considered questions with regards to trade area, geographic factors, and areas that might reasonably be considered for annexation; and

WHEREAS, both Blaine County and Hailey have found that this negotiated Area of City Impact Map is consistent with their respective Comprehensive Plans.

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

Section 1. The Exhibit attached hereto is adopted as the Hailey Area of City Impact Map.

Section 2. If any section, paragraph, sentence, or provision hereof or the application thereof to any particular circumstances shall ever be held invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

Section 3. All Ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 4. This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

**PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED
BY THE MAYOR THIS ____ DAY OF _____, 2023.**

Martha Burke, Mayor

Attest:

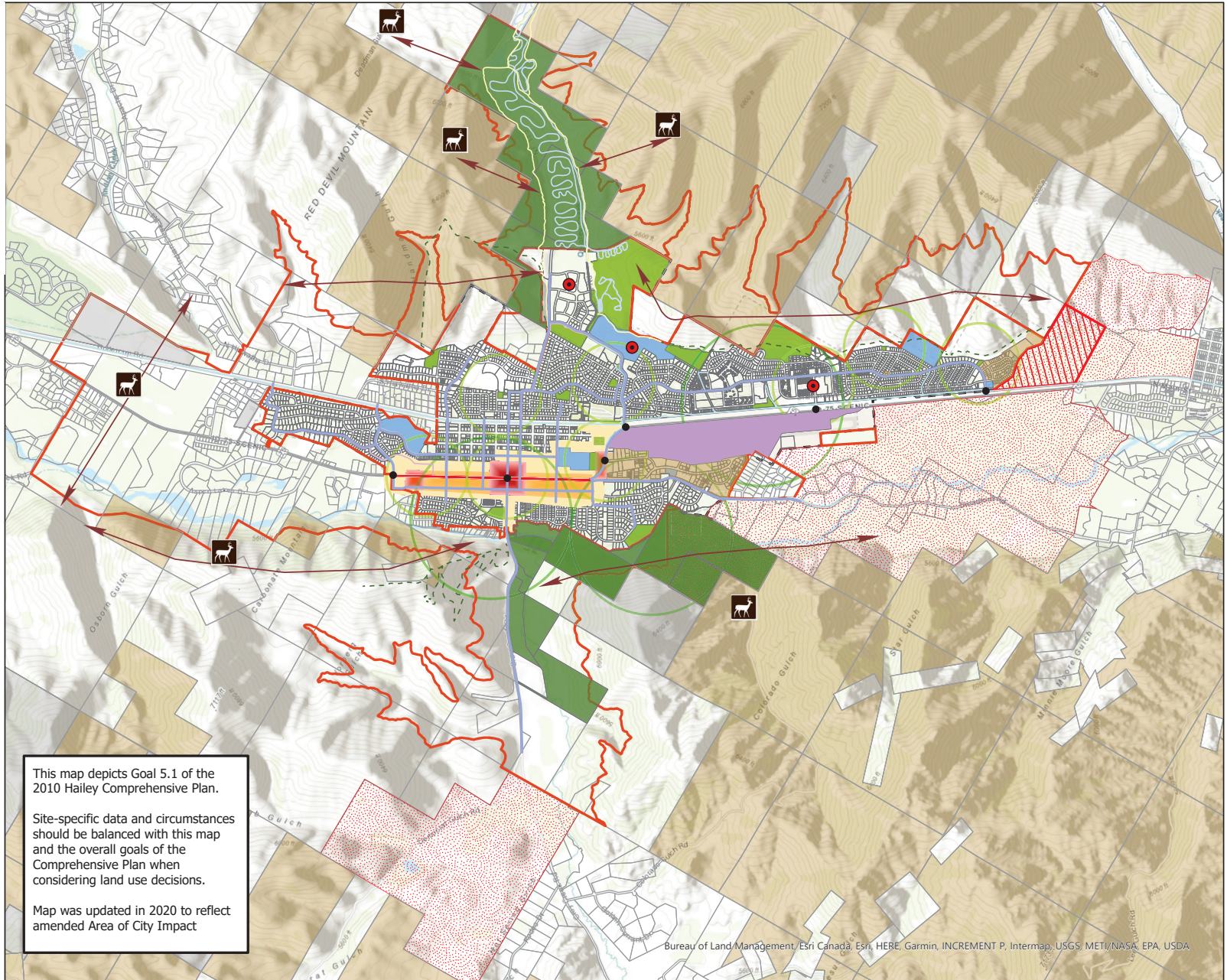
Mary Cone, City Clerk

Exhibit 1: Hailey Area of City Impact Map

Draft Hailey Comprehensive Plan Land Map and with Proposed Area of City Impact

Legend

- Neighborhood Service Centers
- Community Gateways
- Type**
- Mixed Traffic Facility, Advisory Shoulder
- Mixed Traffic Facility, Bicycle Boulevard
- Physically Separated, Side Path
- Physically Separated, Shared Use path
- Planned Physically Separated, Side Path
- Quigley Summer Trails
- Quigley Winter Nordic Trails
- - - Trails
- Visually Separated, Bike Lane
- Conservation Easements
- Name**
- ▨ Proposed Hailey Area of Impact
- ▨ Area of City Impact
- ▨ Hailey MOU
- ▨ Quarter Mile Service Area
- ▨ Half Mile Service Area
- Main Street Corridor
- Educational Sites
- Park Recreation Sites
- High Density Residential
- Community Activity Areas
- Downtown
- ▨ Hailey Parcels
- ▨ County Parcels
- ▨ Hailey City Limits
- ▨ Wildlife Corridors and Winter Range
- ▨ Wildlife Points
- ▨ Pedestrian and Bicycle Routes
- ▨ Residential Buffer
- ▨ BLM Lands
- ▨ Idaho Lands
- ▨ Airport Site Redevelopment
- ▨ Light Industrial/Business Park
- ▨ BLM Lands
- ▨ Idaho Lands



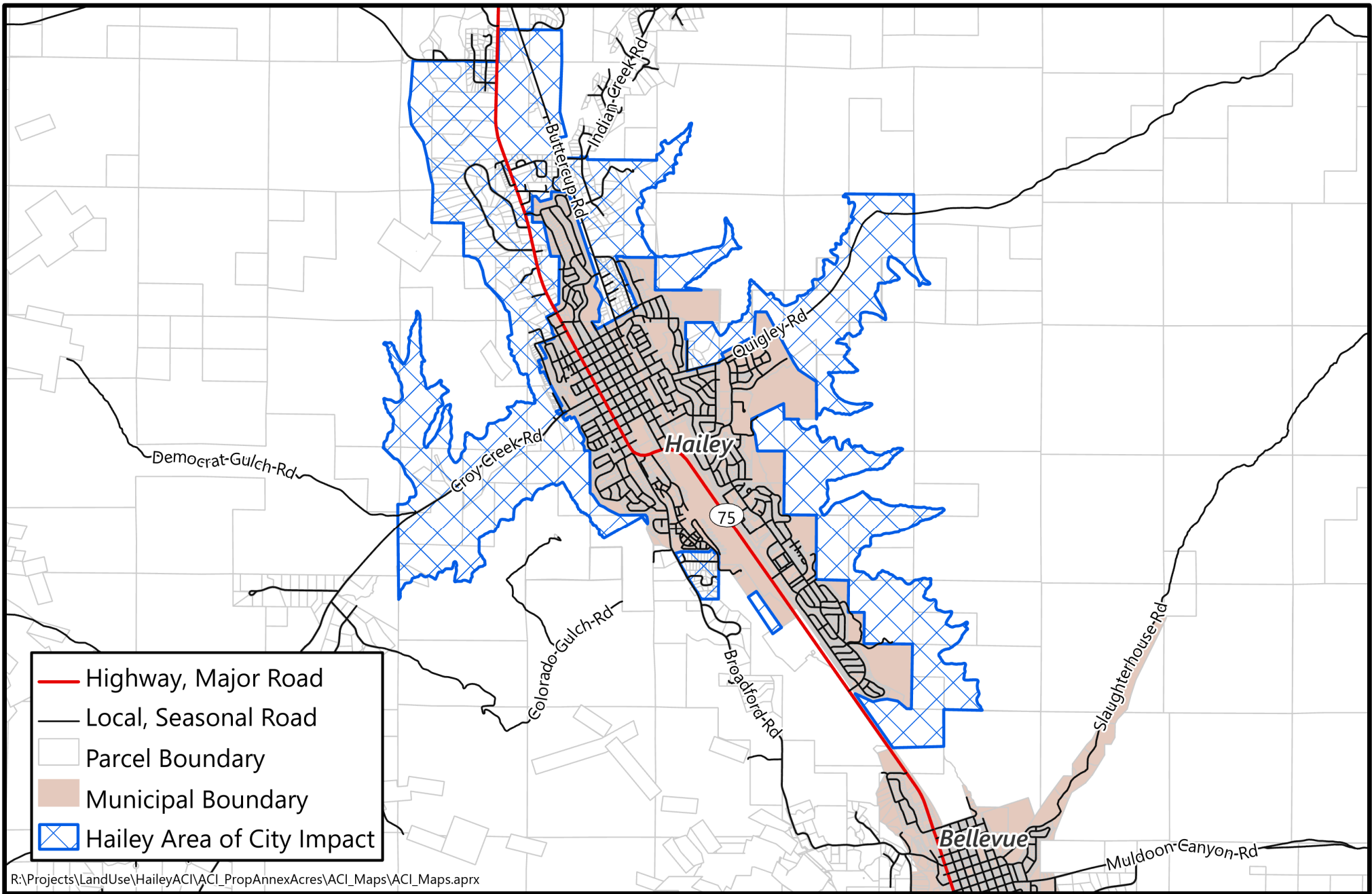
This map depicts Goal 5.1 of the 2010 Hailey Comprehensive Plan.






Site-specific data and circumstances should be balanced with this map and the overall goals of the Comprehensive Plan when considering land use decisions.

Map was updated in 2020 to reflect amended Area of City Impact

May 2023

Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

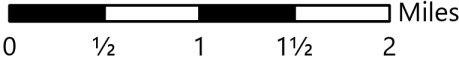


-  Highway, Major Road
-  Local, Seasonal Road
-  Parcel Boundary
-  Municipal Boundary
-  Hailey Area of City Impact

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Blaine County GIS
April 25, 2023



2023 Hailey/Blaine County Area of City Impact



STAFF REPORT Hailey City Council Regular Meeting of May 8, 2023

To: Hailey City Council
From: Robyn Davis, Community Development Director
Hearing: May 8, 2023
Overview: Amended Comprehensive Plan Land Use Map

Attachments to this Report:

1. [Proposed Resolution 2023-_____ : Comprehensive Land Use Map](#)
2. [Exhibit: Draft Comprehensive Plan Land Use Map and Area of City Impact Map](#)

A. Area of City Impact Background. Idaho Code (Section 67-6526) requires cities and counties to adopt a **map** identifying an Area of City Impact (ACI) within the unincorporated area of the County and a separate **ordinance** providing for application of plans and ordinances for the Area of City Impact. On November 7, 2022, the Commission considered the questions regarding the Area of City Impact and recommended review and approval by the Hailey City Council. On December 12, 2022, the Council considered and approved the questions regarding the Area of City Impact. The first and second readings were conducted, and the Council withheld the third and final reading until the City of Bellevue and the Blaine County Planning and Zoning Commission had the opportunity to review and discuss the proposal. The City of Bellevue discussed the proposal and requested that the proposed ACI Boundary Line be repositioned to better reflect the needs of the City of Bellevue and its residents. A final discussion and approval of the newly positioned boundary came on April 10, 2023 by Bellevue City Council. Blaine County Planning and Zoning Commission recommended approval by the Blaine County Commissioners on January 27, 2023. Revised Draft Ordinances have been included in the packet that correlate with that discussion.

B. Current ACI Map. In its simplest form, the ACI Map and Ordinance are mechanisms for the City of Hailey to have more input on County development with the ACI than otherwise provided for under the County development process. Therefore, it is important that the City of Hailey identify the area in which development within the County has the most potential to impact the City of Hailey.

C. Current Comprehensive Plan Land Use Map. Hailey's Land Use Map is intended to serve as a general guide for future development within the city and/or unincorporated areas of Blaine County. Upon updating the current ACI Map, it is important that the current Comprehensive Land Use Map also be amended to reflect the same changes made to the ACI Map. City Staff suggests that the Commission make amendments to the current Comprehensive Plan Land Use Map, as per the attached aerial map provided by the Ownership Team, BC-1, LLC. The aerial map and Draft Hailey Comprehensive Plan Land Use Map.

Staff are proposing to amend the current Comprehensive Plan Land Use Map only. No text amendments to the Comprehensive Plan are proposed at this time, as Staff are working to modify the 2010 Comprehensive Plan in its entirety during FY23-FY24.

Standards of Evaluation.

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

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

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

Adequate notice has been provided.

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

No material change was made by the Planning and Zoning Commission. At the November 7, 2022, public hearing, the PZ recommended the ACI Amendment for approval by the Hailey City Council. On December 12, 2022, the Council considered and approved the questions regarding the Area of City Impact. The first and second readings were conducted, and the Council withheld the third and final reading until the City of Bellevue and the Blaine County Planning and Zoning Commission had the opportunity to review and discuss the proposal. The City of Bellevue discussed the proposal and requested that the proposed ACI Boundary Line be repositioned to better reflect the needs of the City of Bellevue and its residents. A final discussion and approval of the newly positioned boundary came on April 10, 2023 by Bellevue City Council. Blaine County Planning and Zoning Commission recommended approval by the Blaine County Commissioners on January 27, 2023. Revised Draft Ordinances have been included in the packet that correlate with that discussion.

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

All meetings are recorded and maintained by the city.

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

The Hailey City Council’s public hearing was held on December 12, 2022. The proposed ACI Boundary Line has since been repositioned, and as such, this item will be heard again by Hailey City Council, reflective of the proposed changes, on May 8, 2023.

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

This will be completed to ensure compliance with this standard.

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

A Resolution has been created and has been included in this packet.

Motion Language.

Approval: Motion to approve Resolution 2023-_____, a Resolution of the City of Hailey replacing the current Comprehensive Land Use Map with the attached Exhibit, finding that the project is in conformance with the Comprehensive Plan; the project does not jeopardize the health, safety, or welfare of the general public.

Denial: Motion to deny Resolution 2023-_____, a Resolution of the City of Hailey replacing the current Comprehensive Land Use Map with the attached Exhibit [Council should specify reasons for denial].

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

CITY OF HAILEY
RESOLUTION NO. 2023 - _____

**A RESOLUTION OF THE CITY COUNCIL OF HAILEY, IDAHO, REPLACING THE
COMPREHENSIVE PLAN LAND USE MAP WITH THE ATTACHED MAP, 2022
HAILEY COMPREHENSIVE PLAN LAND USE MAP.**

WHEREAS the City of Hailey is currently undertaking Area of City Impact (ACI) negotiations with Blaine County pursuant to Idaho Code 67-6526, which includes updates to the 1994 Hailey/Blaine County ACI Map;

WHEREAS Idaho Code 67-6508 imposes a duty to adopt a Comprehensive Plan together with maps, having considered previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, or desirable future situations for each planning component; and

WHEREAS the 2010 Comprehensive Plan Land Use Map includes the 1994 ACI boundary, and

WHEREAS the City wishes to include the amended ACI Map on the Comprehensive Plan Land Use Map to be compatible with the contemplated updates to the Hailey/Blaine County ACI Map; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AND THE
MAYOR OF THE CITY OF HAILEY, IDAHO**, in accordance with Idaho Code 67-6508, that the 2020 Hailey Comprehensive Plan Land Use Map be replaced with the attached map, 2023 Hailey Comprehensive Plan Land Use Map.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY
THE MAYOR THIS ____ DAY OF _____, 2023.

Martha Burke, Mayor

ATTEST:

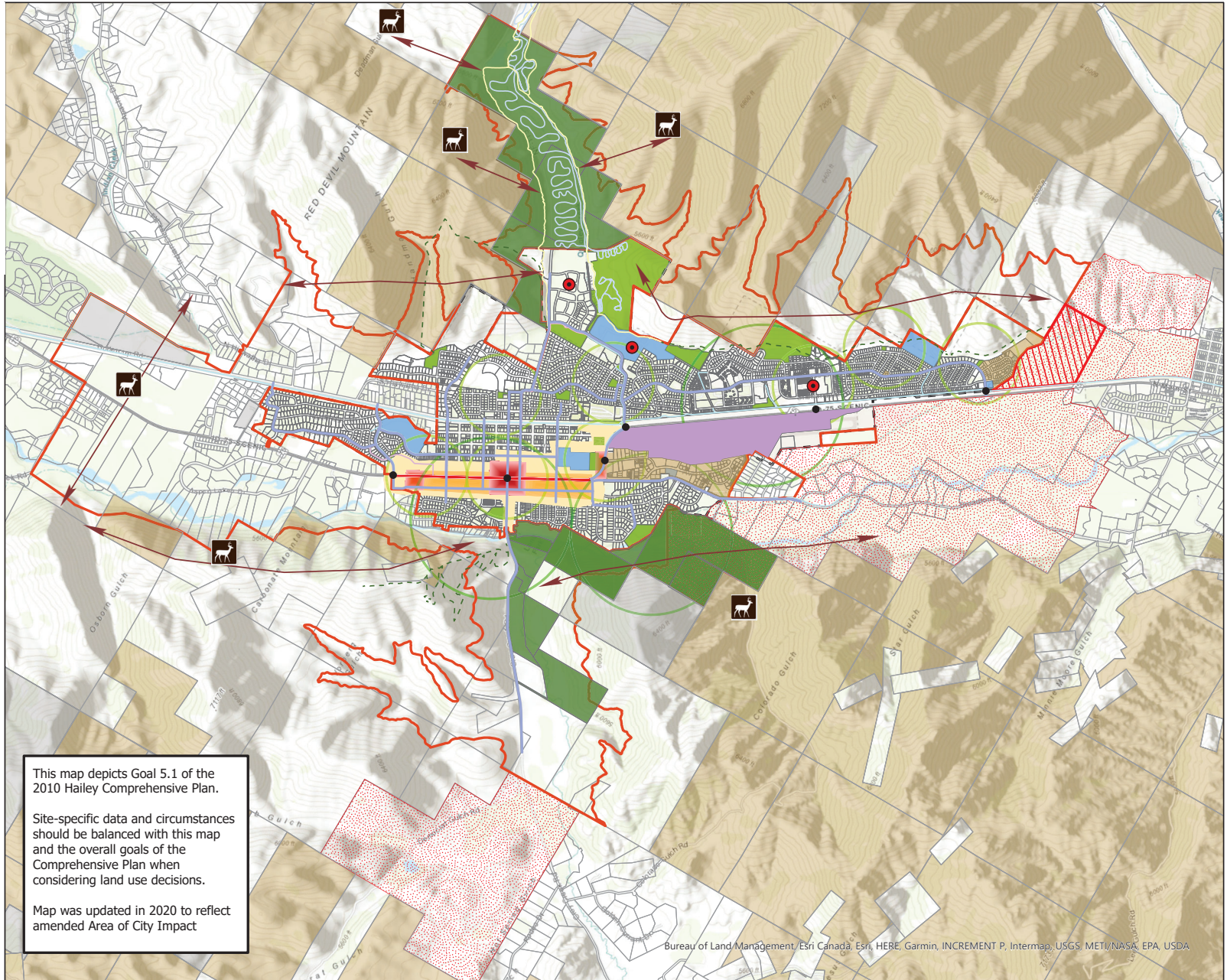
Mary Cone, City Clerk

Attachment: Hailey Resolution 2023-__ Comprehensive Plan Land Use Map

Draft Hailey Comprehensive Plan Land Map and with Proposed Area of City Impact

Legend

- Neighborhood Service Centers
- Community Gateways
- Type**
- Mixed Traffic Facility, Advisory Shoulder
- Mixed Traffic Facility, Bicycle Boulevard
- Physically Separated, Side Path
- Physically Separated, Shared Use path
- Planned Physically Separated, Side Path
- Quigley Summer Trails
- Quigley Winter Nordic Trails
- - - Trails
- Visually Separated, Bike Lane
- Conservation Easements
- Name**
- ▨ Proposed Hailey Area of Impact
- ▨ Area of City Impact
- ▨ Hailey MOU
- ▨ Quarter Mile Service Area
- ▨ Half Mile Service Area
- Main Street Corridor
- Educational Sites
- Park Recreation Sites
- High Density Residential
- Community Activity Areas
- Downtown
- ▨ Hailey Parcels
- ▨ County Parcels
- ▨ Hailey City Limits
- ▨ Wildlife Corridors and Winter Range
- ▨ Wildlife Points
- ▨ Pedestrian and Bicycle Routes
- ▨ Residential Buffer
- ▨ BLM Lands
- ▨ Idaho Lands
- ▨ Airport Site Redevelopment
- ▨ Light Industrial/Business Park
- ▨ BLM Lands
- ▨ Idaho Lands



This map depicts Goal 5.1 of the 2010 Hailey Comprehensive Plan.

Site-specific data and circumstances should be balanced with this map and the overall goals of the Comprehensive Plan when considering land use decisions.

Map was updated in 2020 to reflect amended Area of City Impact

May 2023

Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 05/08/2023 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** RD

SUBJECT: Consideration of a Final Plat Application by Kilgore Properties, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase I of Block 2 is subdivided into subdivided into 12 sublots consisting of fifty-seven (57) residential units across five (5) ten-unit condominium buildings and seven (7) live-work units. The proposed subdivision also includes a parcel for recreational amenities, and a parcel for Phase II. This project is located along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District, and consideration of Resolution 2023-_____, a Resolution approving the Security Agreement related to the Final Plat of Block 2, Phase I, Sweetwater P.U.D. Subdivision.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code Title 16
(IFAPPLICABLE)

BACKGROUND: Block 2 of the Sweetwater P.U.D. Subdivision is divided into Phase I and II. The Preliminary Plats for Block 2, Phases I and II were approved in 2020, and Design Review Applications for both Phases were approved in 2022. Phase II of Block 2 consists of eight (8) ten-plex condominium buildings, for a total of eighty (80) residential units, as well as a 0.14-acre tot lot for children’s outdoor play area. A Design Review Modification for Phase I was approved on July 22, 2022. To match Phase II, the design of Block 2, Phase I was modified to consist of five (5) ten-plex condominium buildings and one (1) amenity building abutting the tot lot of Phase II. The amenity building consists of recreational facilities, specifically a clubhouse and a pool. The seven (7) mixed-use, live-work units along Countryside Boulevard, also an approved concept within Phase I, are mostly complete. The remaining building infrastructure within Block 2, Phase I is currently under construction.

The Applicant has provided a Security Agreement, Security Summary, and Performance Bond requesting that the remaining incomplete infrastructure improvements be completed by the Applicant after recordation of Final Plat. The Public Works Department has reviewed the submitted documentation, and at this time, has no concerns with the proposal.

ATTACHMENTS:

1. Staff Report: Final Plat of Block 2, Phase I, Sweetwater P.U.D. Subdivision
2. Final Plat of Block 2, Phase I, Sweetwater P.U.D. Subdivision
3. Resolution 2023-_____, Security Agreement for Block 2, Phase I
 - a. Performance Bond of Block 2, Phase I, Sweetwater P.U.D. Subdivision
 - b. Security Summary Exhibit

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Caselle # _____
Budget Line Item # _____ YTD Line-Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: Robyn Davis Phone # 788-9815 #2015

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

___ City Attorney	___ City Administrator	<u> x </u> Engineer	___ Building
___ Library	<u> x </u> Planning	___ Fire Dept.	___ _____
___ Safety Committee	___ P & Z Commission	___ Police	___ _____
___ Streets	<u> x </u> Public Works, Parks	___ Mayor	___ _____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Conduct a public hearing on the Sweetwater Communities Final Plat Application Block 2, Phase 1

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____

Dept. Head Attend Meeting (circle one) Yes

No

ACTION OF THE CITY COUNCIL:

Motion Language:

Motion #1:

Approval: Motion to approve the Final Plat Application by Kilgore Properties, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, wherein Phase I of Block 2 is subdivided into subdivided into 12 sublots, a parcel for recreational amenities, and a parcel for Phase II along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District, finding that the application meets all City Standards, and that Conditions (a) through (e) are met.

Denial: Motion to deny the Final Plat Application by Kilgore Properties, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, wherein Phase I of Block 2 is subdivided into subdivided into 12 sublots, a parcel for recreational amenities, and a parcel for Phase II along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District, finding that _____ [Council 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 _____ [Council should specify a date].

Motion #2:

Approval: Motion to approve Resolution 2023-_____, authorizing the mayor’s signature on the Security Agreement by Kilgore Properties, LLC, related to the Final Plat of Block 2, Phase I, Sweetwater P.U.D. Subdivision.

Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt. /Order Originals: *Additional/Exceptional Originals to: _____
Copies (all info.): Copies
Instrument # _____



STAFF REPORT
Hailey City Council
Regular Meeting of April 10, 2023

To: Hailey City Council

From: Cece Osborn, Community Development City Planner

Overview: Consideration of a Final Plat Application by Kilgore Properties, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase I of Block 2 is subdivided into subdivided into 12 sublots consisting of fifty-seven (57) residential units across five (5) ten-unit condominium buildings and seven (7) live-work units. The proposed subdivision also includes a parcel for recreational amenities, and a parcel for Phase II. This project is located along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District, and consideration of Resolution 2023-_____, a Resolution approving the Security Agreement related to the Final Plat of Block 2, Phase I, Sweetwater P.U.D. Subdivision.

Hearing: May 8, 2023

Applicant: Kilgore Properties, LLC
Project: Sweetwater P.U.D. Subdivision
Request: Final Plat Application and Security Bond
Location: Block 2 (Phase I) Sweetwater PUD Subdivision
Size: 6.50 acres (283,188 square feet)
Zoning: Limited Business (LB) Zone District

Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 19, 2023, and mailed to property owners and public agencies on April 18, 2023.

Background & Application: Block 2 of the Sweetwater P.U.D. Subdivision is divided into Phase I and II. The Preliminary Plats for Block 2, Phases I and II were approved in 2020, and Design Review Applications for both Phases were approved in 2022. Phase II of Block 2 consists of eight (8) ten-plex condominium buildings, for a total of eighty (80) residential units, as well as a 0.14-acre tot lot for children's outdoor play area. A Design Review Modification for Phase I was approved on July 22, 2022.

To match Phase II, the design of Block 2, Phase I was modified to consist of five (5) ten-plex condominium buildings and one (1) amenity building abutting the tot lot of Phase II. The amenity building consists of recreational facilities, specifically a clubhouse and a pool. The seven (7) mixed-use, live-work units along Countryside Boulevard, also an approved concept within Phase I, are mostly complete. The remaining building infrastructure within Block 2, Phase I is currently under construction.

Upon approval of the project's Preliminary Plat, the Hailey City Council discussed environmental sustainability and housing considerations with the Applicant. Specifically, the Council encouraged the Applicant to:

- Wire or install electrical panels/subpanels in each unit for electric vehicle charging;
- Wire for rooftop solar energy; and
- Restrict or limit short-term rentals.

The Applicant expressed an intention to incorporate all the above recommendations within the overall building design and CC&R's. The Council questioned short-term housing within the overall Sweetwater Development, and the Applicant reported that only four (4), or three percent (3%) of the existing 120 residential units within the Sweetwater Development were being utilized as short-term rentals. The Applicant also proposed to incorporate the following environmental sustainability measures:

- Installation of energy efficient appliances, and
- Drought tolerant planting and water conservation equipment in the landscaping.

This property is subject to a P.U.D. Development Agreement dated January 10, 2005 and Amendments to the Development Agreement dated December 12, 2009, December 20, 2010, and November 6, 2012. Design Review for the project (Phase I through IV) was approved December 16, 2019. As stated above, a Design Review Modification for Block 2, Phase I was approved on July 22, 2022. Further on, this report analyzes whether the proposed Final Plat abides by the Conditions of Approval set forth in the Design Review.

Procedural History: On January 24, 2022, the Hailey City Council approved a reconfigured Preliminary Plat Application for Block 2, Phase I. On January 19, 2023, the Applicant submitted a Final Plat Application. A public hearing before the Hailey City Council for the Final Plat Application is scheduled for May 8, 2023, in the Council Chambers, and virtually via GoTo Meeting.

CHAPTER 16.05.080: ISSUANCE OF PERMITS:

No permit for the construction of any building shall be issued upon any land for which all improvements required for the protection of health and the provision of safety, (including but not necessarily limited to an approved potable water system, an approved wastewater system to accept sewage, and asphalt paving of the streets) have not been installed, inspected, and accepted by the City of Hailey, with the following exception:

Building Permits may be issued for any building in a development for which plats have been recorded and security provided, but the streets have not yet been completed with asphalt due to winter conditions. In such instances, the street shall be constructed as an all-weather surface to City Standards to the satisfaction of the City Engineer and shall be kept clear to the satisfaction of the Fire Chief. No Final Inspection approval or Certificate of Occupancy shall be granted until all improvements, including asphalt, have been installed, inspected, and accepted.

This condition applies to new construction. Notice of this requirement is hereby given to the Applicant and included as a recommended Condition of Approval.

CHAPTER 16.03: PROCEDURE:

16.03.030 Final Plat Approval:

- A. The final plat, prepared by a Professional Land Surveyor, must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement or as otherwise provided herein. Plats not submitted for final approval within two (2) calendar years or according to the phasing agreement, shall be considered expired and preliminary plat approval shall become null and void. The Council may extend the deadline for submitting the final plat upon holding a public hearing.**

The Final Plat was prepared by a professional land surveyor and submitted on January 19, 2023, which was within the two-year timeline of the Preliminary Plat approval on January 24, 2022.

- C. The administrator shall review the final plat application to ensure that the application submitted is consistent with the approved preliminary plat. The conditions imposed on the preliminary plat approval must be either completed or shown on plans or the plat prior to any public notice for final plat approval.**

The Final Plat is consistent with the Preliminary Plat approval by the Planning and Zoning Commission. Any changes to the Conditions of Approval related to the plat are shown in strike-underline; explanation of Conditions that are in-progress and will be ensured through City Staff are in ***bold and italicized font***; Conditions of Approval that have been met are shown in ~~strike-through~~:

- a) All conditions of the Planned Unit Development approval shall be met. ***City Staff will ensure the requirements of the PUD have been met by thoroughly researching, inspecting, and approving incomplete items within the PUD Agreements.***
- b) All Fire Department and Building Department requirements shall be met. ***City Staff will ensure that these requirements have been met by conducting final inspections in accordance with Final Plat and Building Permit protocol.***
- 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. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
 - ~~○ Permits shall be obtained for installation of all drywells.~~
 - The Applicant shall install metal collars for the meter vault lids on any and all meter vaults located in asphalt or concrete. ***This condition will be met.***
 - ~~○ The Applicant shall submit an Erosion Control Plan.~~
 - Additional infrastructure improvements were addressed in Design Review (Findings of Fact dated December 16, 2019 and September 7, 2021) and have been made Conditions of Approval under the Design Review approvals.

Below are the Conditions of Approval required by the 2019 Design Review Approval. The underlined sections will be assessed and enforced by City Staff through the final inspection processes associated with Final Plat and Building Permit protocol. The ~~strike-through sections~~ reflect requirements that are also stated in the PUD or have been completed.

- ~~a) All conditions of the Planned Unit Development approval shall be met.~~
- ~~b) All applicable Fire Department and Building Department requirements shall be met.~~
- c) 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 Zoning Ordinance at the time of the new use.

A Design Review Modification approved on July 22, 2022 allowed for the reconfiguration of townhouse units into the ten-plex condominium buildings, compliance with City parking requirements shall be assessed accordingly.

- d) ~~All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.~~ Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:
 - i. All original comments and/or recommendations by the Public Works Department, noted above, are still applicable.
 - ii. The Applicant shall show all sewer services going to the center of each unit, rather than what appears to be the side of each unit.
 - iii. For SMH 103, the Applicant shall revise the location so that the line from SMH 134 to SMH 135 extends straight through to the main on Shenandoah Drive.
 - iv. The Standard Sign R7-203a shall be replaced with a semi-custom Hailey sign, consistent with other locations in town having a similar intent.
 - v. The Applicant shall acknowledge that all street lighting shall be the responsibility of the HOA.
 - vi. The Highway 75/Countryside Boulevard intersection exhibit shall be revised as follows: The Applicant shall retain the existing approaches to the signal and extend the lane geometry easterly until nearly at Shenandoah Drive, then transition/terminate the extra lanes.
 - vii. ~~The Applicant shall provide a more detailed review of the final construction plans, which can be provided at a later date.~~
 - viii. The HOA shall enforce/discourage parking in restricted parking areas during restricted periods.
- e) ~~The private streets (Hopper Way, Depot Way, Pullman Way, Flyfish Way, Golden Way, Hayloft Way, Herder's Way, and Heartland Way (an extension of the existing Heartland Way), shall be maintained by the HOA.~~
- f) ~~Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.~~
- g) ~~A Traffic Control Plan shall be submitted prior to issuance of a Building Permit.~~
- h) ~~All sidewalks, interior and perimeter, shall be maintained year round by the HOA.~~
- i) Any and all ground-mounted and roof-mounted equipment shall be screened from the view of surrounding properties.
- j) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- k) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney before a Certificate of Occupancy can be issued.
- l) ~~This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to and for the duration of a valid Building Permit.~~
- m) The Applicant shall install additional signage for any and all new trail connections made from the Development to the Wood River Trail (i.e., connection from Shenandoah Drive

- to the Wood River Trail and the connection from Countryside Boulevard to the Wood River Trail).
- n) The Applicant shall install an all-weather bus transit stop, to be located on the eastside of the street at the corner of Laurelwood Drive and Woodside Boulevard (northbound bus stop). This shall be installed during the construction of Phase I of the project.
A Design Review Modification approved on July 22, 2022 allowed for modifications to the agreed upon transit facilities.
 - o) The Applicant shall install a sidewalk, approximately 360 feet in length, along the frontage of 851 Shenandoah Drive (Lot 1A, Balmoral Subdivision) in-lieu of constructing a third bus shelter, as outlined in the P.U.D. Agreement dated August 14, 2006. This shall be installed during the construction of Phase IV of the project.
 - ~~p) The Design Review approval shall be valid for eighteen (18) months. This extension shall be effective from the day of approval (December 16, 2019).~~
 - q) The Applicant shall delineate bike lanes and crossings along Countryside to show where vehicular lane changes and bicycle lanes differ. This delineation shall happen during the construction of Phase I of the project and the design shall receive approval by the City Engineer.
 - ~~d) Preliminary Plat approval is subject to the Flood Hazard Development Permit, approved on February 26, 2020. Any modifications to the approved permit may require additional floodplain review.~~
 - e) 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.
 - ~~f) The Final Plat must be submitted within one (1) calendar year from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.~~
 - g) Any subdivision inspection fees due shall be paid prior to recording the Final Plat.
 - ~~h) The Applicant shall submit an Erosion Control Plan prior to Final Plat.~~
 - ~~i) The private drives shall be noted as unbuildable on the plat.~~

Department Final Comments:

- **Life/Safety:** The Final Plat reflects all changes and revisions recommended and requested by the City Engineer.
- **Public Works (Streets):** The Final Plat reflects all changes and revisions recommended and requested by the Public Works Department.

Standards of Evaluation:

CHAPTER 16.04: DEVELOPMENT STANDARDS:

The Development Standards outlined in Chapter 16.04 pertain to project's location in the Flood Hazard Overlay District; Parks, Pathways and Other Green Spaces requirements of the PUD; the subdivision's sidewalk improvements, perimeter pathways, and connections to the Wood River Trail. These requirements were ensured during the approval of the 2022 Preliminary Plat, 2019 Design Review, 2022 Design Review Modification, and Planned Unit Development Agreements, original and amendments thereof. Assessment of the Conditions of Approval listed herein will further ensure that the Chapter 16.04 Development Standards are met.

CHAPTER 16.05: IMPROVEMENTS REQUIRED:

16.05.010 Minimum Improvements Required:

It shall be a requirement of the Developer to construct the minimum improvements set forth herein and any required improvements for the subdivision, all to City Standards, which are attached hereto as Exhibit "A." 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.

A. Plans Filed, Maintained:

Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.

The project is under an active building permit, as such plans are available onsite, and inspections are in progress. Upon approval, six (6) copies of all plans will be filed with the City Engineer. All other requirements of this section will be enforced by the City Engineer or designee.

B. Preconstruction Meeting:

Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer, and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.

A Preliminary Preconstruction Meeting was held on March 16, 2020. An additional Preliminary Plat Preconstruction Meeting was held on November 4, 2021, and a Building Preconstruction Meeting was held on April 7, 2021. This standard has been met.

C. Term of Guarantee of Improvements:

The Developer shall guarantee all improvements pursuant to this Chapter 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.

The Developer is hereby required to 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. That said, pursuant the Hailey Municipal Code, Title 16: Subdivision Regulations, Section 16.03.030: Final Plat Approval, I. Security Required, the Developer may, in lieu of actual construction, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering and the improvements not previously installed by the Developer, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one-year from the date the security is provided.

The Applicant has provided a Security Agreement and Supporting Documentation requesting that infrastructure improvements be completed by the Developer after recordation of Final Plat. The Public Works Department has reviewed the submitted documentation, and at this time, has no concerns with the proposal.

16.05.020 Streets, Sidewalks, Lighting, Landscaping:

The Developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City Engineer as shown upon approved plans and profiles. The Developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.

Construction of the improvements within 16.05.020 began in early Spring 2021. The improvements were ensured through the approval of the 2021 Preliminary Plat, 2019 Design Review, 2022 Design Review Modification, and Planned Unit Development Agreements, original and amendments thereof. Further, they are being assessed by the specified Conditions of Approval, as well as the attached Security Agreement.

The attached Security Summary summaries incomplete infrastructure. The remaining items, with regard to street, sidewalk, and drainage infrastructure, are still incomplete:

- SWPPP set up and maintenance (70% complete)
- Site grading (70% complete)
- Installation of 2.5' high-back curb and gutter with prep and backfill (20% complete)
- Installation of 5'-wide sidewalk with flatwork prep and base (0% complete)
- Installation of 3" asphalt (10% complete)
- Installation of 4" leveling coarse gravel – ¾" road base (23% complete)
- Installation of 6" subbase with 2" minus (23% complete)
- Installation of ADA ramps (0% complete)
- Installation of street signs (0% complete)
- Installation of private drive gutters (0% complete)
- Private drive paving (0% complete)
- Installation of 12" RCP storm drains with bedding and trench backfill (20% complete)
- Installation of 48" new concrete drywells (20% complete)
- Installation of 2'x3' catch basins with face inlet and collars (30% complete)

The Developer is working to complete the above infrastructure and will update the City once completed for inspection, approval, and compliance with City Standards. This standard will be met.

A. Street Cuts:

Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year.

The Streets Division Manager has and will continue to conduct inspections for the completion and quality of the required infrastructure improvements.

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.

Street name signs and traffic control signs shall be erected by the Developer. The proposed signage design meets City Standards; the signage will see a final assessment during the inspection of the remaining infrastructure improvements and before final issuance of a Certificate of Occupancy.

C. Streetlights:

Streetlights 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 17.08C of this code.

Streetlights are proposed and shall be erected by the Developer. The Developer has submitted a Security Summary of incomplete infrastructure (attached hereto). The remaining items, with regard to streetlight infrastructure, are still incomplete:

- Installation of four streetlights (0% complete)
- Installation of 29 garage lights (0% complete)

The Developer is working to complete the above infrastructure and will update the City once completed for inspection, approval, and compliance with City Standards. This standard will be met.

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.

The Developer has submitted a Security Summary of incomplete infrastructure (attached hereto). The remaining items, with regard to sewer infrastructure, are still incomplete:

- Installation of 712, 8" PVC sewer with bedding and trench backfill (25% complete)
- Installation of four, 4' sewer manholes with collars (90% complete)
- Installation of six, 6" sewer laterals with fittings (33% complete)

The Developer is working to complete the above infrastructure and will update the City once completed for inspection, approval, and compliance with City Standards. This standard will be met.

16.05.040 Water Connections:

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.

The Developer has submitted a Security Summary of incomplete infrastructure (attached hereto). The remaining items, with regard to water infrastructure, are still incomplete:

- Connection to existing water line (90% complete)
- Installation of 781, 8" culinary water lines with fittings, bedding, and backfill (90% complete)
- Installation of seven, 8" gate valves with collars (90% complete)
- Installation of two fire hydrants and valves with collars (90% complete)
- Installation of washout valve (90% complete)
- Installation of seven, 2" water service laterals with meters (90% complete)
- Installation of five, 4" fire hydrant valves with laterals (0% complete)
- Installation of one, 2" irrigation lateral and meter (0% complete)

The Developer is working to complete the above infrastructure and will update the City once completed for inspection, approval, and compliance with City Standards. This standard will be met.

B. Townsite Overlay District, Insulation:

Within the Townsite Overlay District, where water main lines within the alley are less than six feet (6') 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.

N/A – This project is not located in the Townsite Overlay District.

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.

Drainage improvements are 23% complete. The Developer is working to complete this infrastructure and will update the City once completed for inspection, approval, and compliance with City Standards. This standard will be met.

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.

The Dry Utilities have been installed and are 100% complete. This standard has been met.

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.

N/A – The Park/Green Space exists and was developed in accordance with the PUD Agreement. A 1.6-acre Park/Open Space was constructed to benefit the residents of the development. Per the Development Agreement dated April 25, 2005, any foregoing payments and designated improvements

shall be deemed final and conclusive as to the park land improvements for the development of the property. No additional park land improvements will be required by the City, other than as set forth in the Development Agreement, or agreed to in writing. No revisions to this provision were made in subsequent amendments. This standard has been met.

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.

The Applicant is hereby advised that all improvements shall be installed according to City Standards and are subject to inspection at any time. If improvements are not satisfactory to the City Engineer or his designee, the Applicant will be required to repair or replace them at their own cost.

16.05.090 Completion; Inspections; Acceptance:

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.

The Applicant is hereby advised that all improvements shall be installed according to City Standards and are subject to inspection at any time. If improvements are not satisfactory to the City Engineer or his designee, the Applicant will be required to repair or replace them at their own cost. A post-construction conference will be necessary; however, the date is to be determined. Because security is provided, the Applicant can request Final Plat recordation before the completion of the construction.

- A. The Developer may, in lieu of actual construction, provide to the City security pursuant to subsection 16.03.030I of this title, for all infrastructure improvements to be completed by the Developer after the Final Plat has been signed by City representatives.**

The Developer has provided a Security Agreement and Supporting Documentation requesting that infrastructure improvements be completed by the Developer after recordation of Final Plat. The Public Works Department has reviewed the submitted documentation, and at this time, has no concerns with the proposal.

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.

The Applicant is hereby advised that three (3) sets of “as-built plans and specifications” certified by the Applicant’s Engineer, shall be filed with the City Engineer prior to acceptance by the City of Hailey.

Summary and Suggested Conditions: The Council shall review the proposed Final Plat Application and continue the public hearing, approve, conditionally approve, or deny the application.

No changes to the Preliminary Plat Conditions of Approval were made. Said Conditions have been carried over with Final Plat. The Conditions of Approval that see a strike-through have been met. The remaining Conditions of Approval are expected to be met and are placed on approval of this Application:

- a) All conditions of the Planned Unit Development approval 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. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
 - i. ~~Permits shall be obtained for installation of all drywells.~~
 - ii. ~~A Site Alteration Permit shall be obtained prior to any development occurring.~~
 - iii. The Applicant shall install metal collars for the meter vault lids on any and all meter vaults located in asphalt or concrete.
- ~~d) Preliminary Plat approval is subject to the Flood Hazard Development Permit, approved on February 26, 2020.~~
- d) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- e) Any subdivision inspection fees due shall be paid prior to recording the Final Plat.
- ~~f) The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.~~
- ~~g) Any application development fees shall be paid prior to recording the Final Plat.~~
- ~~h) The Applicant shall submit an Erosion Control Plan prior to Final Plat.~~
- ~~i) Prior to any future development in the SFHA, the property owner shall be required to obtain a Flood Hazard Development Permit from the City of Hailey for the proposed work.~~

Motion Language:

Motion #1:

Approval: Motion to approve the Final Plat Application by Kilgore Properties, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, wherein Phase I of Block 2 is subdivided into subdivided into 12 sublots, a parcel for recreational amenities, and a parcel for Phase II along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District, finding that the application meets all City Standards, and that Conditions (a) through (e) are met.

Denial: Motion to deny the Final Plat Application by Kilgore Properties, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, wherein Phase I of Block 2 is subdivided into subdivided into 12 sublots, a parcel for recreational amenities, and a parcel for Phase II along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District, finding that _____ [Council 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 _____ [Council should specify a date].

Motion #2:

Approval: Motion to approve Resolution 2023-_____, authorizing the mayor’s signature on the Security Agreement by Kilgore Properties, LLC, related to the Final Plat of Block 2, Phase I, Sweetwater P.U.D. Subdivision.

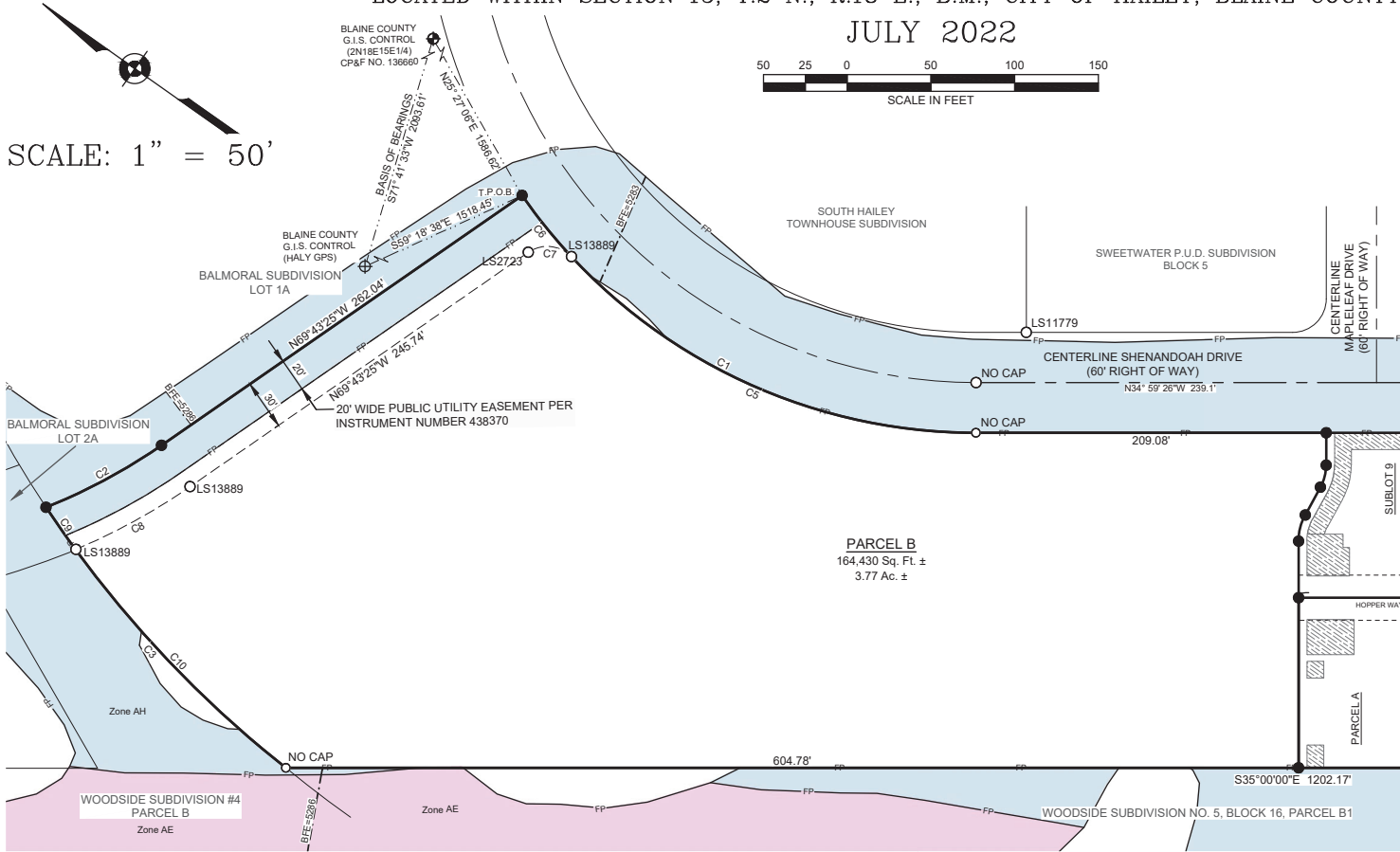
A PLAT SHOWING SWEETWATER P.U.D. TOWNHOUSES, BLOCK 2, PHASE 1

WHEREIN BLOCK 2, SWEETWATER P.U.D. SUBDIVISION IS SUBDIVIDED
LOCATED WITHIN SECTION 15, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

JULY 2022



SCALE: 1" = 50'



LEGEND	
	Property Line
	Unit Line
	Adjoiner's Lot Line
	Centerline of Right of Way
	Building Outline
	Building Tie Line
	Unit Tie Line
	G.I.S. Tie
	Public Utility Easement
	Fence Line
	Snow Storage Easement (See Note 11 & Sheet 8)
	Floodplain
	BFE = Base Flood Elevation
	Flood Zones
	Easement, type and width as shown
	Vacated Former Balmoral Sub Tract A (used to establish northern boundary)
	Found Brass Cap
	Found Stainless Steel Rod in Monument Well
	Found 5/8" Rebar
	Found 1/2" Rebar
	Set 5/8" Rebar, P.L.S. 16670
	Calculated Point, Nothing Set

Curve Table					
Curve	Radius	Length	Delta	Chord Direction	Chord Length
C1	330.00'	318.07'	55° 13' 30"	N07° 23' 37"W	305.90'
C2	350.00'	78.42'	12° 50' 15"	N63° 14' 14"W	78.26'
C3	675.00'	212.36'	18° 01' 33"	S12° 22' 37"W	211.49'
C4	20.00'	31.41'	89° 59' 36"	N10° 00' 22"E	28.28'
C5	330.00'	271.08'	47° 03' 55"	N11° 28' 24"W	263.52'
C6	330.00'	47.00'	8° 09' 35"	N16° 08' 21"E	46.96'
C7	20.00'	28.17'	80° 42' 42"	N29° 11' 12"W	25.90'
C8	380.00'	78.21'	11° 47' 34"	N63° 45' 54"W	78.07'
C9	675.00'	30.74'	2° 36' 33"	S20° 05' 07"W	30.74'
C10	675.00'	181.62'	15° 25' 00"	S11° 04' 20"W	181.08'
C11	32.50'	16.28'	28° 41' 41"	N69° 21' 25"E	16.11'
C12	27.50'	13.77'	28° 41' 41"	N69° 21' 25"E	13.63'

SURVEY NARRATIVE AND NOTES

- THE BOUNDARY INFORMATION SHOWN IS BASED ON FOUND MONUMENTS AND THE RECORDED PLAT OF SWEETWATER P.U.D. SUBDIVISION, INSTRUMENT NUMBER 576317, RECORDS OF BLAINE COUNTY, IDAHO. ALL FOUND MONUMENTS HAVE BEEN ACCEPTED. MISSING PROPERTY CORNERS HAVE BEEN RESET BY PROPORTIONING RECORD DISTANCES. REFER TO THE PLAT NOTES, CONDITIONS, COVENANTS, AND/OR RESTRICTIONS ON THE ORIGINAL PLAT OF SWEETWATER P.U.D. SUBDIVISION, RECORDED AS INSTRUMENT NO. 576317, THE ORIGINAL PLAT OF WOODSIDE SUBDIVISION FINAL PLAT NO. 5 RECORDED AS INSTRUMENT NO. 150393, AND THE ORIGINAL PLAT OF WOODSIDE SUBDIVISION FINAL PLAT NO. 22 RECORDED AS INSTRUMENT NO. 152517. THE ABOVE MENTIONED PLATS PER RECORDS OF BLAINE COUNTY, IDAHO. ADDITIONAL DOCUMENTS USED IN THE COURSE OF THIS SURVEY INCLUDE:

WOODSIDE SUBDIVISION #4,	INSTRUMENT NO. 150392
WOODSIDE SUBDIVISION #5,	INSTRUMENT NO. 150393
BALMORAL SUBDIVISION,	INSTRUMENT NO. 439351
SOUTH HAILEY TOWNHOUSE,	INSTRUMENT NO. 206882
LOTS 3B AND 4B, BALMORAL SUBDIVISION,	INSTRUMENT NO. 457308
- REFER TO THE MASTER DECLARATION OF CC&R'S FOR THE ORIGINAL PLAT OF SWEETWATER P.U.D. SUBDIVISION RECORDED AS INSTRUMENT NO. 576318, RECORDS OF BLAINE COUNTY, IDAHO AND AMENDMENTS THERETO.
- LOT OWNERS, THEIR TENANTS, AND GUESTS ARE ADVISED THAT THIS PROPERTY IS LOCATED NEAR THE FRIEDMAN MEMORIAL AIRPORT. PRESENT AND FUTURE IMPACTS MAY BE ANNOYING AND INTERFERE WITH THE UNRESTRICTED USE AND ENJOYMENT OF PROPERTY. THESE NOISE IMPACTS MAY CHANGE OVER TIME BY VIRTUE OF GREATER NUMBERS OF AIRCRAFT, LOUDER AIRCRAFT, SEASONAL VARIATIONS, AND TIME-OF-DAY VARIATIONS; THAT CHANGES TO AIRPORT, AIRCRAFT, AND AIR TRAFFIC CONTROL OPERATING PROCEDURES OR IN AIRPORT LAYOUT COULD RESULT IN INCREASED NOISE IMPACTS; AND THAT THE USER'S OWN PERSONAL PERCEPTIONS OF THE NOISE EXPOSURE COULD CHANGE AND THAT HIS OR HER SENSITIVITY TO AIRCRAFT NOISE COULD INCREASE.
- THE TOWNHOUSE SUBDIVISION IS SUBJECT TO THE TOWNHOUSE DECLARATION, RECORDED AS INSTRUMENT NO. _____, RECORDS OF BLAINE COUNTY, IDAHO.
- REFER TO THE SWEETWATER P.U.D. AGREEMENT RECORDED AS INSTRUMENT NO. 542953, RECORDS OF BLAINE COUNTY, IDAHO AND AMENDMENTS THERETO.
- THE EXISTING PHYSICAL BOUNDARIES OF THE COMMON UNIT WALL AS ORIGINALLY CONSTRUCTED OR AS RECONSTRUCTED IN LIEU THEREOF SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED OR DEPICTED IN THE DECLARATION, PLATS OR DEEDS, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN THE ACTUAL LOCATION AND BOUNDARIES SHOWN.
- A MUTUAL RECIPROCAL EASEMENT FOR SIDEWALKS AND UTILITIES IS GRANTED WITHIN SUBLOTS 9-15D TO BENEFIT THE SWEETWATER P.U.D. HOMEOWNERS.
- THE PROPERTY SHOWN HEREON IS AFFECTED BY ADDITIONAL EXCEPTIONS AS PROVIDED IN A TITLE REPORT BY AMERITITLE WITH THE COMMITMENT DATE OF 10/05/06 @ 8:00am AND ORDER NO. 56933.
- PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR A FREE AND UNOBSTRUCTED PASSAGE OF AIRCRAFT IN, THROUGH, AND ACROSS THE AIRSPACE ABOVE THE ELEVATION 6,115 FEET MEAN SEA LEVEL DATUM, EXECUTED BY SAWTOOTH TITLE COMPANY, INC., AN IDAHO CORPORATION, TRUSTEE, TO CITY OF HAILEY, BLAINE COUNTY, IDAHO, RECORDED JULY 17, 1973, AS INSTRUMENT NO. 150169.
- DEVELOPMENT AGREEMENT RECORDED JANUARY 27, 2005, AS INSTRUMENT NO. 515668.
- THE 100-YR FLOODPLAIN AREA DESIGNATED ON THIS MAP IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, GALENA ENGINEERING, INC. NEITHER REPRESENTS, GUARANTIES, WARRANTS, NOR IMPLIES THAT AREAS OUTSIDE OF THE DESIGNATED FLOODPLAIN AREA ARE SAFE AND FREE FROM FLOODS OR FLOOD DANGER.

FLOOD INFORMATION IS BASED ON THE FLOOD INSURANCE STUDY FOR CITY OF HAILEY, BLAINE COUNTY, IDAHO, COMMUNITY NUMBER 16013C, PANEL NO'S 0688 E AND 0856 E, DATED NOVEMBER 26, 2010, LETTER OF MAP REVISION (LOMR) CASE NO. 12-10-0384P, DATED JULY 5, 2012, AND LETTER OF MAP AMENDMENT (LOMA) CASE 13-10-0028A, DATED DECEMBER 28, 2012. VERTICAL DATUM IS NAVD88. FLOOD ZONE(S): THE ENTIRETY OF ALL FLOOD ZONES ARE REMOVED FROM PARCEL DUE TO LETTER OF MAP AMENDMENT (LOMA) CASE 13-10-0028A, DATED DECEMBER 28, 2012.

BASE FLOOD ELEVATIONS (BFE) ARE REMOVED FROM PARCEL DUE TO LETTER OF MAP AMENDMENT (LOMA) CASE 13-10-0028A, DATED DECEMBER 28, 2012.

FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY THE FLOOD HAZARD OVERLAY DISTRICT (FH) AS DEFINED BY TITLE 17, CHAPTER 17.04, ARTICLE J, HAILEY CITY CODE.

- ZONING IS LIMITED BUSINESS (LB).
- SNOW STORAGE EASEMENTS WITHIN SUBLOTS 9 THRU 15D TO BENEFIT THE SWEETWATER P.U.D. HOMEOWNERS ARE GRANTED AS SHOWN HEREON.
- PRIVATE DRIVES CANNOT BE BUILT UPON.

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 _____ South Central District Health Dept., EHS



SWEETWATER P.U.D. TOWNHOUSES
BLOCK 2, PHASE 1

GALENA ENGINEERING, INC.
HAILEY, IDAHO

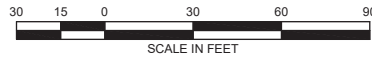
SHEET 1 OF 9
Job No. 7778

A PLAT SHOWING SWEETWATER P.U.D. TOWNHOUSES, BLOCK 2, PHASE 1

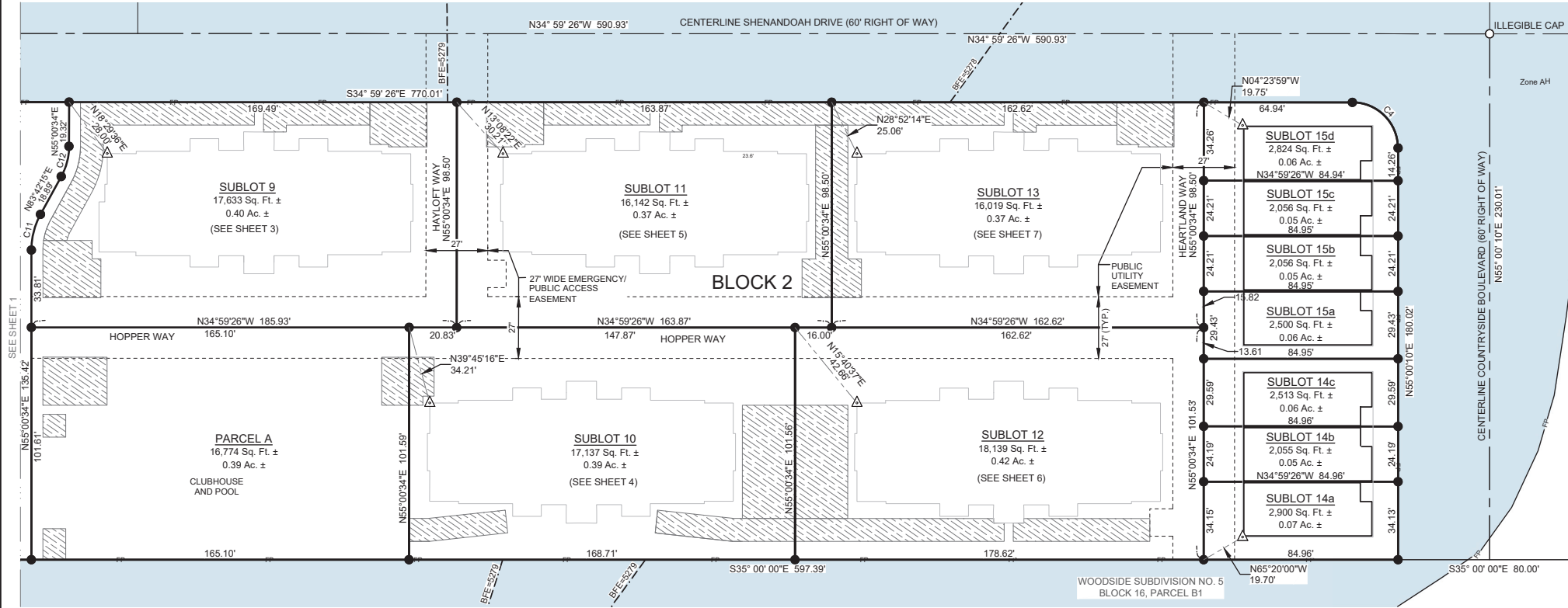
WHEREIN BLOCK 2, SWEETWATER P.U.D. SUBDIVISION IS SUBDIVIDED
LOCATED WITHIN SECTION 15, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

JULY 2022

SCALE: 1" = 30'



*SEE PAGES 3-7 FOR SUBLot BREAKDOWN
*SEE PAGE 8 FOR SNOW STORAGE BEARINGS AND DISTANCES

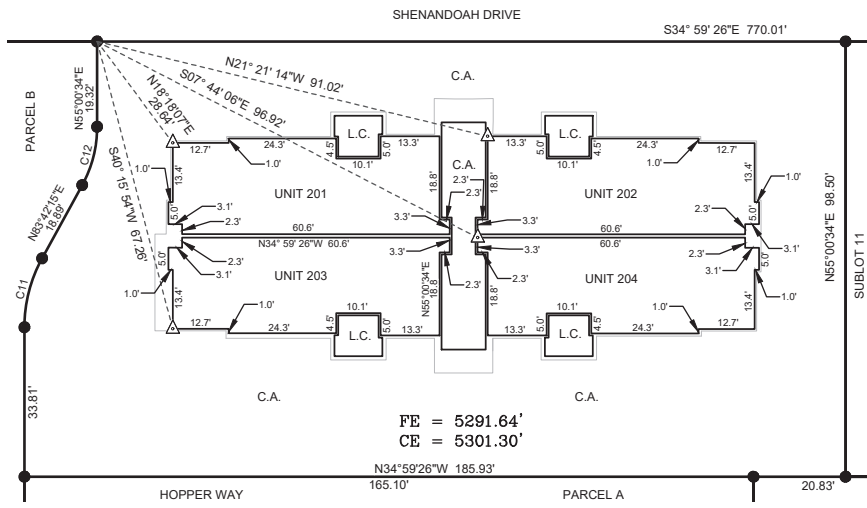
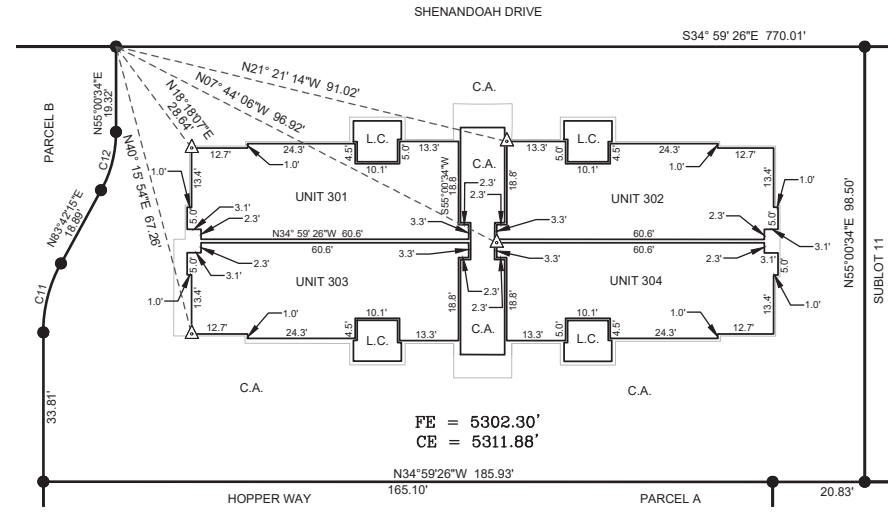
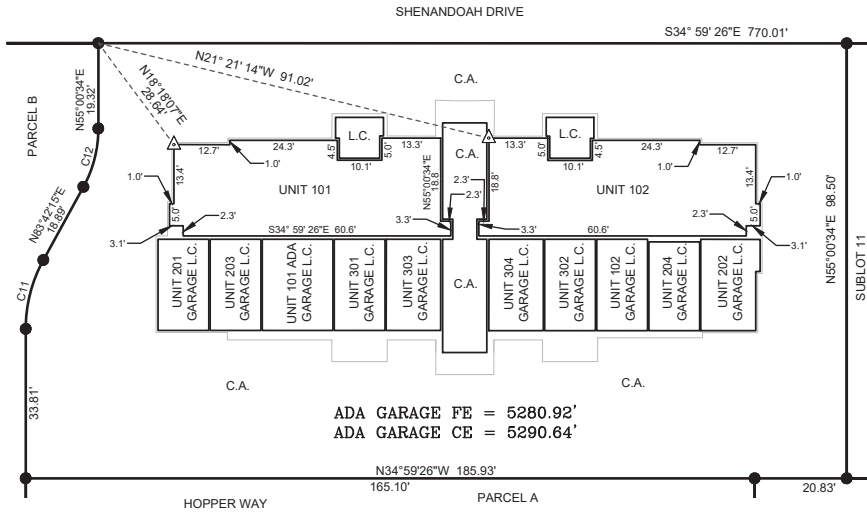
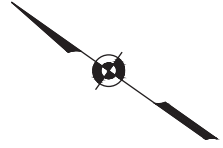


LEGEND	
	Property Line
	Unit Line
	Adjoiner's Lot Line
	Centerline of Right of Way
	Building Outline
	Building Tie Line
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	Public Utility Easement
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	Snow Storage Easement (See Note 11 & Sheet 8)
	Floodplain
	BFE = Base Flood Elevation
	Flood Zones
	Easement, type and width as shown
	Vacated Former Balmoral Sub Tract A (used to establish northern boundary)
	Found Stainless Steel Rod in Monument Well
	Found 5/8" Rebar
	Found 1/2" Rebar
	Set 5/8" Rebar, P.L.S. 16670
	Calculated Point, Nothing Set
	Found Brass Cap

PRELIMINARY
PROFESSIONAL LAND SURVEYOR
LICENSED
STATE OF IDAHO
MARK E. PHILLIPS

SWEETWATER P.U.D. TOWNHOUSES
BLOCK 2, PHASE 1
GALENA ENGINEERING, INC.
HAILEY, IDAHO
SHEET 2 OF 9
Job No. 7778

A PLAT SHOWING SWEETWATER P.U.D. TOWNHOUSES, BLOCK 2, PHASE 1 SUBLOT 9



LEGEND

- Property Line
- Unit Line
- - - Unit Tie Line
- Building Outline
- Set 5/8" Rebar, P.L.S. 16670
- △ Calculated Point, Nothing Set
- C.A. Common Area
- L.C. Limited Common
- FE Floor Elevation
- CE Ceiling Elevation

CONDOMINIUM NOTES

1. HORIZONTAL OR SLOPING PLANES SHOWN HEREON ARE TOP OF FINISHED SUBFLOOR AND BOTTOM OF FINISHED CEILING; VERTICAL PLANES ARE FINISHED SURFACES OF INTERIOR WALLS. SOME STRUCTURAL MEMBERS EXTEND INTO UNITS, LIMITED COMMON AREAS AND PARKING SPACES.
2. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT 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, AND/OR DEEDS, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES SHOWN IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, AND THE ACTUAL BOUNDARIES OF THE UNITS IN THE BUILDINGS.
3. PROPERTY SHOWN HEREON IS SUBJECT TO TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED BY APPLICABLE CONDOMINIUM LAW OR THE CONDOMINIUM DECLARATION RECORDED UNDER INSTRUMENT NUMBER _____ RECORDS OF BLAINE COUNTY, IDAHO. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AND LIMITED COMMON AREA.
4. ALL AREA OUTSIDE OF UNITS THAT IS NOT DESIGNATED AS LIMITED COMMON IS COMMON AREA. AREAS OF "COMMON" OR "LIMITED COMMON" ARE SHOWN BY DIAGRAM.
5. BUILDING TIES ARE TO THE INTERIOR CORNERS OF UNIT WALLS. ELEVATION DATUM IS NAVD 1988.
6. UTILITY EASEMENTS NECESSARY TO ALLOW FOR ACCESS AND MAINTENANCE OF UTILITIES SERVING UNITS OTHER THAN THE UNIT THEY ARE LOCATED IN ARE HEREBY GRANTED BY THIS PLAT.



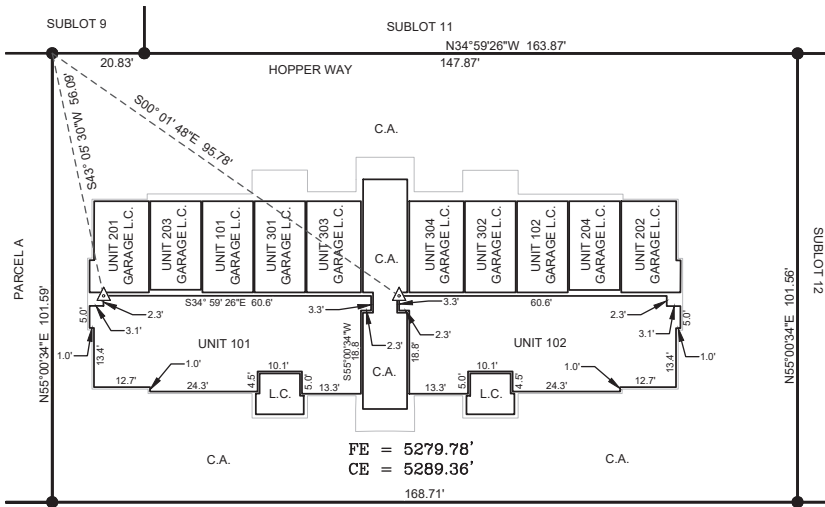
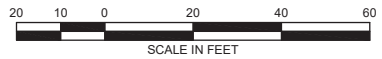
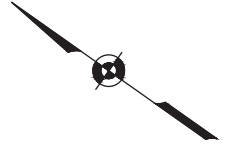
MARK E. PHILLIPS, P.L.S. 16670

SWEETWATER P.U.D. TOWNHOUSES
BLOCK 2, PHASE 1

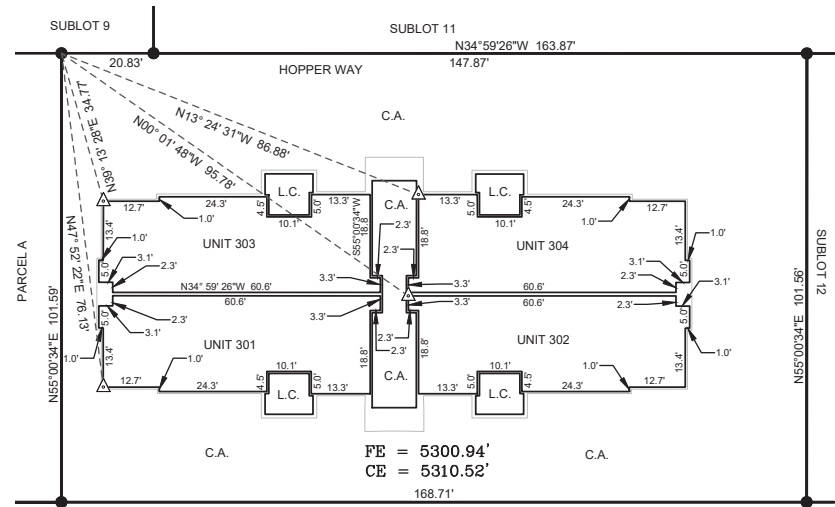
GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 3 OF 9
Job No. 7778

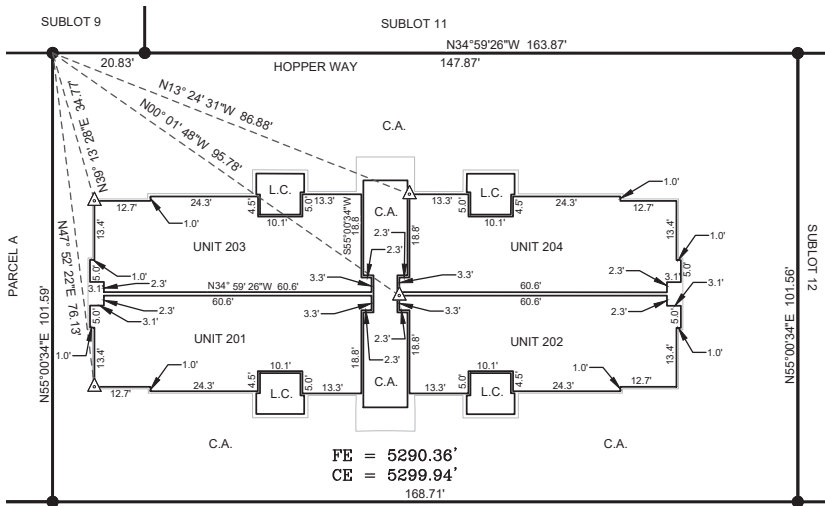
A PLAT SHOWING SWEETWATER P.U.D. TOWNHOUSES, BLOCK 2, PHASE 1 SUBLOT 10



1ST FLOOR
SCALE: 1" = 20'



3RD FLOOR
SCALE: 1" = 20'



2ND FLOOR
SCALE: 1" = 20'

LEGEND

- Property Line
- Unit Line
- - - Unit Tie Line
- Building Outline
- Set 5/8" Rebar, P.L.S. 16670
- ▲ Calculated Point, Nothing Set
- C.A. Common Area
- L.C. Limited Common
- FE Floor Elevation
- CE Ceiling Elevation

CONDOMINIUM NOTES

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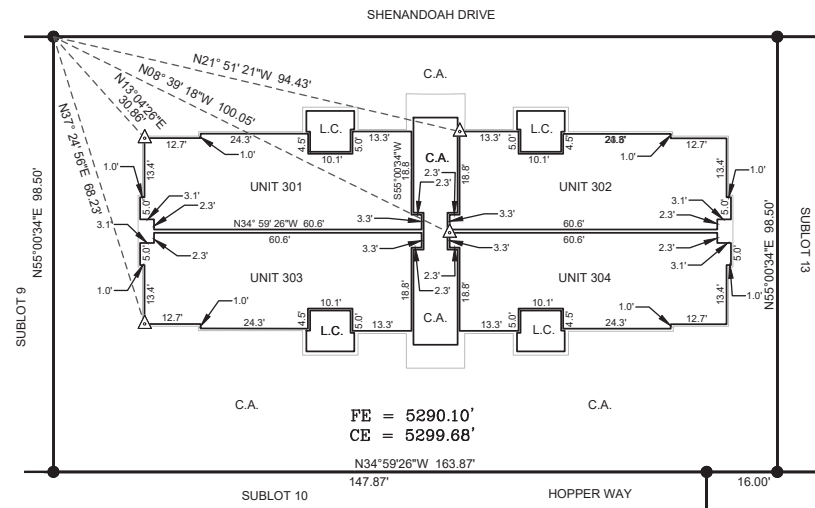
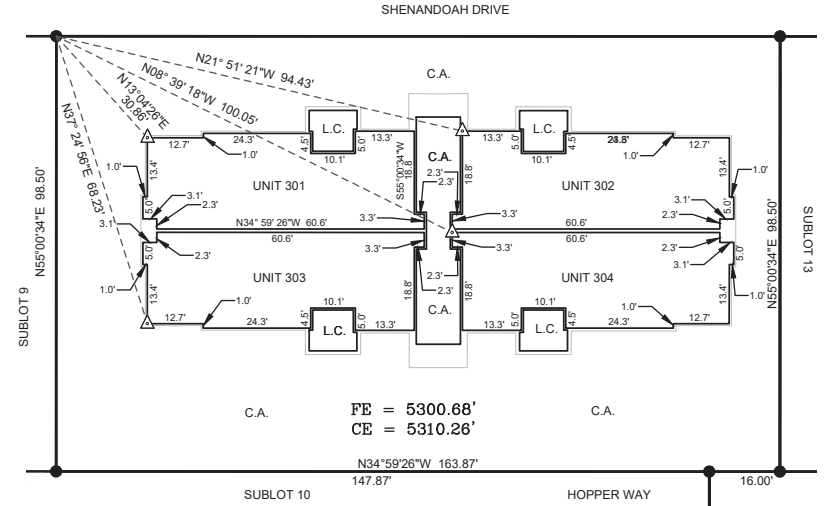
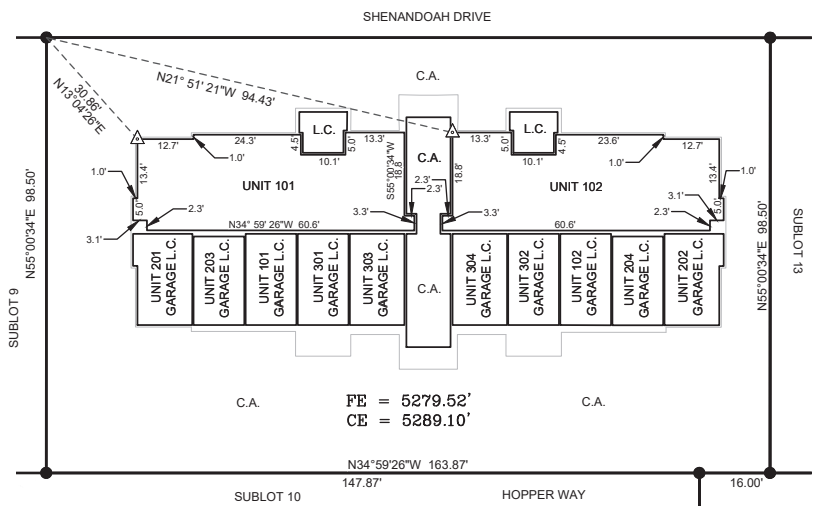
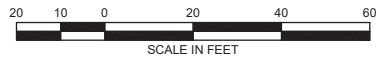
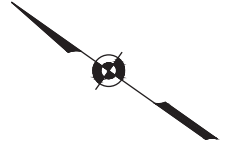
MARK E. PHILLIPS, P.L.S. 16670

SWEETWATER P.U.D. TOWNHOUSES
BLOCK 2, PHASE 1

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 4 OF 9
Job No. 7778

A PLAT SHOWING SWEETWATER P.U.D. TOWNHOUSES, BLOCK 2, PHASE 1 SUBLOT 11



LEGEND

- Property Line
- Unit Line
- - - Unit Tie Line
- ▭ Building Outline
- Set 5/8" Rebar, P.L.S. 16670
- △ Calculated Point, Nothing Set
- C.A. Common Area
- L.C. Limited Common
- FE Floor Elevation
- CE Ceiling Elevation

CONDOMINIUM NOTES

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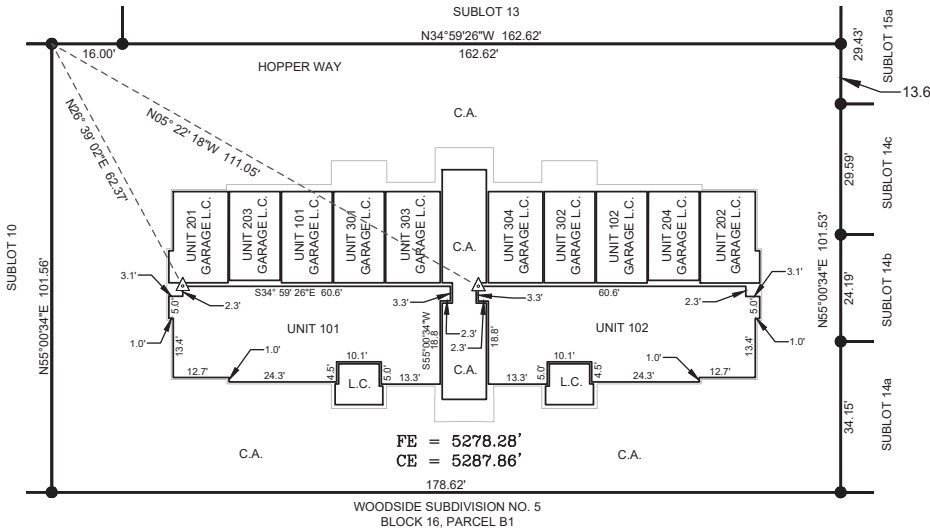
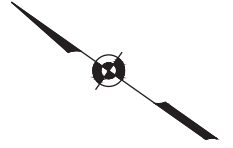
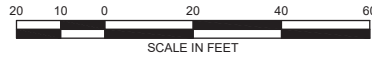
MARK E. PHILLIPS, P.L.S. 16670

SWEETWATER P.U.D. TOWNHOUSES
BLOCK 2, PHASE 1

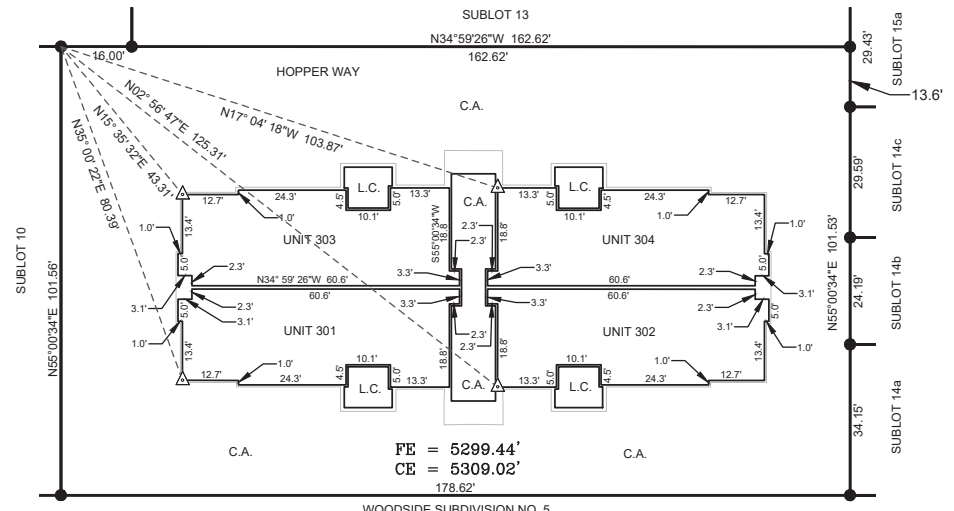
GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 5 OF 9
Job No. 7778

A PLAT SHOWING SWEETWATER P.U.D. TOWNHOUSES, BLOCK 2, PHASE 1 SUBLOT 12



1ST FLOOR
SCALE: 1" = 20'



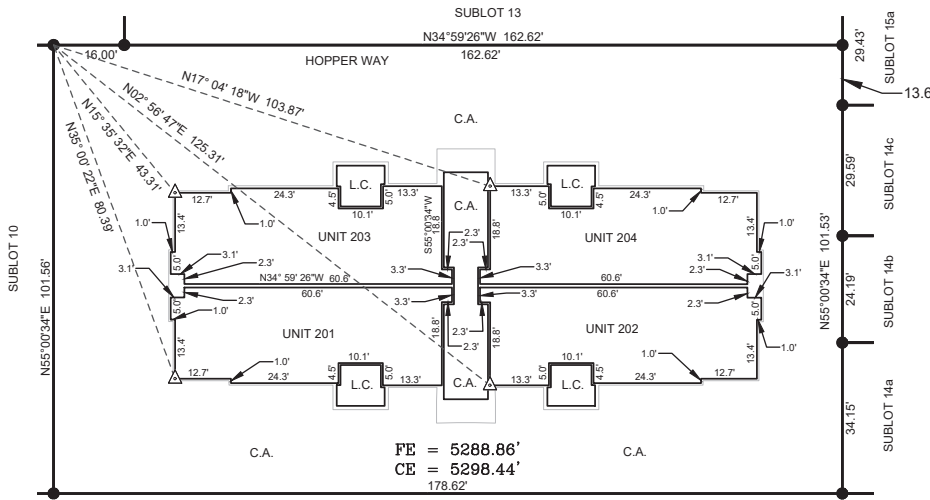
3RD FLOOR
SCALE: 1" = 20'

LEGEND

- Property Line
- Unit Line
- Unit Tie Line
- Building Outline
- Set 5/8" Rebar, P.L.S. 16670
- Calculated Point, Nothing Set
- Common Area
- Limited Common
- Floor Elevation
- Ceiling Elevation

CONDOMINIUM NOTES

1. HORIZONTAL OR SLOPING PLANES SHOWN HEREON ARE TOP OF FINISHED SUBFLOOR AND BOTTOM OF FINISHED CEILING; VERTICAL PLANES ARE FINISHED SURFACES OF INTERIOR WALLS. SOME STRUCTURAL MEMBERS EXTEND INTO UNITS, LIMITED COMMON AREAS AND PARKING SPACES.
2. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT 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, AND/OR DEEDS, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES SHOWN IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, AND THE ACTUAL BOUNDARIES OF THE UNITS IN THE BUILDINGS.
3. PROPERTY SHOWN HEREON IS SUBJECT TO TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED BY APPLICABLE CONDOMINIUM LAW OR THE CONDOMINIUM DECLARATION RECORDED UNDER INSTRUMENT NUMBER _____, RECORDS OF BLAINE COUNTY, IDAHO. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AND LIMITED COMMON AREA.
4. ALL AREA OUTSIDE OF UNITS THAT IS NOT DESIGNATED AS LIMITED COMMON IS COMMON AREA. AREAS OF "COMMON" OR "LIMITED COMMON" ARE SHOWN BY DIAGRAM.
5. BUILDING TIES ARE TO THE INTERIOR CORNERS OF UNIT WALLS. ELEVATION DATUM IS NAVD 1988.
6. UTILITY EASEMENTS NECESSARY TO ALLOW FOR ACCESS AND MAINTENANCE OF UTILITIES SERVING UNITS OTHER THAN THE UNIT THEY ARE LOCATED IN ARE HEREBY GRANTED BY THIS PLAT.



2ND FLOOR
SCALE: 1" = 20'



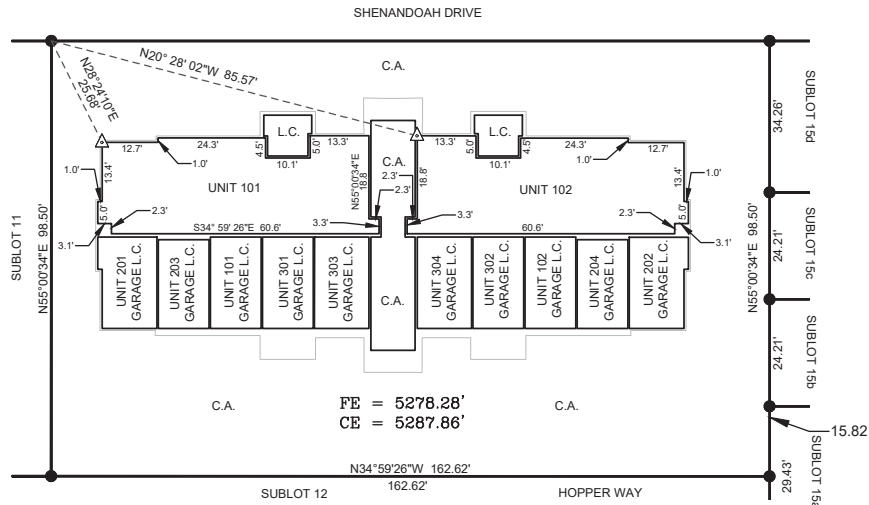
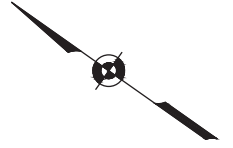
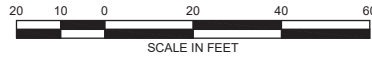
MARK E. PHILLIPS, P.L.S. 16670

SWEETWATER P.U.D. TOWNHOUSES
BLOCK 2, PHASE 1

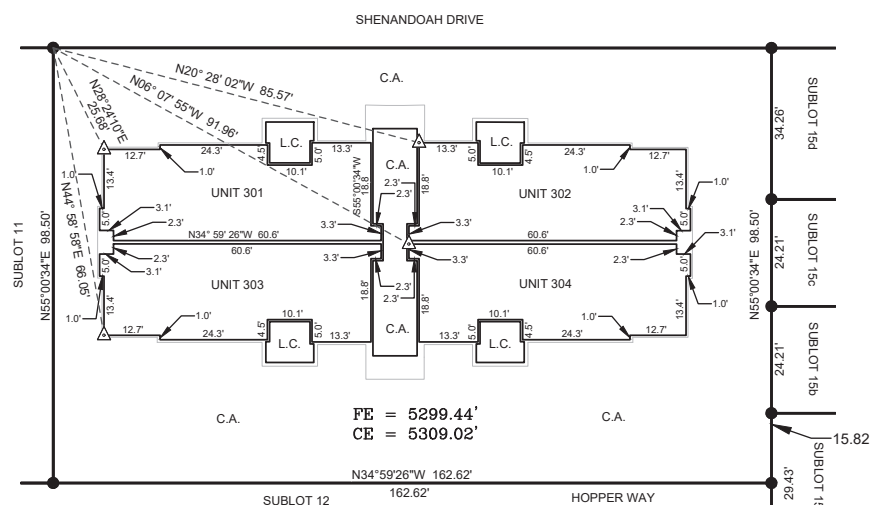
GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 6 OF 9
Job No. 7778

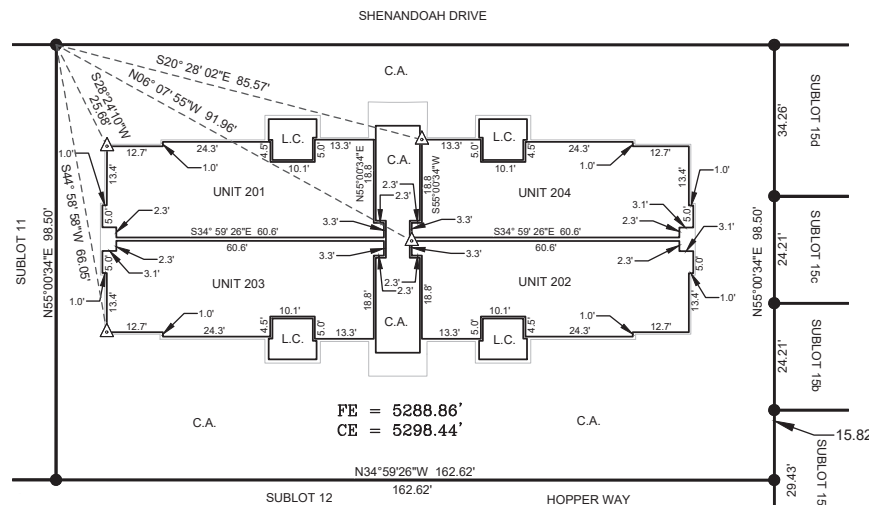
A PLAT SHOWING SWEETWATER P.U.D. TOWNHOUSES, BLOCK 2, PHASE 1 SUBLOT 13



1ST FLOOR
SCALE: 1" = 20'



3RD FLOOR
SCALE: 1" = 20'



2ND FLOOR
SCALE: 1" = 20'

LEGEND

	Property Line
	Unit Line
	Unit Tie Line
	Building Outline
	Set 5/8" Rebar, P.L.S. 16670
	Calculated Point, Nothing Set
	C.A. Common Area
	L.C. Limited Common
	FE Floor Elevation
	CE Ceiling Elevation

CONDOMINIUM NOTES

- HORIZONTAL OR SLOPING PLANES SHOWN HEREON ARE TOP OF FINISHED SUBFLOOR AND BOTTOM OF FINISHED CEILING; VERTICAL PLANES ARE FINISHED SURFACES OF INTERIOR WALLS. SOME STRUCTURAL MEMBERS EXTEND INTO UNITS, LIMITED COMMON AREAS AND PARKING SPACES.
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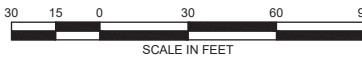
MARK E. PHILLIPS, P.L.S. 16670

SWEETWATER P.U.D. TOWNHOUSES
BLOCK 2, PHASE 1

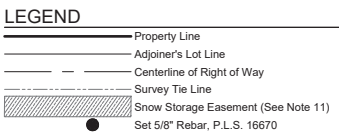
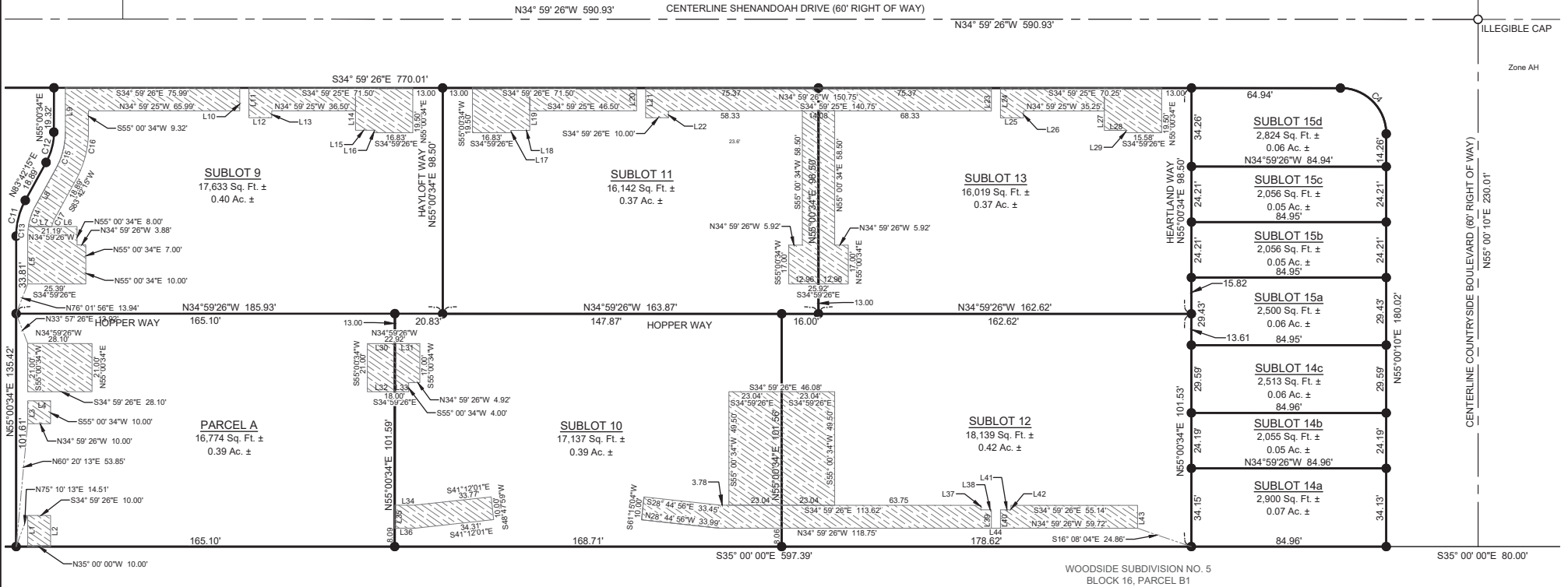
GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 7 OF 9
Job No. 7778

A PLAT SHOWING SWEETWATER P.U.D. TOWNHOUSES, BLOCK 2, PHASE 1 SNOW STORAGE EASEMENT



SCALE: 1" = 30'



Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Direction
C13	4.21'	27.50'	8° 46' 21"	2.11'	4.21'	S59° 23' 45"W
C14	9.56'	27.50'	19° 55' 20"	4.83'	9.51'	S73° 44' 35"W
C15	16.27'	32.50'	28° 41' 16"	8.31'	16.10'	S69° 21' 37"W
C16	21.28'	42.50'	28° 41' 16"	10.87'	21.06'	S69° 21' 37"W
C17	4.53'	17.50'	14° 49' 41"	2.28'	4.52'	S76° 17' 25"W

Line Table		
Line #	Length	Direction
L1	13.62	N55° 00' 34"E
L2	13.62	S55° 00' 34"W
L3	10.00	N55° 00' 34"E
L4	10.00	S34° 59' 26"E
L5	20.81	S55° 00' 34"W
L6	11.00	S34° 59' 26"E
L7	10.19	S34° 59' 26"E
L8	18.89	S83° 42' 15"W
L9	19.32	N55° 00' 34"E
L10	10.00	S55° 00' 34"W
L11	13.00	N55° 00' 34"E
L12	10.00	N34° 59' 26"W
L13	3.00	S55° 00' 34"W
L14	8.50	S55° 00' 34"W
L15	8.17	S34° 59' 26"E

Line Table		
Line #	Length	Direction
L16	1.00	S55° 00' 34"W
L17	1.00	N55° 00' 34"E
L18	8.17	S34° 59' 26"E
L19	8.50	S55° 00' 34"W
L20	10.00	N55° 00' 34"E
L21	13.00	S55° 00' 34"W
L22	3.00	N55° 00' 34"E
L23	10.00	N55° 00' 34"E
L24	13.00	N55° 00' 34"E
L25	10.00	N34° 59' 26"W
L26	3.00	S55° 00' 34"W
L27	8.50	S55° 00' 34"W
L28	9.42	S34° 59' 26"E
L29	1.00	S55° 00' 34"W
L30	12.00	S34° 59' 26"E

Line Table		
Line #	Length	Direction
L31	10.92	S34° 59' 26"E
L32	12.00	S34° 59' 26"E
L33	6.00	S34° 59' 26"E
L34	8.46	S34° 59' 33"E
L35	10.00	S55° 00' 27"W
L36	9.00	S34° 59' 33"E
L37	2.00	S55° 00' 34"W
L38	4.58	S34° 59' 26"E
L39	8.00	S55° 00' 34"W
L40	8.00	N55° 00' 34"E
L41	4.58	S34° 59' 26"E
L42	2.00	N55° 00' 34"E
L43	10.00	S55° 00' 34"W
L44	4.00	N34° 59' 26"W



MARK E. PHILLIPS, P.L.S. 16670

SWEETWATER P.U.D. TOWNHOUSES
BLOCK 2, PHASE 1

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 8 OF 9
Job No. 7778

CITY OF HAILEY
RESOLUTION NO. 2023-_____

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY
AUTHORIZING THE EXECUTION OF A SECURITY AGREEMENT RELATED TO
THE FINAL PLAT OF BLOCK 2, PHASE I, SWEETWATER PUD SUBDIVISION.**

WHEREAS, the City of Hailey has approved the Final Plat by Kilgore Properties, LLC, for the Final Plat of Block 2, Phase I, Sweetwater PUD Subdivision, on May 8, 2023, and

WHEREAS, the approval included the associated improvements to Block 2, Phase I, Sweetwater PUD Subdivision, as well as within the public right-of-way, and

WHEREAS, this Resolution authorizes the mayor's signature on the attached documents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey approves the Security Agreement related to the Final Plat by Kilgore Properties, LLC, for Block 2, Phase I, Sweetwater PUD Subdivision.

Passed this ___ day of _____, 2023.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

RECEIVED

APR 27 2023

Per _____

**SECURITY AGREEMENT
RE: SWEETWATER TOWNHOUSES**

This SECURITY AGREEMENT RE: SWEETWATER TOWNHOUSES is made and entered into as of April 18th, 2023 (the "Effective Date"), by and between Sweetwater Communities, LLC, a Utah limited liability company, whose mailing address is 10421 South Jordan Gateway #200, South Jordan, Utah 84095 ("Sweetwater"), and the City of Hailey, Idaho, a municipal corporation ("Hailey").

WHEREAS, on October 4, 2021, the Planning and Zoning Commission of Hailey considered a Preliminary Plat Application by Sweetwater, represented by Matt Watson, to be located at Block 2, Sweetwater P.U.D. Townhouses (vacant lot on the corner of Shenandoah Drive and Countryside Boulevard), to consist of 12 sublots (the "Property"). On October 18, 2021, the Planning and Zoning Commission of Hailey approved the Finding of Facts for the Preliminary Plat. On December 13, 2021, the City Council of Hailey approved the Finding of Fact for the Preliminary Plat. Findings of Fact for Design Review was approved for this project on August 16, 2021 (see Findings of Fact, Conclusions of Law, and Decision, dated September 7, 2021 (the "Decision"), attached hereto as Exhibit A);

WHEREAS, in conjunction with the Building Permit, Sweetwater has made application for final subdivision plat approval (final plat attached hereto as Exhibit "B") and recordation of the Property after receiving preliminary plat approval from Hailey thereof as set forth in the Decision and, as a condition thereof, Sweetwater is required by the Hailey City Council to post security therefore consistent with the Hailey City Code §16.03.030.K, for the construction of improvements in accordance with the Decision (collectively, the "Improvements").

NOW, THEREFORE, Sweetwater and Hailey hereby covenant and agree as follows:

Sweetwater, simultaneously with the execution of this Agreement, deposits with Hailey:

A surety bond (the "Surety bond"), from Atlantic Specialty Insurance Company, whose mailing address is 605 Highway 169 North, Suite 800, Plymouth, MN 55441, in the principal total amount of SEVEN HUNDRED TWENTY SIX THOUSAND ONE HUNDRED SEVENTY THREE AND 21/100 DOLLARS (\$726,173.21) as security for complete performance and construction of the Improvements upon the following terms and conditions:

1. Sweetwater shall complete construction of the Improvements on or before February 28, 2025, or the amount of the Surety bond will be due and payable to Hailey up to the full amount thereof and Hailey may draw upon the

Surety bond as Hailey in its reasonable discretion determines necessary to complete the Improvements or any portion thereof.

2. The Surety bond shall be made solely in the name of the City of Hailey, Idaho, and the Surety bond shall be held by Hailey in lieu of the owner of the Property filing or depositing a performance bond with Hailey.

3. In the event Sweetwater fails or refuses to complete the Improvements or any portion thereof on or before the date as set forth in Paragraph 1 hereinabove, Hailey shall have the right, but not the obligation, to draw the funds from the Surety bond and apply the proceeds thereof to construction of the Improvements or any portion thereof. To the extent the funds are drawn upon from the Surety bond, they must be used for the construction of the Improvements or returned to Sweetwater.

4. In case of default by Sweetwater, if the total cost of construction of the Improvements is less than the amount of the Surety bond, Hailey agrees to return to Sweetwater the unused portion of the Surety bond funds. However, if the cost of installing or constructing the Improvements is greater than the amount of the Surety bond, Sweetwater agrees to reimburse and hold harmless Hailey for any and all additional costs and expenses incurred by Hailey associated with installing and constructing the Improvements.

5. In the event Sweetwater completes construction of the Improvements on or before the dates set forth in Paragraph Number 1 herein above, Hailey shall release the funds the Surety bond, including any and all interest accrued thereon, if any, to Sweetwater upon receiving written notice by the Hailey City Engineer that the Improvements have been installed according to applicable ordinances, regulations, plans and specifications, and that the same has been inspected and approved by the City Engineer. Sweetwater may apply for a partial release of funds from Hailey and the Hailey City Council may so authorize release by the City Clerk of an appropriate proportion of the amount held as security upon completion of a substantial portion of the Improvements, and the inspection and approval thereof by the City Engineer. In such cases, Hailey shall retain sufficient security for completion of all the Improvements in compliance with this Agreement.

6. This Agreement is not a guarantee that any of the Improvements will be constructed nor does not obligate Hailey in any way to complete any of said Improvements. This Agreement is not intended nor shall it be construed as a third-party beneficiary contract or creating any third-party beneficiary rights.

[signatures on following page]

SIGNATURE PAGE TO
SECURITY AGREEMENT
RE: SWEETWATER TOWNHOUSES

IN WITNESS WHEREOF, the parties hereto have signed this document the day and year first written above.


SWEETWATER COMMUNITIES, LLC
a Utah limited liability company

By: 
Jason Kilgore
Manager

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 18 day of April, 2023, before me, a Notary Public, in and for said County and State, personally appeared Jason Kilgore, known or identified to me on the basis of satisfactory evidence, to be the manager of Sweetwater Communities, LLC, a Utah limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC FOR UTAH 
Residing at: Salt Lake
My commission expires: 2/28/25



SIGNATURE PAGE TO
SECURITY AGREEMENT
RE: SWEETWATER TOWNHOUSES

IN WITNESS WHEREOF, the parties hereto have signed this document the day and year first written above.

THE CITY OF HAILEY, IDAHO

By: _____
Martha Burke
Mayor

STATE OF IDAHO)
) ss.
COUNTY OF BLAINE)

On this ____ day of _____, 2023, before me, a Notary Public, in and for said County and State, personally appeared Martha Burke, known or identified to me on the basis on satisfactory evidence, to be the duly elected Mayor of the City of Hailey, Idaho, a municipal corporation, the municipal corporation that executed the instrument or the person who executed the instrument on behalf of said municipal corporation, and acknowledged such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC FOR IDAHO

Residing at: _____

My commission expires: _____

SIGNATURE PAGE TO
SECURITY AGREEMENT
RE: SWEETWATER TOWNHOUSES

IN WITNESS WHEREOF, the parties below have signed this document as an attestation on the day and year first written above.

ATTEST:

By: _____
Mary Cone
City Clerk

STATE OF IDAHO)
) ss.
COUNTY OF BLAINE)

On this ____ day of _____, 2023, before me, a Notary Public, in and for said County and State, personally appeared Mary Cone, known or identified to me on the basis on satisfactory evidence, to be the City Clerk of the City of Hailey, Idaho, a municipal corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC FOR UTAH

Residing at: _____

My commission expires: _____

EXHIBIT A

Preliminary Plat Findings of Fact,
Conclusions of Law and Decision (Planning
and Zoning Commission)

Exhibit B

Plat

SITE IMPROVEMENT PERFORMANCE BOND

Bond No. 800135445

KNOW ALL MEN BY THESE PRESENTS:

That we, Sweetwater Communities, LLC as Principal with our address being 10421 South Jordan Gateway #200, South Jordan, Utah 84095, and the **Atlantic Specialty Insurance Company**, as Surety a corporation duly licensed to conduct business in the state of ID , with its' corporate headquarters and main mailing address at **One Towne Square, Suite 1470 Southfield, Michigan 48076** are held and firmly bound unto The City of Hailey, Idaho with an address of 115 Main Street South, Suite H, Hailey, ID, 83333 as Obligees, in the sum of Six Hundred Seventy-Seven Thousand Ninety-Four and 18/100 (\$677,094.18) Dollars, for which payment, well and truly to be made, we bind ourselves, our heirs, executors and successors, jointly and severally firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, the above named Principal, has agreed to construct in the Preliminary Plat Application the following improvements: Located at Block 2, Sweetwater P.U.D. Townhouses (vacant lot on the corner of Shenandoah Drive and Countryside Boulevard)

NOW, THEREFORE, the condition of this obligation is such, that if the above Principal shall well and truly perform said construction in accordance with agreement(s) between Principal and Obligees during the original term thereof or of any extension of said term that may be granted by the Obligees with or without notice to the Surety, this obligation shall be void, otherwise it shall remain in full force and effect.

IN WITNESS WHEREOF, the seal and signature of said Principal is hereto affixed and the corporate seal and the name of the said Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact, this 21st day of March, 2023.

Atlantic Specialty Insurance Company

By: Kelli E. Housworth
Kelli E. Housworth, Attorney-in-Fact

Sweetwater Communities, LLC

By: Jason Kilgore
Jason Kilgore - Manager
Print Name & Title



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Sheila J. Montoya, John Browning, Jodi L. Jennings, Justin Tomlin, Thomas F McCoy Jr, Kelli E Housworth, Susan J Lattarulo**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

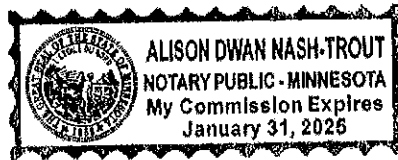
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.



By *Paul J. Brehm*
Paul J. Brehm, Senior Vice President

STATE OF MINNESOTA
HENNEPIN COUNTY

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Alison Nash-Trout
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 21st day of March, 2023



Kara Barrow
Kara Barrow, Secretary

This Power of Attorney expires
January 31, 2025

INCREASE PENALTY RIDER

BOND AMOUNT \$677,094.18 BOND NO. 800135445

To be attached and form a part of Bond No. 800135445 dated the 21st Day of March, 2023, executed by Atlantic Specialty Insurance Company as surety, on behalf of Sweetwater Communities, LLC as current principal of record, and in favor of The City of Hailey, Idaho, as Obligee for "Improvements" - Primary Plat Application by Sweetwater, to be located at Block 2, Sweetwater P.U.D. Townhouses (vacant lot on the corner of Shenandoah Drive and Countryside Boulevard), and in the amount of Six Hundred Seventy Seven Thousand Ninety Four Dollars and 18/100 (\$677,094.18).

In consideration of the agreed premium charged for this bond, it is understood and agreed that Atlantic Specialty Insurance Company hereby consents that effective from the 21st Day of March, 2023, said bond shall be amended as follows:

THE BOND PENALTY SHALL BE INCREASED:

FROM: Six Hundred Seventy Seven Thousand Ninety Four Dollars and 18/100 (\$677,094.18)

TO: Seven Hundred Twenty Six Thousand One Hundred Seventy Three Dollars and 21/100 (\$726,173.21)

The INCREASE of said bond penalty shall be effective as of the 21st Day of March, 2023, and does hereby agree that the continuity of protection under said bond subject to changes in penalty shall not be impaired hereby, provided that the aggregate liability of the above mentioned bond shall not exceed the amount of liability assumed by it at the time the act and/or acts of default were committed and in no event shall such liability be cumulative.

Signed, sealed and dated this 31st Day of March, 2023

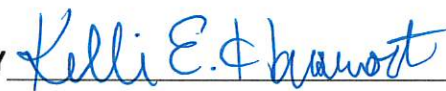
Sweetwater Communities, LLC
PRINCIPAL

BY



Atlantic Specialty Insurance Company
SURETY

BY



Kelli E. Housworth, ATTORNEY-IN-FACT

THE ABOVE BOND IS HEREBY AGREED TO AND ACCEPTED BY:

The City of Hailey, Idaho
OBLIGEE

BY

TITLE



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Sheila J. Montoya, John Browning, Jodi L. Jennings, Justin Tomlin, Thomas F McCoy Jr, Kelli E Housworth, Susan J Lattarulo**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

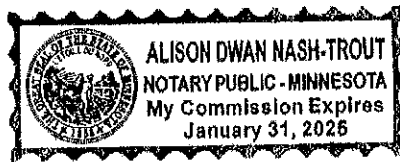
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.



By *Paul J. Brehm*
Paul J. Brehm, Senior Vice President

STATE OF MINNESOTA
HENNEPIN COUNTY

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Alison Nash-Trout
Notary Public

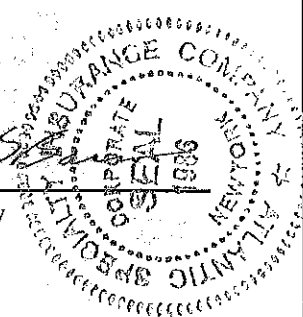
I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed, Dated 31st day of March, 2023



Kara Barrow
Kara Barrow, Secretary

This Power of Attorney expires
January 31, 2025



Sweetwater
Construction Cost for
Sweetwater Block 2 Phase 1 Subdivision

#	Item & Category Description	Unit	Qty	Unit Cost	Item Cost	Category Cost	% Complete	Remaining	Notes
Category A: Roadways									
1	SWPPP set up & maintenance	ea	1	\$4,375.00	\$ 4,375.00		70%	\$ 1,312.50	
2	Site Grading	cy	5666	\$19.93	\$ 112,923.38		70%	\$ 33,877.01	
3	2.5' High-back Curb and Gutter w/ Prep and Backfill	lf	958	\$35.00	\$ 33,530.00		20%	\$ 26,824.00	40% of curb is installed.
4	5' Sidewalk w/ Flatwork Prep & Base	sf	7455	\$7.00	\$ 52,185.00		0%	\$ 52,185.00	
5	3" Asphalt	sf	21538	\$2.50	\$ 53,845.00		10%	\$ 48,460.50	23% complete, but possible repairs needed
6	4" Leveling Course Gravel 3/4" Road Base	sf	21538	\$0.80	\$ 17,230.40		23%	\$ 13,267.41	
7	6" subbase w/2" Minus	sf	21538	\$1.35	\$ 29,076.30		23%	\$ 22,388.75	
8	ADA Ramp	ea	3	\$1,500.00	\$ 4,500.00		0%	\$ 4,500.00	
9	Street sign	ea	13	\$200.00	\$ 2,600.00		0%	\$ 2,600.00	
10	Private Drive Gutter	sf	3145	\$8.50	\$ 26,732.50		0%	\$ 26,732.50	
11	Private Drive Paving	sf	12567	\$4.50	\$ 56,551.50		0%	\$ 56,551.50	
12	12" RCP Storm Drain w/ Bedding & Trench Backfill	lf	300	\$55.00	\$ 16,500.00		20%	\$ 13,200.00	
13	48" New Concrete Drywell	ea	10	\$2,420.00	\$ 24,200.00		20%	\$ 19,360.00	
14	2'x3' Catch Basin w/ Face Inlet & Collar	ea	10	\$2,250.00	\$ 22,500.00		30%	\$ 15,750.00	
						\$ 456,749.08		\$ 337,009.17	
Category B : Water, Sewer, and Landscaping									
Potable Water:									
15	Connect to existing Water Line Stub	ea	2	\$500.00	\$ 2,400.00		90%	\$ 240.00	
16	8" Culinary Water Line w/ Fittings, Bedding, & Backfill	lf	781	\$26.00	\$ 20,306.00		90%	\$ 2,030.60	
17	8" Gate Valve w/ Collar	ea	7	\$1,765.00	\$ 12,355.00		90%	\$ 1,235.50	
18	Fire Hydrant & Valve w/Collar	ea	2	\$3,150.00	\$ 2,000.00		90%	\$ 200.00	
19	Washout Valve	ea	1	\$1,100.00	\$ 1,100.00		90%	\$ 110.00	
20	2" Water Service Lateral and Meter	ea	7	\$4,629.00	\$ 32,403.00		90%	\$ 3,240.30	
21	4" Fire Hydrant Valve and Lateral	ea	5	\$3,890.00	\$ 19,450.00		0%	\$ 19,450.00	
22	2" Irrigation Lateral and meter	ea	1	\$6,163.00	\$ 6,163.00		0%	\$ 6,163.00	
Sewer:									
23	Connect to existing sewer main	ea	1	\$1,310.00	\$ 1,310.00		100%	\$ -	
24	8" PVC Sewer w/ Bedding & Trench Backfill	lf	712	\$30.00	\$ 21,360.00		25%	\$ 16,020.00	
25	4" Sewer Manhole w/ Collar	ea	4	\$2,850.00	\$ 11,400.00		90%	\$ 1,140.00	
26	6" Sewer Lateral w/ Fittings	ea	6	\$850.00	\$ 5,100.00		33%	\$ 3,417.00	2 Condo laterals installed off of Heartland Wy
27	4" Sewer Lateral w/ Fittings	ea	7	\$850.00	\$ 5,950.00		100%	\$ -	
Lighting Improvements:									
28	Street Lights	ea	4	\$5,250.00	\$ 21,000.00		0%	\$ 21,000.00	
29	Garage Lights	ea	29	\$195.00	\$ 5,655.00		0%	\$ 5,655.00	
Landscaping Improvements:									
30	Sod w/Sprinklers	sf	8336	\$2.10	\$ 17,505.60		0%	\$ 17,505.60	
31	Trees	ea	19	\$175.00	\$ 3,325.00		0%	\$ 3,325.00	
32	Shrubs & Plants	ea	282	\$28.00	\$ 7,896.00		0%	\$ 7,896.00	
33	Native Grass Seed	sf	885	\$0.12	\$ 106.20		0%	\$ 106.20	
34	Bark Mulch	sf	5511	\$0.55	\$ 3,031.05		0%	\$ 3,031.05	
35	Rock Mulch	sf	265	\$0.85	\$ 225.25		0%	\$ 225.25	
Dry Utilities:									
36	Idaho Power - Joint Trench	ls	1	\$87,000.00	\$ 87,000.00		100%	\$ -	
						\$ 287,041.10		\$ 111,990.50	
Category C: Construction Surveying, Engineering, and Inspections									
37	City of Hailey Inspections	of Cat. A&	1	1.5%	\$ 11,156.85		0%	\$ 11,156.85	
38	Site Grading	of Cat. A&	1	0.5%	\$ 3,718.95		0%	\$ 3,718.95	
39	Construction Surveying	ea	30	\$450.00	\$ 13,500.00		0%	\$ 13,500.00	
40	Final Plat: Set Monuments	ls	1	\$3,780.00	\$ 3,780.00		0%	\$ 3,780.00	
41	As-Built Preparation	ls	1	\$2,960.00	\$ 2,960.00		0%	\$ 2,960.00	
						\$ 35,115.80		\$ 35,115.80	
Grand Total						\$ 778,905.98		\$ 726,173.21	Remaining to Complete + 50%*

*Hailey City Code 16.03.030, K - Security Required in the amount of the improvements not installed by the developer, plus fifty percent (50%)

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of May 8, 2023

To: Hailey Planning and Zoning Commission

From: Cece Osborn, Community Development City Planner

Overview: Consideration of a City-Initiated Text Amendment amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.02 Definitions, Section 17.02.020: Meaning of Terms or Words and amending, consolidating, and reorganizing Title 17: Zoning Regulations, Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to modernize the Matrix language and related definitions.

Hearing: May 8, 2023

Applicant: City of Hailey

Notice: Notice for the public hearing was mailed to public agencies and published in the Idaho Mountain Express on April 19, 2023.

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

In 2022, the Community Development Staff identified the modernization of Hailey’s Municipal Code as a priority. The current language of the District Use Matrix lists overlapping land uses and, in some cases, contradicts itself. The lack of clear land use definitions and the inconsistencies across zoning can neglect the priorities of the Comprehensive Plan, as well as the stated purposes of the Zoning Districts. Through this Text Amendment process, Staff seeks to clarify the language, organization, and requirements of the District Use Matrix— and to better align them with the stated purpose of each Zoning District.

Scope: The amendments presented herein remain within the current scope of the land uses listed in the Matrix and practiced in Hailey. The zoning for certain uses, including recreational facilities, and the proposed amendments are limited to the Residential, Public or Semipublic, Commercial, and Accessory Uses categories of the Matrix. The proposed Matrix eliminates Telecommunications and Agricultural Uses as overarching categories, considering that they are more appropriately subsumed under the Public or Semipublic and Accessory Uses categories. The Bulk Requirements within the Matrix were minimally amended to reflect revisions to the footnotes; however, the substance of the Bulk Requirements (setbacks, lot coverage, and more) will be addressed during a subsequent hearing.

Process: Throughout this ‘modernization’ effort, Staff aims to maintain and uphold the distinct characteristics and features of each Zoning District. Row by row, Staff:

- combined repetitive land uses;
- refined the descriptive language to provide greater clarity, accommodate development trends, and better align with the Comprehensive Plan;
- added land uses that exist but are unaccounted for in the Matrix; and
- minimally adjusted how uses are permitted or not as to better align with the distinct purposes of each Zoning District.

Staff presented this effort to the Planning & Zoning Commission on December 5, 2022; February 21, 2023; March 20, 2023; and April 3, 2023. The Commission provided the following feedback, about how to proceed:

- 1) The Commission recommended that Staff create subcategories or change the descriptors of land uses so that similar land uses would be grouped and presented together. See food service, health, lodging establishment, and pet related uses for examples.
- 2) When Staff inquired about whether they should increase the function of footnotes to further reduce and simplify the number of rows and descriptions of each land use, the Commission discouraged an increased reliance on footnotes. Specifically, the Commission stated that footnotes are cumbersome and often overlooked by members of the public. As such, Staff minimized the use of footnotes in the Matrix. Staff removed unused footnotes and combined related footnotes, where appropriate. While several new footnotes were added, the overall number of footnotes decreased.
- 3) In earlier iterations of the Commission’s revision process, they requested that Staff annotate and color code the working draft of the Matrix to explain the reasoning behind each edit. We have done the same in this iteration. Each edit has been highlighted, where language was **added** or **stricken**. The reasoning behind each edit is described and color-coded by the following set of annotations:

- Accommodate unaccounted for uses
- Align with Zoning District (ZD) purposes
- Clarify and simplify language
- Combine like uses
- Consistent language
- Distinguish between similar uses
- Modernize language
- Reflect desired and contemporary development trends
- Reflect concurrent Text Amendment
- Remove redundant language

In addition to the redlined and annotated version of the proposed District Use Matrix, Staff has attached a clean version of the proposed Matrix.

- 4) Lastly, the draft Ordinance includes amendments to Chapter 17.02 Definitions related to the District Use Matrix land uses.

Next Steps: In the upcoming Text Amendment regarding cottage developments, Staff plans to spell out each type of housing unit available in Hailey, under the “Residential” category. Doing so would replace the “Multi-family dwellings” land use category and with individual types of units— such as, “Apartments,” “Condominiums,” “Cottages,” “Duplexes,” and more. Reasons to unpack the “Multi-family dwellings” land use row and list every type of housing unit in Hailey include:

- Consistent language: other types of residential accessory structures (e.g. “Accessory dwelling units” and “Tiny homes on wheels”) and single-family dwellings (e.g. “Manufactured homes”) are unpacked and listed individually;
- Distinguish between similar uses: it might help members of the community and the general public to understand the array of housing unit types that are available in their Zoning District; and
- Reflect desired and contemporary land use trends: Staff intends for the upcoming Text Amendment regarding cottage developments to clarify the distinction between single and multi-family housing unit types. The City of Hailey may pursue future Text Amendments that diversify single-family neighborhoods in an effort to better meet housing needs. Reorganizing the language to unpack “Multifamily dwellings” prepares the City to consider a more nuanced approach to the zoning of different housing unit types. For example, rather than prohibiting all types of multifamily dwellings in Limited Residential zones, the City might choose to allow duplexes but not apartments in the Limited Residential zones.

Attached to this report are the:

- i. Draft Ordinance, including a clean version of the proposed District Use Matrix
- ii. Annotated version of the District Use Matrix, reflecting edits
- iii. The purposes of each Zoning District, combined in one document

Standards of Review:

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

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

1. The proposed amendment is in accordance with the Comprehensive Plan;

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

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

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

Section 3: Special Areas or Sites and Features

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

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

Section 5: Land Use, Population and Growth Management

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

Section 11: Community Design

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

The Plan speaks to the “intrinsic suitability of lands” for a variety of uses, including housing, commerce, industry, recreation, and public facilities (page 19). When evaluating and editing the Matrix, Staff utilized the stated purpose of each Zoning District to ensure the suitability and appropriateness of each land use. Staff followed the intentions and goals of the Plan to preserve the City’s green space, respect residential buffers, improve the organization of commercial uses, and streamline accessory uses.

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

The proposed Amendments seek to modernize the language, organization, and requirements of the District Use Matrix. Purposely, Staff aims to better align the permitted land uses with the stated purposes of each Zoning District. In doing so, the proposed Text Amendments encourage greater adherence to Hailey’s Official Zoning Map and the Land Use section of the Comprehensive Plan, both of which are designed for optimal and efficient use of public facilities and services. This proposed Text Amendment will encourage better use of public facilities and services, as they have been planned. It will not create excessive costs or requirements.

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

The proposed Amendments uphold the features and characteristics of each Zoning District. Staff relied on the stated purposes of the Zoning Districts as a lens to ensure the suitability and compatibility of each land use edit. Altogether, the proposed Amendments encourage the community design that is described in Hailey’s Comprehensive Plan and depicted in the Official Zoning and Land Use Maps.

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

By enhancing the clarity of the Matrix and organization of the land uses listed across Zoning Districts, the proposed Amendments stand to increase the efficiency of City operations and better align with the goals of Hailey’s Comprehensive Plan. By increasing the effectiveness of the Municipal Code and the efficiency

of City operations, this Text Amendment prioritizes the public health, safety, and general welfare of the community.

Motion Language:

Approval: Motion to approve and conduct a first reading of Ordinance No. _____, an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.02 Definitions, Section 17.02.020: Meaning of Terms or Words and amending, consolidating, and reorganizing Title 17: Zoning Regulations, Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to modernize the Matrix language and related definitions, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare, and read by title only.

Denial: Motion to deny the attached revisions amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.02 Definitions, Section 17.02.020: Meaning of Terms or Words and amending, consolidating, and reorganizing Title 17: Zoning Regulations, Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to modernize the Matrix language and related definitions _____ [the Council should state the reasons for denial].

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

HAILEY ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING, CONSOLIDATING, AND REORGANIZING THE HAILEY MUNICIPAL CODE, TITLE 17: ZONING REGULATIONS, CHAPTER 17.05 OFFICIAL ZONING MAP AND DISTRICT USE MATRIX, SECTION 17.05.040, DISTRICT USE MATRIX; AND AMENDING RELATED DEFINITIONS IN TITLE 17: ZONING REGULATIONS, CHAPTER 17.02, SECTION 17.02.020 MEANING OF TERMS OR WORDS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey City Council has found that the following amendments to the Hailey Municipal Code, Title 17, conforms to the Hailey Comprehensive Plan; and

WHEREAS, the proposed additions will reduce confusion and contradictions in the Hailey Municipal Code; and

WHEREAS, the Hailey City Council has determined that the proposed amendments are appropriate and timely; and

WHEREAS, the text addition set forth in this Ordinance will promote the public health, safety and general welfare;

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

Section 1. Title 17 Zoning Regulations, Chapter 17.02 Definitions, Section 17.02.020 Meaning of Terms or Words is hereby modified by the removal of the stricken language and the addition of the underlined language, as follows and is highlighted for convenience:

ANSI: The American National Standards Institute, and as may be subsequently amended.

ATV: Any self-propelled vehicle with two (2) or more tires with a seat or saddle for use of the rider (e.g., dirt bikes and 4 wheelers) or any self-propelled vehicle designed primarily for travel on snow or ice, which may be steered by tracks, skis or runners (e.g., snowmobiles and snow cats).

ABOVEGROUND FLAMMABLE LIQUID TANK(S): A type of fuel tank. Any vessel containing more than sixty (60) gallons (227 l) of class I-A liquids, class I-B liquids or class I-C liquids, or as more particularly described in the IFC ("flammable liquid") (e.g., gasoline). Aboveground flammable liquids do not include LPG (propane). ~~The use of any aboveground flammable liquid tank is prohibited except where listed as a conditional and/or accessory use.~~

ABOVEGROUND COMBUSTIBLE LIQUID TANK(S): A type of fuel tank. Any vessel containing more than sixty (60) gallons (227 l) of class II liquids, class III-A liquids or class III-B liquids, or as more particularly described in the IFC ("combustible liquid") (e.g., diesel). Aboveground combustible liquids do not include LPG (propane). ~~The use of any aboveground combustible liquid tank is prohibited except where listed as a conditional and/or accessory use.~~

ACCESSORY DWELLING UNIT: A structure subordinate to the principal use on the same lot or premises having kitchen facilities and at least one bathroom, to be occupied as a residence, which is incidental to the use of the principal building.

ACCESSORY STRUCTURE: A structure containing the accessory use upon a lot.

ACCESSORY STRUCTURE, ATTACHED: Any accessory structure located within three feet (3') of or attached to the principal building.

ACCESSORY STRUCTURE, DETACHED: Any accessory structure located more than three feet (3') from the principal building.

ACCESSORY USE: A use subordinate to the principal use on the same lot or premises, and serving a purpose customarily incidental to the use of the principal use and is a use that is commonly, habitually and by long practice, established or associated in the city with such principal use.

ADMINISTRATOR: The person designated by the mayor or city administrator to oversee the administration of this title.

AIRPORT: Any runway, landing area or other facility designed or used for all landing and taking off of aircraft, including all associated taxiways, aircraft storage, maintenance and tie down areas, fueling facilities, hangars, passenger terminals and other buildings, either for regularly scheduled commercial aircraft or for general aviation only when there is also regularly scheduled commercial aircraft service. For the purposes of this definition, regularly scheduled commercial aircraft shall mean an air carrier (certified under CFR title 14, part 121) other than a charter air carrier (certified under CFR title 14, part 135), while general aviation shall mean all other aircraft use.

ALLEY: A minor way which is used primarily for vehicular service access to the back or the side of properties otherwise abutting on a street.

ALTERATION: Any change in size, shape, character, occupancy or use of a building or structure.

APARTMENT: A multiple-family dwelling containing three (3) or more dwelling units in which all units, exclusive of a unit which may be occupied by the owner, are rented or leased.

APIARY: Any place where one or more colonies of honeybees are located and the honeybees are kept within hive(s).

AREA DEVELOPMENT PLAN: A plan encompassing all contiguous parcels controlled by the same owner, which includes: legal description of contiguous parcels; name(s) of owner(s) of contiguous parcels; streets within and adjacent to the contiguous parcels, whether public or private; water main lines and sewer main lines; other utilities, including power, telephone, cable, gas; parks, if required under this title; grading and drainage; easements; hazardous or natural resource areas.

AREA MEDIAN INCOME (AMI): The combined gross income for all persons living in a dwelling unit as calculated by the United States department of housing and urban development annually for Blaine County.

AUTOMOTIVE REPAIR AND MAINTENANCE: Services for motor vehicles, including repair, ~~car~~ washes, and detailing services.

BAR: Any commercial establishment serving alcoholic beverages and providing entertainment for patrons including nightclubs, lounges, and cabarets, but not including food services, and as provided by Idaho Code.

BASE FLOOD: The flood having a one percent (1%) chance of being equaled or exceeded in any given year. This is a regulatory standard also referred to as the "100-year flood". The base flood is used by the NFIP as the basis for mapping, insurance rating and regulating new construction.

BASE FLOOD ELEVATION (BFE): The water surface elevation resulting from the base flood that is tied to a specified datum. The base flood elevation (BFE) is depicted on the FIRM to the nearest foot and in the FIS to the nearest 0.1 foot.

BASEMENT: The portion of a structure, including crawl space, with its floor subgrade (below ground level) on all sides.

BED AND BREAKFAST INN: A building which has no more than eight (8) sleeping rooms available for rent for short term (less than 15 days) residential occupancy, served through a main entrance.

BEEKEEPER: A person who owns or has charge of one or more colonies of honeybees.

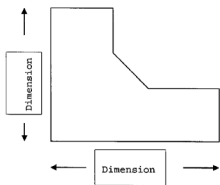
BEEKEEPING: The occupation of owning and breeding honeybees for their honey.

BOARDING AND ROOMING HOUSE: A building in which the proprietor resides and which has not more than six (6) rooms available for rent or lease for residential occupancy and in which no cooking or dining facilities are provided in the individual rooms.

BUFFER: Something which provides protection from and lessens the negative impacts one land use may have on another. A buffer may include, but is not limited to, a landscape strip, solid fence or solid wall. A zoning district may also serve as a buffer by inclusion or exclusion of certain uses and/or bulk or other requirements that serve to lessen the negative impacts of a more intensive zoning district.

BUILDING: Any structure used or intended for supporting or sheltering any use or occupancy.

BUILDING DIMENSION: The total length or width of a building footprint. See diagram.



BUILDING ENVELOPE: A platted boundary within which all buildings upon a lot must be located.

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

BUILDING OFFICIAL: The Hailey building official.

BULK REQUIREMENTS: The combination of controls which establishes minimum and maximum lot sizes and dimensions and minimum and maximum size of buildings and their location on a lot, including:

- A. The size of buildings and other structures.
- B. The shape of buildings and other structures.
- C. The location of exterior walls of buildings and other structures, in relation to property lines, streets and other buildings or structures.
- D. Lot coverage.

E. Lot area per dwelling unit.

~~CATERING SERVICES: A type of food service business that facility for the prepares ation and stores age of food and food utensils for off-premises consumption, and service.~~

CENTRAL BUSINESS DISTRICT: That area containing all properties lying within the business and limited business districts on or adjacent to Main Street, River Street and 1st Avenue, and between the intersection of 3rd Avenue and Main Street, and the intersection of McKercher Boulevard and Main Street.

CHANNEL: A natural or artificial watercourse with definite bed and banks to confine and conduct continuously or periodically flowing water, and which, in the absence of evidence to the contrary, shall be presumed to consist of the area between the boundaries of vegetation on either side of the watercourse.

CHICKEN COOP: A building or enclosed structure which houses hens.

CITY: The City of Hailey, Idaho.

CITY ENGINEER: The Hailey City Engineer.

CITY STANDARDS: Those standards for street, drainage, water, sewer, wastewater, and other infrastructure improvements adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code section 67-6509.

CO-LIVING DWELLING FACILITY: A building, or portion thereof, containing ten (10) or more private living spaces, at least one (1) shared kitchen, and at least one (1) shared living space. Each private living space shall include a bedroom and private bathroom. Private living spaces within a co-living dwelling facility shall be leased for residential occupancy only, and each unit shall meet the occupancy requirements of the International Building and International Fire Codes. A fulltime or onsite Property Manager is required.

~~INDIVIDUAL-COMBINED RETAIL/WHOLESALE TRADE: Any business or businesses that involve, in whole or in part, individual retail and/or A type of retail trade that incorporates wholesale trade sales, allowed in the applicable zoning district that:~~ Combined retail/wholesale trade businesses:

- A. Share check stands or storage areas;
- B. Share management; or
- C. Are owned, leased, possessed or otherwise controlled, in any manner, directly or indirectly:
 - 1. 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
 - 2. 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), and are located within one or more separate buildings or structures within eight hundred feet (800') of one another, regardless whether they are attached or detached.

COMMERCIAL PROJECT: A structure or development that, after completion, would be devoted to commercial or business use.

COMMERCIAL USE: An occupancy of a building, structure, or other property which involves any retail sale, wholesale distribution, office, entertainment service, recreational area, restaurant, room for rent, manufacturing, hybrid production facility or other nonresidential use. However, this definition shall not include churches, public schools, hospitals, public civic centers or public recreational facilities, or other facilities owned by, or operated strictly for the benefit of, the public.

COMMISSION: The governing body ~~Planning and Zoning Commission~~ of the City of Hailey, Idaho.

COMMUNAL AREA: The term communal area may include one or more common lounges, recreation rooms, dining rooms, living rooms, useable entry areas, foyers and lobbies that are accessible to all residents of the building, with sufficient accommodations for socializing and meeting. Not included in communal area are hallways and corridors, supply, janitorial or laundry areas, operations and maintenance areas, staff areas and offices and required bicycle parking areas or tenant storage areas.

COMMUNITY ~~EVENT~~ CENTER: A facility, which may be located on public or private property that functions primarily to provide a community-centered meeting hall for members of the public to carry out local community-oriented activities and public and civic functions. Examples of such facilities include grange halls, community sponsored meeting halls, and veterans halls, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various groups for such activities as public assemblies, meetings, private meetings, parties, weddings, receptions, and dances.

COMMUNITY HOUSING FUND: An interest-bearing account held in trust by the City for the creation of community housing for the benefit of the City.

COMMUNITY HOUSING PLAN: The plan that specifically describes the market rate units and the community housing units to be constructed in any development, or alternatives to community housing units, and that is approved by the City in accordance with standards and criteria adopted by the local housing authority or as otherwise allowed by the Council.

COMMUNITY HOUSING UNIT: Through a deed restriction, a dwelling unit that is restricted by size, type and cost, and/or that is for sale or rent exclusively to individual(s) meeting income, occupancy and/or other affordable community housing criteria established in a community housing plan approved by the City of Hailey.

COMPATIBILITY: The characteristics of different designs which, despite their differences, allow them to be located near each other in harmony, such as scale, height, materials, fencing, landscaping and location of service areas.

COMPREHENSIVE PLAN: The Comprehensive Plan of the City of Hailey, as adopted by resolution or ordinance by the City pursuant to Idaho Code section 67-6501 et seq., and as may be subsequently amended.

CONDITIONAL USE: A use or occupancy of land permitted only upon the issuance of conditional use permit, and subject to the limitations and restrictions specified in such permit in addition to all other applicable regulations and provisions of this title.

CONDOMINIUM: An estate consisting of an undivided interest in common in real property, in an interest or interests in real property, or any combination thereof, together with a separate interest in real property, in an interest or interests in real property, or any combination thereof.

CONTIGUOUS PARCELS: Two (2) or more parcels of real property that share at least one common boundary of any length, or any portion of a boundary, with a separate parcel of real property, or are separated only by intervening streets or other City owned parcels not more than one hundred feet (100') in width, controlled by the same owner.

CONVENIENCE STORE: A retail business with a primary emphasis placed on providing the public with a convenient location to quickly purchase from a wide array of consumable products (predominantly food or food and gasoline) and services. Convenience stores have the following characteristics:

- E. Building size may vary significantly, typically less than five thousand (5,000) square feet;
- B. Off street parking and/or convenient pedestrian access;
- C. Extended hours of operation with many open twenty four (24) hours a day, seven (7) days a week;
- D. Stock of at least five hundred (500) SKUs (stock keeping units);
- E. Product mix includes grocery type items and also includes items from the following groups: beverages, snacks (including confectionery) and tobacco.

COUNCIL: The City Council of the City of Hailey.

CURB CUT: An interruption in a curb or street edge to allow vehicular access from a property to the street typically associated with a driveway or parking lot entrance or exit.

CUT: Excavation and/or removal of earthen material.

DATUM: A common vertical elevation reference point, usually in relation to sea level.

DAYCARE BUSINESS: The care and supervision, provided for compensation, during part of a twenty four (24) hour day, for a child or children, under the age of thirteen (13), not related by blood or marriage to the person or persons providing the care, in a place other than the child's own home. This term includes preschools, nursery schools, play schools, kindercare, childcare and any like or similar operation.

DAYCARE CENTER: A daycare business providing care for thirteen (13) or more children.

DAYCARE FACILITY: A daycare business providing care for seven (7) to twelve (12) children.

DAYCARE HOME: A daycare business providing care for six (6) or fewer children at any one time, having not more than three (3) employees, and operating between the hours of seven o'clock (7:00) A.M. and six o'clock (6:00) P.M.

DECK: An exterior floor system supported on at least two (2) opposing sides by an adjacent structure and/or posts, piers or other independent supports. A "deck" less than thirty inches (30") above adjacent grade is not subject to the setback requirements of this title.

DEED RESTRICTION: A method by which occupancy and resale of real property is controlled in a deed to create community housing units.

DEVELOPMENT: Any disturbance, cut, fill, new construction, exterior remodeling, landscaping, fencing, grubbing or site preparation.

DISTURB: To alter the position or arrangement of the ground and its features.

DRIVE-THROUGH FACILITY: A structure where service associated with a principal use is provided to the customer from a service window or service area designed to accommodate motorized vehicle access.

DRIVEWAY: A vehicular access constructed on private property providing access to not more than two (2) residential dwelling units.

DUPLEX: A multiple-family dwelling containing two (2) dwelling units.

DWELLING UNIT: A building or separate portion thereof having a single kitchen and providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, designed to be occupied as a residence. Every dwelling unit shall have a total gross floor area of not less than two hundred (200) gross square feet, and shall include other requirements as specified in the IBC or IRC.

ELEVATION: A drawing showing the entire height and width of an exterior wall of a building.

EMPLOYEE: Any person working for compensation in any business.

ENCLOSURE (SENSE OF): An experience in which a pedestrian feels sheltered in a semiprivate realm. Buildings, trees, landscaping and street widths are all factors in creating a sense of enclosure.

ENERGY STAR: A joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy helping participants save money and protect the environment through energy efficient products and practices. Standards are set forth jointly by the U.S. Environmental Protection Agency and the U.S. Department of Energy.

ERECT: To build, construct, reconstruct, move upon or perform any other physical operations on the premises required for building. Associated excavation or fill shall be considered a part of erection.

FAÇADE: The exterior wall of a building exposed to public view or that can be viewed by persons not within the building.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA): The Federal Agency with the overall responsibility for administering the National Flood Insurance Program (NFIP).

FENCE: A barrier constructed to be an enclosure or an exclosure or to delineate a boundary and located within twenty feet (20') of a property line.

FENESTRATION: The arrangement of windows in a building.

FILL: Deposit of earthen material or other materials typically associated with new construction (e.g., landscaping, pavers, pavement and culverts).

FINANCE AND INSURANCE FIRMS: Establishments primarily engaged in financial transactions (transactions involving the creation, liquidation or change in ownership of financial assets) and/or in facilitating financial transactions, including, but not limited to, banks, insurance companies and investment companies.

FLOOD: General and temporary condition of partial or complete inundation of two (2) or more properties from: a) the overflow of inland waters; b) the unusual and rapid accumulation of runoff or surface waters from any source; c) mudflow; or d) collapse or subsidence of land along the shore of a lake or similar body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels that result in a flood, as defined herein.

FLOOD FRINGE: The portion of the floodplain outside of the floodway covered by floodwaters during the base flood.

FLOOD HAZARD DEVELOPMENT PERMIT BOARD: The Floodplain Administrator, the City Engineer and the Building Official.

FLOOD INSURANCE RATE MAP (FIRM): An official map of a community, issued by the FEMA, delineating the areas of special flood hazard and/or risk premium zones applicable to the community that is specifically defined as the “special flood hazard areas inundated by 100-year flood” on the current edition of the flood insurance rate map (FIRM), community map panel numbers 160022-0662, 160022-0664, 160022-0668, 160022-0856 and 160022-0857, or as modified by FEMA.

FLOOD INSURANCE STUDY (FIS): The report published by FEMA for a community along with the community’s FIRM. The FIS contains such background data such as the base flood discharges and water surface elevations that were used to prepare the FIRM.

FLOOD PROTECTION ELEVATION (FPE): As defined in Idaho Code section 46-1021(7), an elevation that shall correspond to the elevation of the one percent (1%) chance annual flood (base flood elevation or BFE), plus any increased flood elevation due to floodway encroachment, plus any required freeboard. The flood protection elevation for the city of Hailey is equal to BFE plus one foot (1’) of freeboard; the freeboard accounts for any flood elevation increases due to floodway encroachment as shown in the community’s flood insurance study.

FLOODPLAIN: The land that has been or may be covered by floodwaters, or is surrounded by floodwater and inaccessible, during the occurrence of the base flood that is specifically defined as the “special flood hazard areas inundated by 100-year flood” on the current edition of the flood insurance rate map (FIRM), or as modified by FEMA by an interpretation of on site elevations. The riverine floodplain includes the floodway and the flood fringe.

FLOODPLAIN ADMINISTRATOR: That individual designated by the administrator to administer [chapter 17.04](#), article J of this title.

FLOODWAY (REGULATORY FLOODWAY): The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height shown as the “floodway areas in zone AE” on the flood insurance rate map (FIRM).

FOOD SERVICE: ~~An establishment where food and drink are~~ business that prepares, or serves and consumed food and drink on or off site. With associated outdoor dining, or Food may also be distributed to customers through take out, delivery, or catering. Typical uses food services include, but are not limited to, restaurants, cafes, and delis, catering services and brewpubs that do not distribute beer produced for off site consumption. A food service business establishment may also serve alcoholic beverages.

FOOTPRINT: See definition of Building Footprint (Footprint).

FREEBOARD: A factor of safety usually expressed in feet above a flood level, the BFE, for the purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, obstructed bridge openings, debris and ice jams, and the hydrologic effects of urbanization in a watershed. The freeboard for the city of Hailey is equal to base flood elevation (BFE) plus one vertical foot.

FRONTAGE: The distance along the front lot line.

GABLE: Any triangular shaped, upper part of a building wall, usually under a pitched roof.

GALLERY: A space used for the display or sale of works of art. Galleries typically welcome the public.

GARAGE: A building or portion thereof in which a motor vehicle is or is intended to be stored, ~~repaired or kept.~~ Garages contain parking spaces.

GASOLINE STATION: Retail establishment selling gasoline, diesel, and similar fuel products.

GOVERNMENT AND PUBLIC ADMINISTRATION: Offices for federal, state, and local government agencies that administer, oversee and manage public programs and have executive, legislative or judicial authority over other institutions within a given area.

GREEN SPACE: Land dedicated or restricted as parks, pathways, connective greenways, recreational assets and/or open space.

GRID-CONNECTED SYSTEM: A photovoltaic solar energy system that is connected to an electric circuit served by an electric utility company.

GROSS FLOOR AREA: 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:

- A. The basement of a single- or multiple-family dwelling is not included as floor area; and
- B. The basement of any other building is included as floor area.

GROUPED RETAIL TRADE: A combination of two (2) or more individual retail trades and/or wholesale trades (e.g., a shopping center).

HEALTH AND FITNESS FACILITY: A business or membership organization providing exercise facilities and/or nonmedical personal services to patrons, including, but not limited to, gymnasiums, private clubs (athletic, health, or recreational), tanning salons, and weight control establishments.

HEIGHT OF BUILDING: The greatest vertical distance measured from the lowest point of record grade or finish grade, whichever is lower, within any portion of the building footprint to the highest point of the roof surface thereof, exclusive of cupolas, chimneys up to ten feet (10') above the highest point of the roof surface, steeples, and spires.

HEIGHT OF FENCE OR SCREEN: The vertical distance measured from record grade to the top of the fence.

HILLSIDE: The land located within the hillside overlay district as shown on Hailey's official zoning map.

HISTORIC STRUCTURE: Any building or structure that was originally constructed, in whole or in part, prior to 1941, regardless whether the building or structure was constructed or relocated within the townsite overlay district, unless the Hailey historic preservation commission has recommended that the building or structure does not maintain the historic architectural qualities, historic associations or archaeological values of other historic structures within the townsite overlay district.

HIVE: A frame hive, including a Langstroth hive, which has removable frames.

HOME OCCUPATION: A business related activity conducted entirely within a dwelling which is incidental and secondary to the use of a dwelling as a residence and does not negatively impact the surrounding neighborhood. A daycare business located within a dwelling is not considered a home occupation for the purposes of city business licensing. Home occupations, where permitted, shall meet the following requirements:

- A. The home occupation shall not change the residential character of the dwelling or neighborhood.
- B. There shall be no exterior advertising.
- C. There shall be no sale or rental of stocks, supplies or products conducted on the premises.
- D. There shall be no exterior storage on the premises of material or equipment associated with the home occupation.
- E. There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property lines. There shall be no operation of power tools, whether indoors or outdoors.
- F. The home occupation shall not create the need for additional parking.
- G. The home occupation shall employ no unrelated person who is not a permanent resident of the dwelling.
- H. There shall be no significant increase in traffic in the vicinity of the dwelling as a result of the home occupation.
- I. Storage of explosive, combustible or hazardous materials shall conform to the regulations and restrictions of the IFC and IBC.

HONEYBEE: The common honeybee, *Apis mellifera* L., at any stage of maturity, but excluding the African honeybee, *Apis mellifera scutellata*. Honeybees include queens, workers and drones.

HOTEL: A building which is used for short term occupancy, offering sleeping accommodations to the public on a nightly basis and access to all sleeping rooms through an interior entrance, and which may provide food, entertainment, meeting facilities or various personal services.

HUMAN SCALE: Architectural and site design elements clearly oriented to human proportions, activity and perception.

HYBRID PRODUCTION FACILITY: A commercial operation or use, on one or more premises ~~within the same zoning district~~, where finished consumer goods are manufactured or produced and those same goods are offered for sale to the general public. Hybrid production facilities must be similar in size, scale and scope of operation with adjacent or nearby uses.

IBC: The international building code as adopted by state law and/or the city, and as may be subsequently amended.

IFC: The international fire code as adopted by state law and/or the city, and as may be subsequently amended.

IRC: The international residential code as adopted by state law and/or the city, and as may be subsequently amended.

INCOME CATEGORY: A grouping of household incomes based on a percentage of AMI.

Category	Percentage Of AMI
2	51 - 60
3	61 - 80
4	81 - 100
5	101 - 120
6	121 - 140

~~INDIVIDUAL RETAIL/WHOLESALE TRADE: Any business or businesses that involve, in whole or in part, individual retail and/or sales, allowed in the applicable zoning district that:~~

- ~~A. Share check stands or storage areas;~~
- ~~B. Share management; or~~
- ~~C. Are owned, leased, possessed or otherwise controlled, in any manner, directly or indirectly:

 - ~~1. 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~~
 - ~~2. 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), and are located within one or more separate buildings or structures within eight hundred feet (800') of one another, regardless whether they are attached or detached.~~~~

INFILL: The placement of new buildings into established urban areas, which usually results in an increase in the existing building stock.

INVESTIGATION AND SECURITY SERVICES: Establishments engaged in providing services, including, but not limited to, locksmiths, alarm system companies and armored car services. Investigation and security services are considered a type of personal service.

KITCHEN: A room or area for storage, preparation and cooking of food.

LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) GREEN BUILDING RATING SYSTEM: The rating system adopted by the U.S. green building council as established in the applicable current edition of LEED for new construction, LEED for multiple buildings, LEED for existing buildings, LEED for commercial interiors, LEED for core and shell, LEED for schools, LEED for retail, LEED for healthcare, LEED for homes, and LEED for neighborhood development.

LETTER OF MAP CHANGE (LOMC): An official FEMA determination, by letter, to amend or revise effective flood insurance rate maps, flood boundary and floodway maps, and flood insurance studies. LOMCs are issued in the following categories:

Letter Of Map Amendment (LOMA): An official amendment, by letter, to an effective national flood insurance program (NFIP) map. An LOMA establishes a property's location in relation to the special flood hazard area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation.

Letter Of Map Revision (LOMR): FEMA's modification to an effective flood insurance rate map (FIRM), or flood boundary and floodway map (FBFM), or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective base flood elevations (BFEs), or the special flood hazard area (SFHA). The LOMR officially revises the flood insurance rate map (FIRM) or flood boundary and floodway map (FBFM), and sometimes the flood insurance study (FIS) report, and when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM, FBFM or FIS report.

Letter Of Map Revision Based On Fill (LOMR-F): FEMA's modification of the special flood hazard area (SFHA) shown on the flood insurance rate map (FIRM) based on the placement of fill outside the existing regulatory floodway. The LOMR-F does not change the FIRM or FIS report.

LIGHT MANUFACTURING: Enterprises engaged in the processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from processed or previously manufactured materials. Light manufacturing is capable of operating in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, dirt, vibration, odor, etc., by containing operations within building(s), and with exterior storage areas comprising less than twenty percent (20%) of the floor area of the building(s).

LOADING SPACE, OFF STREET: Space logically and conveniently located for pick ups and deliveries and accessible to such vehicles when required parking spaces are filled.

LOCAL HOUSING AUTHORITY: An independent public body corporate and politic created under the housing authorities and cooperation law, Idaho Code section 50-1901 et seq., including the Blaine County housing authority or other entity created by the city of Hailey, providing oversight, review and general assistance in the provision of community housing units to the city.

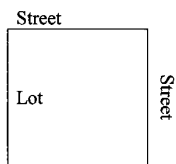
LODGING ESTABLISHMENTS: Hotels, motels, bed and breakfast inns, and boarding and rooming houses.

LOT: Plot, parcel or tract of land with fixed boundaries of sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lot may consist of:

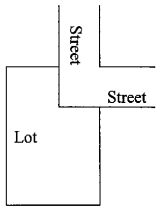
- A. A single lot of record;
- B. A combination of complete lots of record or portions of lots of record.

LOT, CORNER: A lot located at the intersection of two (2) or more streets.

- A. Lot, normal corner: See diagram.



- B. Lot, reverse corner: See diagram.



LOT COVERAGE: The percent of the total lot area included within the footprint of all buildings.

LOT LINE, FRONT: The property line dividing a lot from a street. On a corner lot, only one street line shall be considered the front lot line and the main or front entrance to the principal building on the lot shall face such lot line. For buildings located on a corner with more than one business within the building, the front lot line is the side where the businesses' street address is listed.

LOT LINE, REAR: The lot line opposite or most directly opposite the front lot line.

LOT LINE, SIDE: Any lot line other than the front or rear lot lines.

LOT OF RECORD: A lot which is part of a subdivision or within the Hailey townsite recorded in the office of the county recorder or a lot described by metes and bounds, the description of which has been so recorded before the adoption of the subdivision ordinance.

LOT SIZE: The area of land within the fixed boundaries of a "lot", as defined in this section, excluding any portion of the lot lying between mean high water marks.

LOT WIDTH: The distance parallel to the front lot line, measured between side lot lines through that part of the building envelope or buildable area of the lot where the lot is narrowest.

LOWEST FLOOR: The lowest floor of the lowest enclosed area (including basement) used for living purposes, which includes working, storage, cooking and eating, or recreation, or any combination thereof. This includes any floor that could be converted to such a use including a basement or crawl space. An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access or storage, in an area other than a basement, is not considered a structure's lowest floor. The lowest floor is a determinate for the flood insurance premium for a building, home or business.

MANUFACTURED HOME: A structure, constructed according to HUD/FHA home construction and safety standards, transportable in one or more sections, which is built on a permanent chassis and is designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities. Manufactured homes, where permitted, shall meet the following minimum requirements:

A. The manufactured home shall be multisectional and shall enclose a space, exclusive of garage or accessory space, of not less than eight hundred sixty four (864) square feet.

B. The manufactured home shall be placed on a foundation that meets all city requirements under the IBC and IRC. The foundation shall be backfilled so that the manufactured home is no more than twelve inches (12") above finished grade. The individual installing the manufactured home shall remove the wheels and trailer tongue from the home immediately upon installation.

C. The manufactured home shall have a minimum roof pitch of three to twelve (3:12).

D. The manufactured home shall have exterior roofing and siding which is similar in material, texture and color to material commonly used throughout the neighborhood or subdivision in which the manufactured home is to be located.

MARKET RATE UNIT: A dwelling unit in a residential or mixed use development that is not a community housing unit.

MASS: The combination of the three (3) dimensions of length, height and depth which give a building its overall shape.

MASTER PLAN: A strategic plan~~The Hailey parks, lands and trails master plan~~, adopted by a City resolution or ordinance, and as may be subsequently amended.

MAYOR: The duly elected or appointed mayor of the city of Hailey.

MEAN HIGH WATER MARK: The mark on all watercourses, where the presence and action of waters is so common and continued in all ordinary years as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation and destroy its value for agricultural purposes. In areas where riprap bank stabilization has occurred, the measurement shall begin on the landward side of such stabilization work.

MEDICAL SERVICE: A service provided by a healthcare professional or organization, to treat and prevent any illness or condition associated with the human body; such as psychotherapy, chiropractic therapy, acupuncture, in-patient or out-patient surgery, dentistry, nutrition counseling, dermatology, obstetrics, gynecology, and midwifery.

MIXED USE BUILDING: A building that has more than one use, usually residential units in combination with retail, office, institutional or industrial use within the same structure.

MOTEL: A building or group of buildings which are used for short term occupancy, offering sleeping accommodations to the public on a nightly basis, which may provide food and entertainment totally within the principal building of the motel.

MULTIPLE-FAMILY DWELLING: A building containing two (2) or more dwelling units.

MUNICIPAL CODE: The Hailey municipal code, as may be amended.

MUNICIPAL USES: Use for a public purpose by the city only.

MURAL: A painting created directly on a wall or painted directly on a panel(s), or other material and permanently or temporarily applied to a wall.

NAICS: The most recent edition of the North American industrial classification system published by the United States department of commerce.

NONCONFORMING BUILDING OR STRUCTURE: A building or structure not conforming to the provisions of this title, but which was lawfully existing or for which a valid building permit existed at the time of adoption of this title.

NONCONFORMING LOT: A lot or parcel of land not conforming to the provisions of this title, but which was lawfully existing at the time of adoption of this title.

NONCONFORMING USE: A use not conforming to the provisions of this title, but which was lawfully existing at the time of adoption of this title.

OFFICE: A room or part of a building in which people conducting business and service operations, generally at desks with computers and phones. Offices, as a secondary use may be paired with medical services, personal services, skilled construction and industrial trades, and more.

OUTPATIENT ANIMAL SERVICES: An outpatient facility dedicated to the veterinary examination, care, and treatment, or the and grooming, of domestic animals or pets, excluding livestock, within an outpatient facility. Outpatient animal services shall, as a minimum, meet the following requirements:

- A. Outpatient animal services shall not have or make any provision for boarding any animal.
- B. Any animal brought to the service location shall stay under the direct control and supervision of the animal's owner or owner's representative.
- C. Any and all animals brought to the service location shall be leashed or caged at all times, except when under the direct control of the person or persons giving service.
- D. Each veterinary service shall create and exclusively use an entrance, to the service apart from any other entrances to any other associated adjacent uses.

OWNER: Any individual, firm, association, syndicate, corporation, trust, partnership, limited liability company or any other legal entity having an ownership or contractual interest in the land subject to the proceedings under this title.

PARCEL DELIVERY TERMINAL: Terminal or transfer point for the delivery of shipping container parcels or other consumer goods, which may include processing nodes for freight, supply chain and freight operations. Such facilities may include limited retail services.

PARK: A parcel of land dedicated to the city or privately owned and clearly accessible to the public free of charge for nonexclusive recreation and/or cultural use. A park is maintained for the primary purposes of diverse recreational and social opportunities. A park may include one of the following:

Minipark: A parcel of land, between one-fourth ($1/4$) acre and one acre in size, that is privately owned and maintained, unless otherwise allowed by the council, but that is used for nonexclusive public recreation and/or cultural purposes.

Neighborhood Park: A parcel of land generally one or more acres in size dedicated to the city for nonexclusive public recreation and/or cultural use.

Park/Cultural Space: A parcel of land less than one-fourth ($1/4$) acre in size and located in the business (B), limited business (LB) and transitional (TN) zoning districts, that is privately owned and maintained but that is used for nonexclusive public recreation and/or cultural purposes. A park/cultural space may include courtyards, plazas, gardens, expanded sidewalks and covered areas, provided access to the park/cultural space is available from a public street or property and is normally open to the exterior (e.g., not enclosed in a building).

PARKING SPACE: Space used for the temporary, transient storage of vehicles used for personal transportation. Parking shall not include storage for any other purpose other than specified above.

PEDESTRIAN ORIENTED: An environment designed to make movement by pedestrians convenient, attractive and comfortable for various ages and abilities; considerations include separation of pedestrian and auto circulation, street furniture, clear directional and informational signage, safety, visibility, shade, lighting, surface materials, trees, sidewalk width, intersection treatment, curb cuts, ramps and landscaping.

PERFORMING ARTS CENTER: A facility housing the elements needed to support a performing arts organization. Such facility may have functions associated either with an on-site or off-site live performance theater, but not including performing arts space within schools.

PERGOLA: A structure consisting of parallel columns supporting an open roof of girders and cross rafters.

PERI-URBAN AGRICULTURE: Local (i.e., designed for consumption primarily within the local and/or regional community) food systems, production, and management, including, but not limited to, the following:

Greenhouses.

Growing: agricultural including orchards and facilities for small livestock that weigh less than 150 lbs. ~~grow facilities.~~

Local food system support organizations.

Processing: limited to plant products (allowed with CUP only).

PERI-URBAN RETREAT CENTER: A type of community center; a facility with a maximum of twenty-five (25) sleeping rooms which are not intended for use by the general traveling public and which are operated for the purpose of providing a rural setting in which temporary lodging, food service, conference, meeting and/or event facilities are included, with or without compensation.

PERSONAL SERVICE: Any enterprise conducted for pecuniary gain which primarily offers services to the general public, such as, but not limited to, shoe repair, watch repair, barbershops, beauty parlors, self-service laundromats, and similar activities.

PERSONAL WIRELESS SERVICE FACILITY (PWSF): Facility for the provision of personal wireless services, as defined by section 704 of the Telecommunications Act of 1996, as may be subsequently amended. A PWSF is any unstaffed facility for the transmission and/or reception of personal wireless services, usually consisting of an antenna array, transmission cables, equipment shelter and a mount.

PET BOARDING: A facility where personal pets are cared for overnight or longer, away from home. Pets are considered to be domestic small animals. Pet boarding facilities are separate from outpatient animal services.

PLANNED UNIT DEVELOPMENT: A project controlled by one owner, person, partnership or corporation, and characterized by a unified site design, involving varying the normal zoning requirements and restrictions so that the maximum long-range benefit can be gained and the unique features of the site preserved and enhanced.

PLANNING STAFF: The individuals employed or hired by the City to conduct the planning functions of the City.

PRINCIPAL BUILDING: A building containing the principal use upon a lot.

PRINCIPAL USE: The primary use to which the premises is devoted, and the primary purpose for which the premises exists.

~~PROFESSIONAL OFFICE: An office for the conduct of the following types of uses: accountant, architect, attorney, chiropractor, optometrist, engineer, surveyor, drafting service, designer, dentist, physician, surgeon and other similar services.~~

PUBLIC OR SEMIPUBLIC PROJECT: A structure or development that, after completion, would be devoted to public or semipublic uses, including churches and schools.

PUBLIC SERVICE FACILITY: A public facility established for the protection and welfare of the surrounding neighborhood, including, but not limited to, a police station, fire station or ambulance center.

~~Use for a~~ PUBLIC USE: An activity intended for the benefit of the general public purpose and managed by a public entity, such as the City, school district, County, State, or any other public agency or a public utility.

PUBLIC UTILITY FACILITY: A structure or facility, including towers used by a public utility. Such towers may not exceed forty eight feet (48') in height. Public utilities include, but are not limited to, gas, electric or telephone companies. Facilities for wireless communications are not included, and are specifically regulated by [chapter 17.08](#), article B of this title.

RV: A motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy. It does not include pickup hoods, shells or canopies designed, created or modified for occupational usage. Converted school buses or van type vehicles are defined as RVs.

RECORD GRADE: The natural grade existing prior to any site preparation, grading or filling, unless a new record grade is approved at the time of subdivision approval and noted on the filed preliminary or final plat.

RECREATION FACILITY, COMMERCIAL: A recreation facility operated as a business and open to the general public for a fee. Typically uses include, but are not limited to, arcades, sport facilities, swimming pools, laser tag and paintball courses, billiards, skating rinks, driving ranges, miniature golf, water courses and motorized car tracks.

RECREATION FACILITY, INDOOR: An enclosed space that provides space and equipment for people to engage in activities for leisure. Recreational activities may boost people's health, fitness, or enjoyment. A health and fitness facility is a type of recreation facility.

RECREATION FACILITY, PUBLIC: A publicly owned and operated recreation facility.

RECREATION FACILITY, OUTDOOR: An open space with features that cater to specific outdoor activities, including but not limited to Nordic skiing, frisbee disc golf, soccer, walking, or children's play. Parks and open spaces may include outdoor recreation facilities.

RECREATION FACILITY, RESIDENTIAL: A recreation facility for use solely by the residents and guests of a particular residential development, planned unit development, or residential neighborhood, including outdoor and indoor facilities. These facilities are usually proposed or planned in association with development and located within or adjacent to such development.

RESEARCH AND DEVELOPMENT: Specialized nonpolluting activities with emphasis on investigation, experimentation, testing, engineering, inventing and conceptually designing prototypes and new technologies or associated light manufacturing. These technologies may include electronics, computer and data systems, medical and precision instruments, machine components, communication systems and equipment, and other technological instruments, equipment, and systems.

RESIDENTIAL CARE FACILITY: A dwelling designed for the habitation of elderly or ~~invalid~~ disabled individuals, or individuals with intellectual and developmental disabilities, who may or may not require some level of living assistance. This may include, but is not limited to, a nursing home, assisted living center/home, retirement home, convalescent care, geriatrics care, memory care, hospice, rest home or a group home.

RETAIL TRADE: The sale of goods to individual consumers, ~~usually~~ in small quantities and not to be placed in inventory for resale. Examples include grocery stores, clothing boutiques, and hardware stores.

RIPARIAN SETBACK: The distance measured at right angles from the mean high-water mark of a waterway, between the mean high water mark and an imaginary line parallel to the mean high water mark, defining an area between such lines within which no building or other applicable structure may be placed, and whereby any existing vegetation shall remain undisturbed.

RIVER RESTORATION PROJECT: A project that is primarily designed to improve or restore fish and wildlife habitat within the floodplain, including associated stream bank restoration and stabilization.

SCHOOLS: An institution providing academic instruction, such as: ~~and shall include~~

A. Primary schools, including kindergarten, elementary, junior high, and middle schools;

B. Secondary schools, including high schools; and

C. Post-secondary or tertiary schools, including. ~~For the purpose of this definition, schools do not include postsecondary schools, such as universities, colleges and vocational or trade schools.~~

SEMIPUBLIC USE: The use of land by a private or nonprofit organization to provide a public service, such as P-private colleges, hospitals, safe houses, and learning centers, and other facilities of an educational, charitable or philanthropic nonprofit nature.

SETBACK: The distance, measured at right angles to a given lot line, between the lot line and an imaginary line parallel to the lot line, defining an area between such lines within which no building or other applicable structure may be placed. Applicable structures are all structures requiring a building permit, except fences and decks less than thirty inches (30") from adjacent grade.

SHORT TERM OCCUPANCY: The rental of any unit or structure, or portion thereof, for a period of not more than thirty (30) days.

SIDEWALK: A pathway for nonmotorized vehicles, normally designated for pedestrians and which is usually separated from streets by curb and/or landscaping.

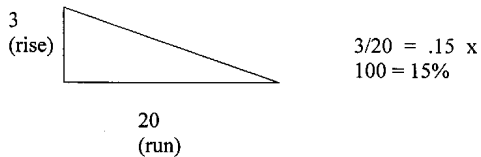
SINGLE-FAMILY DWELLING: A detached building, which may include attached or detached carports and garages, containing living facilities, including provisions for sleeping, eating, cooking and sanitation for not more than one family.

SKYLINE/SKYLINING: An outline of a structure against the background of the sky.

SKILLED CONSTRUCTION TRADE: A professional service pertaining to the installation, maintenance, and/or repair of materials and equipment for buildings. Examples include electrical work, plumbing, masonry, carpentry, and heating and air conditioning technology.

SKILLED INDUSTRIAL TRADE: A professional service pertaining to the fabrication, installation, maintenance, and/or repair of hard goods. Examples of skilled trades include welding and machinists.

SLOPE: An inclined ground surface, the inclination of which is expressed as a ratio of vertical distance to horizontal distance. Percent slope is calculated by multiplying this ratio (rise/run) by one hundred (100). See diagram.



SMALL-RESIDENTIAL UNIT: A self-contained living space with one or more rooms designed to accommodate a sitting space, bathroom and kitchenette.

SMALL SCALE WIND ENERGY SYSTEM (WES): An electric generator(s) having rated capacities of two kilowatts (2 kW) and less, that utilize wind energy to produce clean, emissions free power.

SOCIAL SERVICE: A service that promotes wellness and assists people to cope with or overcome challenges in everyday lives, such as job training and food assistance. Social services are distinct from medical services and personal services.

SOLAR ACCESS: An unobstructed exposure to sunlight and solar radiation upon land or a building.

SOLAR ENERGY SYSTEM: Any device or structural design feature used for the collection, storage, and/or distribution of solar energy for space heating, space cooling, lighting, electric generation, or water heating.

SOLAR ENERGY SYSTEM, GROUND-MOUNTED: A solar energy system that is structurally mounted to the ground and is not roof-mounted.

SOLAR ENERGY SYSTEM, LARGE-SCALE: A solar energy system that occupies more than forty thousand (40,000) square feet of surface area.

SOLAR ENERGY SYSTEM, MEDIUM-SCALE: A solar energy system that occupies more than one thousand seven hundred fifty (1,750) but less than forty thousand (40,000) square feet of surface area.

SOLAR ENERGY SYSTEM, ROOF-MOUNTED: A solar energy system that is structurally mounted to the roof of a building or structure.

SOLAR ENERGY SYSTEM, SMALL-SCALE: A solar energy system that occupies one thousand seven hundred fifty (1,750) square feet of surface area or less.

SOLAR PANELS: A component of a solar energy system; a group of connected solar cells, used to convert light from the sun into usable energy. ~~that can be used.~~

SOLAR PHOTOVOLTAIC SYSTEM: A solar energy system that converts solar energy directly into electricity, the primary components of which are solar panels, mounting devices, inverters, and wiring.

STORY: That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

STORY ABOVE GRADE: Any story having its finished floor surface entirely above record grade, or as more particularly described in the IBC and IRC.

STREAM ALTERATION: To obstruct, diminish, destroy, alter, modify, relocate or change the existing shape of the natural channel within or below the mean high water mark, including the removal of material or structures in the stream channel.

STREET: A strip of land which provides access to abutting property.

STREET, PRIVATE: A street which provides public and emergency vehicular and public pedestrian access, but is not accepted for a dedication or maintenance by the City and will be owned and maintained by a private entity, owners' association or person(s).

STREET, PUBLIC: Land, property or interest therein, usually in a strip, acquired for or devoted to public vehicular and public pedestrian access.

STRUCTURE: Anything constructed or erected, the use of which requires location on the ground or attachment to something having a fixed location on the ground.

STUDIO, ARTIST: Workspace within an enclosed structure for artists and artisans, including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft. Also includes recording studios. Incidental retail sales of items produced on the premises is allowed.

SUBDIVISION ORDINANCE: Title 16 of this Code, and as may be subsequently amended.

SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT: Any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either: a) any project for improvement of a structure to correct existing violations of State or local Health, Sanitary or Safety Code specifications which have been identified by the local Code enforcement official and which are the minimum necessary to assure safe living conditions; or b) any alteration of a "historic structure"; provided, that the alteration will not preclude the structure's continued designation as a "historic structure".

TINY HOME ON WHEELS (THOW): an accessory structure with a footprint between 100 and 400 square feet in size that provides seasonal or year-round independent living facilities, including provisions for living, sleeping, eating, cooking, and sanitation, and has been certified to meet the required building standards.

TEMPORARY STRUCTURE: Any building, modular unit or other structure that is intended for any use for a period of not more than one year, excluding construction trailers or other structures erected solely in conjunction with a construction project.

TOWNHOUSE DEVELOPMENT: A multi-family residential project of two (2) or more townhouse dwelling units, where permitted under this title, which may be constructed as either or both of the following:

A. Building(s) containing two (2) or more townhouse units erected generally in a row, with each unit being separated from the adjoining unit or units by a party wall or walls, subject to Building and Fire Code requirements and all other

applicable codes and ordinances, and with party walls extending from the basement floor to the roof along the dividing townhouse subplot line. Each unit has its own access to the outside, and no unit is located over another unit in part or in whole.

B. Cottages, which are buildings containing single townhouse dwelling units on individual townhouse sublots, provided the separation between units and/or buildings complies with applicable Building and Fire Code requirements and all other applicable codes and ordinances.

TOWNHOUSE SUBLOT: The lot resulting from platting a residential townhouse development. Townhouse sublots shall have a minimum area equal to that of the perimeter of each individual townhouse unit, and an additional area three feet (3') in width adjacent to any opening, measured at the foundation. Said sublots shall not be buildable for structures other than a "townhouse unit", as defined in this section. Platting of sublots shall follow the procedures set forth in the subdivision ordinance and other applicable codes in effect. All other detached and/or accessory buildings shall be contained within the perimeter of the townhouse subplot, except as otherwise permitted herein.

TOWNHOUSE UNIT: A dwelling including a minimum of one bathroom and a single kitchen, designed for or occupied as a unit by one family for living and cooking purposes, located in a townhouse development on a platted townhouse subplot.

TREE GUIDE: The City of Hailey Tree Selection and Planting Guide, as adopted by the City, and as may be subsequently amended.

TRELLIS: A light construction of latticework no more than eight feet (8') in height. The latticework shall be of open design.

URBAN AGRICULTURE: The production of vegetables, fruits, honey and eggs by residents for personal consumption and may include production by members of a neighborhood or by a nonprofit organization on one or more vacant lots for personal consumption.

USE: The purpose for which land or a building thereon is designed, arranged, intended or for which it is or may be occupied or maintained.

WHOLESALE: The sale of goods to retailers or jobbers, rather than the sale of goods to individual consumers, usually in large quantities to be placed in inventory for resale to the individual consumer.

WIRELESS COMMUNICATION FACILITY (WCF): The structures, equipment, apparatus, or technology necessary for providing personal wireless services and information services. ~~Those facilities that are nonpersonal wireless service facilities (PWSFs), by definition of the Telecommunications Act of 1996, as amended, but that are also WCFs are~~ subject to [chapter 17.08](#), article B of this title ~~due to their height above ground level~~. Any antenna, including mount and/or equipment support structure over thirty five feet (35') AGL that is not a PWSF shall be considered a WCF and regulated by [chapter 17.08](#), article B of this title.

YARD: That portion of the open area on a lot from a given lot line for a depth or width specified by the setback regulations for the district in which the lot is located. (Ord. 1306, 2022; Ord. 1245, 2019; Ord. 1231, 2018; Ord. 1221, 2017; Ord. 1220, 2017; Ord. 1208, 2016; Ord. 1207, 2016; Ord. 1191, 2015; Ord. _____, 2023)

Section 2. Title 17 Zoning Regulations, Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040 District Use Matrix is hereby modified by the removal of the stricken language and the addition of the underlined language, as follows:

17.05.040: DISTRICT USE MATRIX:

The residential, public and semi-public, commercial, and accessory ~~permitted, conditional and accessory~~ uses, ~~and as well as~~ the bulk requirements for the zoning districts established in chapter 17.04 of this title are designated in the district use matrix set forth herein. A "P" indicates that a use is permitted in the respective zoning district. Permitted uses must conform to the applicable requirements of this title. A "C" indicates that a use is allowed as a conditional use in the respective zoning district. Conditional uses are subject to review and approval under the provisions of chapter 17.11 of this title. ~~An "A" indicates an accessory use is allowed. An accessory use shall not commence and no accessory structure shall be constructed without a primary use first being lawfully established on the subject site.~~ An "N" indicates that a use is not allowed in the respective zoning district, except where state or federal law otherwise preempts local land use regulation.

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI- SO	SCI-I
Residential:														
	Dwelling units within mixed use buildings	N	N	N	N	P	P	N	P ¹⁸	N	N	N	P	P
	Manufactured home	N	P	P	P	N	P	P	N	N	N	N	N	N
	Multi-family dwellings	N	N	N	P	N	P	C	P ¹⁸	N	N	N	N	N
	Single family dwellings	N	P	P	P	N	P	P	N	N	N	N	N	N
Public or semipublic:														
	Churches	N	P	P	P	C	P	P	C	N	N	N	N	N
	Colleges, vocational and technical trade schools	N	N	N	N	N	N	N	P	N	P	N	P	N
	Government offices and public administration, except correctional institutions	N	N	N	N	N	P	N	P	N	N	N	N	N
	Healthcare and social assistance	N	N	N	N	N	P	N	P	N	N	N	N	N
	Municipal uses limited to water storage and well facilities	C	N	N	N	N	N	N	N	N	N	N	N	N
	Nonmotorized recreational pathways	P	P	P	P	P	P	P	P	P	P	P	P	P
	Parks	P	P	P	P	P	P	P	P	P	P	P	P	P
	Public recreational or cultural areas	C	N	N	N	N	N	N	N	N	N	N	N	N
	Public service, public use and public utility facilities	N	C	C	C	N	C	C	C	P	P	N	C	C
	Schools (refer to section 17.11.040.03 of this title for specific criteria when reviewing schools)	N	N	N	C	N	C	N	C	N	N	N	C	N
	Semipublic uses	N	N	N	C	C	P	C	P	N	N	N	N	N
Telecommunications:														
	PWSFs and WCFs, mounted on any proposed freestanding tower, upon the issuance of wireless permit in accordance with the provision of chapter 17.08, article B of this title (lattice towers are													

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-H
	prohibited)	N	N	N	N	N	C	N	C	C	C	C	C	C
	PWSFs or WCFs, attached to street poles or mounted on existing buildings or structures, upon the issuance of a wireless permit in accordance with the provisions of chapter 17.08, article B of this title (freestanding and lattice towers are prohibited)	C	C	C	C	C	P	C	P	P	P	P, A	P, A	P, A
Commercial:														
	Administrative and support services	N	N	N	N	N	N	N	P	N	N	N	N	N
	Airport	N	N	N	N	N	N	N	N	N	N	P	N	N
	Artist studios, which have no associated gallery	N	N	N	N	N	N	N	N	N	N	N	P	P
	Auto dealerships	N	N	N	N	N	N	N	C	P	N	N	N	N
	Automobile rental companies	N	N	N	N	N	N	N	N	N	N	P	N	N
	Automobile towing	N	N	N	N	N	N	N	N	N	N	N	N	P
	Bars	N	N	N	N	N	C	N	P	N	N	P ¹⁴	C ¹³	C ¹⁵
	Bed and breakfast inn	N	N	N	C	N	P	C	P	N	N	N	N	N
	Boarding and rooming houses	N	N	N	C	N	P	N	P	N	N	N	N	N
	Broadcasting firms, media offices, and related uses	N	N	N	N	N	N	N	P	N	N	N	N	N
	Business parks	N	N	N	N	N	N	N	N	N	N	C	N	N
	Cable television firms	N	N	N	N	N	N	N	N	N	P	N	N	N
	Car rental companies	N	N	N	N	N	N	N	N	P	N	N	N	N
	Catering services	N	N	N	N	C	P	N	P	P	P	N	N	N
	Commercial brewery, bakery, or food catering where no retail sales are conducted	N	N	N	N	N	N	N	N	N	N	N	P	P
	Community event center	N	N	N	C ¹⁷	C ¹⁷	N	N	N	N	N	N	N	N
	Computer software development, manufacture and service firms	N	N	N	N	N	N	N	N	N	N	N	P	N

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-H
	Construction and building material sales (except hardware stores)	N	N	N	N	N	N	N	N	P	N	N	N	N
	Construction contractors	N	N	N	N	N	N	N	N	P	N	N	N	N
	Construction equipment and materials rental, storage, sales and service, excluding hardware stores	N	N	N	N	N	N	N	N	N	N	N	N	P
	Construction equipment rental, storage, sales and service	N	N	N	N	N	N	N	N	N	N	N	P	N
	Construction trade contractors, excluding excavation and landscaping companies	N	N	N	N	N	N	N	N	N	N	N	P	P
	Construction trade contractors, including excavation companies	N	N	N	N	N	N	N	N	N	N	N	N	P
	Construction trade contractors' offices with no exterior storage	N	N	N	N	N	C	N	N	N	P	N	P	P
	Control tower (air traffic)	N	N	N	N	N	N	N	N	N	N	P	N	N
	Convenience stores	N	N	N	N	C ¹⁷	C	N	N	N	N	N	N	N
	Convenience stores, in conjunction with gasoline stations that have no more than 1,800 square feet of gross floor area. Drive-through service windows are not allowed	N	N	N	N	N	N	N	N	N	N	N	N	C
	Daycare centers (13+ children)	N	N	N	C	P	P	C	P	N	N	N	C	N
	Daycare centers provided no more than 18 children will be cared for at any one time	N	N	N	C	P	P	C	P	N	N	N	C	N
	Daycare facilities (up to 12 children)	N	C	C	P	P	P	P	P	N	N	N	C	N
	Daycare homes (6 or less children)	N	P	P	P	P	P	P	P	N	N	N	C	N
	Employee housing for golf courses or recreational facilities	C	N	N	N	N	N	N	N	N	N	N	N	N
	Fabrication and repair of building materials and components, including log homes	N	N	N	N	N	N	N	N	N	N	N	N	P
	Farm supply and equestrian tack and feed stores	N	N	N	N	N	N	N	N	N	N	N	N	P

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI- SO	SCI-I
	Fencing supplies and installation	N	N	N	N	N	N	N	N	N	N	N	N	P
	Finance and insurance firms	N	N	N	N	N	C	N	P	N	N	N	N	N
	Firewood production and storage	N	N	N	N	N	N	N	N	N	N	N	N	P
	Flight schools, provided regularly scheduled commercial passenger aircraft services are operated at the airport	N	N	N	N	N	N	N	N	N	N	P	N	N
	Floor covering stores	N	N	N	N	N	N	N	N	P	N	N	N	N
	Food service	N	N	N	N	C ¹⁷	C	N	P	N	N	P ¹⁴	C ¹³	C ^{13,15}
	Gasoline stations	N	N	N	N	N	N	N	P	P	N	N	N	N
	Gasoline stations and automotive repair and maintenance	N	N	N	N	N	C	N	N	N	N	N	N	C
	Gasoline stations, including card lock stations	N	N	N	N	N	N	N	N	N	N	N	N	C
	Gift shops within terminal	N	N	N	N	N	N	N	N	N	N	P	N	N
	Golf course, public	P	N	N	N	N	N	N	N	N	N	N	N	N
	Guides and outfitters with no more than 20% of the floor area dedicated to retail sales	N	N	N	N	N	N	N	N	N	N	P	N	N
	Health and fitness facility	N	N	N	N	N	P	C	P	P	C	N	C	C
	Helicopter areas, provided regularly scheduled commercial passenger aircraft services are operated at the airport	N	N	N	N	N	N	N	N	N	N	P	N	N
	Home occupations	N	P	P	P	P	P	P	P	N	N	N	N	N
	Hotels or motels	N	N	N	N	N	P	N	P	N	N	C	C	N
	Hybrid production facilities	N	N	N	N	N	N	N	C	N	N	N	P	N
	Industrial laundry/dry cleaning service and distribution establishments	N	N	N	N	N	N	N	N	P	N	N	N	P
	Interior decorating and design that have no more than 20% of the gross floor area dedicated to on site retail sales	N	N	N	N	N	N	N	N	N	N	N	P	N
	Investigation and security services	N	N	N	N	N	N	N	N	N	P	N	P	N
	Landscape design and installation firms,													

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI- SO	SCI-I
	and landscape nurseries	N	N	N	N	N	N	N	N	P	N	N	N	P
	Landscape design, installation and maintenance firms	N	N	N	N	N	N	N	N	P	N	N	N	N
	Laundromat, dry cleaning, and laundry	N	N	N	N	C	N	N	P	N	N	N	C	P
	Light manufacturing	N	N	N	N	N	N	N	N	P	P	N	N	P
	Medical and personal care stores	N	N	N	N	N	C	N	N	N	N	N	N	N
	Mercantile (wholesale and retail)	N	N	N	N	C ¹⁷	N	N	P	N	N	N	N	N
	Mixed use buildings	N	N	N	N	N	P	P	P	N	N	N	P	P
	Motor vehicles and parts dealers, service, rental and leasing	N	N	N	N	N	N	N	N	P	N	N	N	P
	Nurseries, greenhouse and floriculture production and sales	N	N	N	N	N	N	N	N	P	N	N	N	N
	Outpatient animal services	N	N	N	N	N	N	N	C	N	N	N	N	N
	Parcel delivery terminal	N	N	N	N	N	N	N	C	C	C	N	N	P
	Parking facilities and structures	N	N	N	N	N	N	N	C	N	N	P	N	P
	Performing arts center	N	N	N	N	N	P	N	P	P	N	N	N	N
	Peri-urban retreat center	N	N	N	C ¹⁷	C ¹⁷	N	N	N	N	N	N	N	N
	Personal services where retail sales are clearly incidental to the principal use and no outside storage yard or facility is required	N	N	N	N	C ¹⁷	P	C	P	N	N	N	C	N
	Photography studios and photo processing	N	N	N	N	N	N	N	N	P	P	N	P	N
	Printing and publishing firms	N	N	N	N	N	N	N	N	P	P	N	P	P
	Processing and sales of firewood	N	N	N	N	N	N	N	N	P	N	N	N	N
	Professional and general offices	N	N	N	N	C ¹⁷	P	P	P	P	P	N	P	N
	Radio and television recording studios and stations	N	N	N	N	N	N	N	N	N	P	N	P	N
	Real estate and property management companies	N	N	N	N	N	P	N	P	N	N	N	N	N
	Recording studios (audio or video) and broadcasting studios	N	N	N	N	N	N	N	N	P	N	N	N	N
	Recreation facility, commercial, indoor	N	N	N	N	N	P	N	P	N	N	N	N	N

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-H
	Recreation facility, commercial, outdoor	N	N	N	N	N	C	N	C	N	N	N	N	N
	Recreation facility, public	P	P	P	P	P	P	P	P	P	P	P	P	P
	Recreation facility, residential	P	P	P	P	P	P	P	P	N	N	N	P	P
	Research and development facilities	N	N	N	N	N	N	N	N	P	P	N	P	N
	Residential care facility	N	P	P	P	P	P	P	P	N	N	N	N	N
	Retail trade limited to the following: floor covering and window treatment, household appliances, woodstoves/fireplaces, spa/hot tub, building material and garden equipment and supplies (excluding hardware stores), farm and equestrian, and nonstore retail (mail order and vending machines)	N	N	N	N	N	N	N	N	N	N	N	P	N
	Sales, rental, and servicing of trailers, mobile homes, farm implements and heavy equipment	N	N	N	N	N	N	N	N	P	N	N	N	N
	Services to buildings (janitorial/maintenance) and property management companies	N	N	N	N	N	N	N	N	N	P	N	P	P
	Sign studios and manufacturers	N	N	N	N	N	N	N	N	N	N	N	N	P
	Snow removal contractors	N	N	N	N	N	N	N	N	N	N	N	N	P
	Structures and/or buildings integral to a golf course such as clubhouses, maintenance, buildings, and restrooms	C	N	N	N	N	N	N	N	N	N	N	N	N
	Studio, artist	N	N	N	N	N	P	N	N	P	N	N	C	C
	Truck transportation, bus, taxi and limousine services, and couriers	N	N	N	N	N	N	N	N	P	N	N	N	P
	Veterinarians, pet grooming, and training with no outdoor kenneling	N	N	N	N	N	N	N	C	C	P	N	C	P
	Warehouse and storage facilities	N	N	N	N	N	N	N	N	P	N	N	N	N
	Warehouse and storage facilities, including self storage facilities and exterior storage facilities	N	N	N	N	N	N	N	N	N	N	N	N	P

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI- SO	SCI-I
	Wholesale distributors	N	N	N	N	N	C	N	N	N	P	N	N	N
	Wholesale distributors or wholesale distributors with incidental and subordinate retail sales	N	N	N	N	N	C	N	N	N	N	N	N	N
	Wholesale trade	N	N	N	N	N	N	N	N	P	N	P	P	P
Agricultural uses:														
	Horses, a maximum of 2 horses per acre on lots of 1 acre minimum size	N	C	C	C	N	N	N	N	N	N	N	N	N
	Urban agriculture (chickens only)	N	P	P	P	N	A	N	A	N	N	A	N	
	Urban agriculture (other than chickens)	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory uses:														
Aboveground fuel tanks	Aboveground flammable and combustible liquid tanks utilized by a public use	N	C	C	C	N	C	C	A	A	C	A	A	A
	Aboveground fuel tank for private or commercial use	N	N	N	N	N	P	N	P	P	N	P	P	P
Accessory dwelling unit (ADU) and Tiny Homes on Wheels (THOW)	1 accessory dwelling unit or 1 tiny home on wheels, accessory to a single family dwelling unit or to a nonresidential principal building. Primary vehicular access to any ADU or THOW shall be from a City Street or alley. All accessory dwelling units and tiny homes on wheels shall have adequate water and sewer services installed to meet City standards	N	A ²³	A ²³	A ²³	A ²³	A ²³	A ²³	A ²³	N	N	N	A ²³	A ²³
	Freestanding solar panels, subject to the maximum building height for the applicable district	N	C	C	C	C	C	C	C	C	C	C	C	C

Category	Description (Excerpt)	Zones And Subdistricts													
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-H	
Alternative energy systems	Roof mounted and freestanding small scale wind energy system	N	N	N	N	N	N	N	N	C	C	N	C	C	C
	Roof mounted solar panels, subject to the maximum building height for the applicable district	N	A	A	A	A	A	A	A	A	A	A	A	A	A
Garages		N	A	A	A	A	A	A	A	A	A	A	A	A	A
Greenhouse/private	A greenhouse for private use	N	A	A	A	N	A	A	N	N	N	N	N	N	N
Storage	Shipping containers utilized for storage, must be shielded from view with fencing and/or landscaping and shall require a building permit	N	N	N	N	N	N	N	N	A	N	N	N	C	
	Storage buildings with a gross floor area of greater than 120 square feet	C	A	A	A	A	A	A	A	A	A	A	A	A	A
	Storage buildings with a gross floor area less than 120 square feet	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Swimming pool		N	A	A	A	N	N	N	N	N	N	N	N	N	N
Temporary structures	Temporary structures for use of no more than 12 months ¹⁶	C	C	C	C	C	C	C	C	C	C	C	C	C	C

Notes:

- 1. Must be accessory to the primary use and contained within the walls of the primary structure.
- 2. Indicates use may be allowed where State or Federal law preempts local zoning.
- 3. The setback from the adjacent property shall be 1 foot for every 2 feet of building height for all portions of the building exceeding 20 feet in height, provided, however, no side or rear yard shall be less than 10 feet. See the figure located at section [17.04B.050](#) of this title for more explanation.
- 4. Riparian setback. Unless otherwise provided for herein, all permanent buildings and structures shall have a 100 foot wide riparian setback from the mean high water mark of the Big Wood River. Removal of live vegetation or excavation within the riparian setback is prohibited, except for any tree that has been recommended for removal by a certified arborist, in writing, because the tree has been found to potentially endanger the resident(s) of the property on which it is located or any member of the public, or has become hazardous to any street, alley or other public right-of-way or public utility, or because the removal of a tree would substantially improve the health of other trees on the property. Pruning of trees and planting of riparian trees, shrubs and ground cover within the riparian setback are allowed, provided however, that all plantings conform to the criteria for evaluation in subsection [17.04J.040B4e](#) of this title. Where the

- application of the 100 foot riparian setback and other applicable setbacks will result in a building site of 1,000 square feet or less, the riparian setback may be reduced to such an extent that the building site is 1,000 square feet; provided however, the riparian setback shall not be less than 50 feet.
- 5. In GR and TN Zones, townhouse sublots shall have an aggregate density of no more than 10 lots per acre.
 - 6. Townhouse sublots shall conform to the standards established in the IFC.
 - 7. Townhouse unit shall be allowed 0 setbacks from the lot lines created by a townhouse subplot and the separation of the building containing townhouse units in a townhouse development parcel shall be not less than 6 feet as measured between any wall or any projection of a building, including, but not limited to, eaves, cornices, canopies, or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters; or the minimum distance required by the IBC and IFC, whichever is greater.
 - 8. In NB Zone, townhouse sublots shall have an aggregate density of no more than 15 lots per acre.
 - 9. In LB and B Zones, townhouse sublots shall have an aggregate density of no more than 20 lots per acre.
 - 10. In TN Zone, 40 percent lot coverage will be allowed where at least 75 percent of required parking spaces are enclosed within a structure.
 - 11. In LI and TI Zones, the side and rear yard setbacks shall be 25 feet where the subject property is located adjacent to the following Zones: RGB, GR, or TN.
 - 12. Subject to FAA regulations and 14 CFR, chapter 1, subchapter E, part 77, objects affecting navigable airspace, as amended.
 - 13. Drive through restaurants not permitted.
 - 14. Only within terminals.
 - 15. Attached to hotel/motel.
 - 16. Temporary structures which have an approved conditional use permit may operate seasonally for multiple years, but for no more than 12 months in any year, so long as the size and location of the temporary structure conforms with the approved conditional use permit or conditions thereof.
 - 17. Subject to the conditional use standards set forth in section [17.11.040.04](#) of this title.
 - 18. Multifamily and dwelling units within mixed use buildings incorporating small residential units require a conditional use permit in [chapter 17.11](#) of this title and shall comply with [chapter 17.04](#), article Q of this title.
 - 19. See also subsections [17.07.010F](#) and [17.07.010G](#) of this title.
 - 20. See also subsections [17.07.010F](#) and [17.07.010G](#) of this title.
 - 21. For a building with any portion of the building footprint within the special flood hazard area, building height shall be measured 2 feet above the base flood elevation (BFE).
 - 22. For buildings in the Limited Residential (LR) Zone Districts, buildings shall in no instance exceed a building height of 32 feet from record grade. For buildings in the General Residential (GR) Zone Districts, buildings shall in no case exceed a building height of 35 feet from record grade.
 - 23. Accessory Dwelling Units (ADUs) are subject to Administrative Design Review or Design Review, depending on the zoning district and/or applicable overlay zones, and Supplementary Regulations. See chapters [17.06](#), Design Review and [17.08](#), Article D, for regulations.
 - 24. Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one foot (1') for every two and one half feet (2 1/2') of wall height (see section [17.04M.090](#), Diagram 1, of the Hailey Municipal Code), but not less than the base setback for the GR Zone District. This shall apply to walls on the side yards of properties, but shall not apply to sublots within a development.
- Diagram 1

(Ord. 1275, 2021; Ord. 1250, 2019; Ord. 1243, 2019; Ord. 1242, 2018; Ord. 1232, 2018; Ord. 1221, 2017; Ord. 1220, 2017; Ord. 1211, 2017; Ord. 1208, 2016; Ord. 1207, 2016; Ord. 1191, 2015; Ord. 1291, 2021)

<u>Category</u>	<u>Description (Excerpt)</u>	<u>Zoning Districts and Subdistricts</u>												
		<u>RGB</u>	<u>LR-1</u>	<u>LR-2</u>	<u>GR</u>	<u>NB</u>	<u>LB</u>	<u>TN</u>	<u>B</u>	<u>LI</u>	<u>TI</u>	<u>A</u>	<u>SCI-SO</u>	<u>SCI-I</u>
<u>Residential:</u>														
	<u>Accessory dwelling units (ADU)</u>	<u>N</u>	<u>P²¹</u>	<u>P²¹</u>	<u>P²¹</u>	<u>P²¹</u>	<u>P²¹</u>	<u>P²¹</u>	<u>P²¹</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P²¹</u>	<u>P²¹</u>
	<u>Co-Living Dwelling Facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Manufactured homes</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Mixed-use buildings</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P¹⁷</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>
	<u>Multi-family dwellings</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>C</u>	<u>P¹⁷</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Single-family homes</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Tiny Home on Wheels (THOW)</u>	<u>N</u>	<u>P²¹</u>	<u>P²¹</u>	<u>P²¹</u>	<u>P²¹</u>	<u>P²¹</u>	<u>P²¹</u>	<u>P²¹</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P²¹</u>	<u>P²¹</u>
<u>Public or semipublic:</u>														
	<u>Community centers, including peri-urban retreat centers</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Government and public administration; excluding correctional institutions</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>C</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>C</u>
	<u>Healthcare and medical services</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>
	<u>Parks and pathways</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Performing arts centers</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Public utility facilities</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>C</u>	<u>C</u>
	<u>Religious institutions and places of worship</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

<u>Category</u>	<u>Description (Excerpt)</u>	<u>Zoning Districts and Subdistricts</u>												
		<u>RGB</u>	<u>LR-1</u>	<u>LR-2</u>	<u>GR</u>	<u>NB</u>	<u>LB</u>	<u>TN</u>	<u>B</u>	<u>LI</u>	<u>TI</u>	<u>A</u>	<u>SCI-SO</u>	<u>SCI-I</u>
	<u>Schools: primary and secondary schools for children and adolescents ages four through eighteen (4-18 years old)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Schools: tertiary schools, including colleges, vocational, and technical trade schools</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Semipublic uses</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>C</u>
	<u>Social services</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>
	<u>Water storage and well facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Wireless communication facilities (WCF) attached to freestanding towers</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C^{10,12}</u>	<u>N</u>	<u>C^{10,12}</u>	<u>C^{10,12}</u>	<u>C^{10,12}</u>	<u>C^{10,12}</u>	<u>C^{10,12}</u>	<u>C^{10,12}</u>
	<u>Wireless communication facilities (WCF) attached to street poles or mounted on existing structures</u>	<u>C^{10,12}</u>	<u>C^{10,12}</u>	<u>C^{10,12}</u>	<u>C^{10,12}</u>	<u>C^{10,12}</u>	<u>P^{10,12}</u>	<u>C^{10,12}</u>	<u>P^{10,12}</u>	<u>P^{10,12}</u>	<u>P^{10,12}</u>	<u>P^{10,12}</u>	<u>P^{10,12}</u>	<u>P^{10,12}</u>
<u>Commercial:</u>														
	<u>Airport and related uses</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>
	<u>Artist studios with associated galleries</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>
	<u>Artist studios without associated galleries</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>P</u>	<u>P</u>
	<u>Auto dealerships</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Automobile towing</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>
	<u>Automotive rental companies</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>

<u>Category</u>	<u>Description (Excerpt)</u>	<u>Zoning Districts and Subdistricts</u>												
		<u>RGB</u>	<u>LR-1</u>	<u>LR-2</u>	<u>GR</u>	<u>NB</u>	<u>LB</u>	<u>TN</u>	<u>B</u>	<u>LI</u>	<u>TI</u>	<u>A</u>	<u>SCI-SO</u>	<u>SCI-I</u>
	<u>Automotive repair and maintenance</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>
	<u>Bars</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>P¹⁴</u>	<u>C¹⁵</u>	<u>N</u>
	<u>Broadcasting firms, media offices, and related uses</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>
	<u>Convenience stores less than 1,000 square feet</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Daycare centers (13 to 18 children)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>
	<u>Daycare facilities (up to 12 children)</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>
	<u>Daycare homes (6 or less children)</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>
	<u>Food preparation for off-site catering, dining, and retail trade; excluding the production of alcoholic beverages</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>
	<u>Food service</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C¹³</u>	<u>C</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>P¹⁴</u>	<u>C¹³</u>	<u>C¹³</u>
	<u>Gasoline stations</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C²³</u>
	<u>Guiding and outfitter services with no more than 20% of the floor area dedicated to retail sales</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P²</u>	<u>C²</u>	<u>N</u>	<u>P²</u>	<u>P²</u>
	<u>Hardware stores</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C²</u>	<u>N</u>	<u>P²</u>	<u>P²</u>	<u>N</u>	<u>N</u>	<u>P²</u>	<u>P²</u>
	<u>Health and fitness facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>C</u>	<u>N</u>
	<u>Home occupations</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

<u>Category</u>	<u>Description (Excerpt)</u>	<u>Zoning Districts and Subdistricts</u>												
		<u>RGB</u>	<u>LR-1</u>	<u>LR-2</u>	<u>GR</u>	<u>NB</u>	<u>LB</u>	<u>TN</u>	<u>B</u>	<u>LI</u>	<u>TI</u>	<u>A</u>	<u>SCI-SO</u>	<u>SCI-I</u>
	<u>Hybrid production facilities for edible goods; including breweries, cideries, distilleries, and wineries</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>
	<u>Landscaping services</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P²</u>	<u>N</u>	<u>N</u>	<u>P²</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P²</u>
	<u>Laundry services limited to dry cleaning, mid-scale commercial, and large-scale industrial laundry services; excluding personal services such as self-serve laundromats and small-scale wash-and-fold services</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>
	<u>Light manufacturing, including the fabrication of building materials and technology</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>P</u>
	<u>Lodging establishments limited to bed and breakfast inns and boarding and rooming houses</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Lodging establishments limited to hotels and motels</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>
	<u>Offices</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P²⁴</u>	<u>P</u>	<u>P²⁴</u>	<u>P</u>	<u>P²⁴</u>
	<u>Parcel delivery terminals</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>N</u>	<u>P</u>
	<u>Parking lots and structures</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>
	<u>Peri-urban agriculture</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Personal services</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>
	<u>Pet boarding</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

<u>Category</u>	<u>Description (Excerpt)</u>	<u>Zoning Districts and Subdistricts</u>												
		<u>RGB</u>	<u>LR-1</u>	<u>LR-2</u>	<u>GR</u>	<u>NB</u>	<u>LB</u>	<u>TN</u>	<u>B</u>	<u>LI</u>	<u>TI</u>	<u>A</u>	<u>SCI-SO</u>	<u>SCI-I</u>
	<u>Pet outpatient and veterinarian services</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Printing and related services</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>
	<u>Recreation facilities, indoor</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Recreation facilities, outdoor</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Residential care facilities</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Retail trade</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C²</u>	<u>P²</u>	<u>P²</u>	<u>P²</u>	<u>P²</u>	<u>P²</u>	<u>P²⁴</u>	<u>P²</u>	<u>P²</u>
	<u>Skilled construction and industrial trades</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P²</u>	<u>P²</u>	<u>N</u>	<u>C²</u>	<u>P²</u>
	<u>Technological development</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>
	<u>Transportation services</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>
	<u>Warehouse and storage facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>
	<u>Wholesale trade and distributors</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C²</u>	<u>N</u>	<u>N</u>	<u>P²</u>	<u>C²</u>	<u>N</u>	<u>P²</u>	<u>P²</u>
<u>Accessory uses:</u>														
<u>Agriculture</u>	<u>Apiaries</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Greenhouses</u>	<u>P²⁵</u>	<u>P²⁵</u>	<u>P²⁵</u>	<u>P²⁵</u>	<u>P²⁵</u>	<u>P²⁵</u>	<u>P²⁵</u>	<u>P²⁵</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Horses, a maximum of 2 horses per acre on lots with a minimum size of 1-acre</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Chickens</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

<u>Category</u>	<u>Description (Excerpt)</u>	<u>Zoning Districts and Subdistricts</u>													
		<u>RGB</u>	<u>LR-1</u>	<u>LR-2</u>	<u>GR</u>	<u>NB</u>	<u>LB</u>	<u>TN</u>	<u>B</u>	<u>LI</u>	<u>TI</u>	<u>A</u>	<u>SCI-SO</u>	<u>SCI-I</u>	
<u>Alternative energy systems</u>	<u>Solar energy systems, freestanding and subject to a maximum height of ten feet (10') from record grade</u>	<u>N</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	
	<u>Solar energy systems, roof-mounted and subject to five feet (5') above the maximum building height for the applicable district</u>	<u>N</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	
	<u>Wind energy systems that are small scale, roof-mounted, or free standing</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Fuel tanks</u>		<u>N</u>	<u>C²⁰</u>	<u>C²⁰</u>	<u>C²⁰</u>	<u>C²⁰</u>	<u>P²⁰</u>	<u>C²⁰</u>	<u>P²⁰</u>	<u>P²⁰</u>	<u>P²⁰</u>	<u>P²⁰</u>	<u>P²⁰</u>	<u>C²⁰</u>	
<u>Garages</u>		<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Residential</u>	<u>Accessory dwelling units (ADU)</u>	<u>N</u>	<u>P^{22,25}</u>	<u>P^{22,25}</u>	<u>P^{22,25}</u>	<u>P^{22,25}</u>	<u>P^{22,25}</u>	<u>P^{22,25}</u>	<u>P^{22,25}</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P^{22,25}</u>	<u>P^{22,25}</u>	
	<u>Tiny Home on Wheels (THOW)</u>	<u>N</u>	<u>P^{22,25}</u>	<u>P^{22,25}</u>	<u>P^{22,25}</u>	<u>P^{22,25}</u>	<u>P^{22,25}</u>	<u>P^{22,25}</u>	<u>P^{22,25}</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P^{22,25}</u>	<u>P^{22,25}</u>	
<u>Storage structures, excluding shipping containers</u>		<u>C^{2,25}</u>	<u>P^{2,25}</u>	<u>P^{2,25}</u>	<u>P^{2,25}</u>	<u>P^{2,25}</u>	<u>P^{2,25}</u>	<u>P^{2,25}</u>	<u>P^{2,25}</u>	<u>P^{2,25}</u>	<u>P^{2,25}</u>	<u>P^{2,25}</u>	<u>P^{2,25}</u>	<u>P^{2,25}</u>	
<u>Swimming pools</u>		<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
<u>Temporary structures</u>		<u>C^{16,25}</u>	<u>C^{16,25}</u>	<u>C^{16,25}</u>	<u>C^{16,25}</u>	<u>C^{16,25}</u>	<u>C^{16,25}</u>	<u>C^{16,25}</u>	<u>C^{16,25}</u>	<u>C^{16,25}</u>	<u>C^{16,25}</u>	<u>C^{16,25}</u>	<u>C^{16,25}</u>	<u>C^{16,25}</u>	

BULK REQUIREMENTS

<u>Category</u>	<u>Description (Excerpt)</u>	<u>RGB</u>	<u>LR-1</u>	<u>LR-2</u>	<u>GR</u>	<u>NB</u>	<u>LB</u>	<u>TN</u>	<u>B</u>	<u>LI</u>	<u>TI</u>	<u>A</u>	<u>SCI-SO</u>	<u>SCI-I</u>
	<u>Minimum lot size (square feet)</u>	<u>None</u>	<u>8,000¹</u>	<u>12,000</u>	<u>6,000^{1,5}</u>	<u>6,000⁸</u>	<u>6,000^{1,9}</u>	<u>6,000^{1,5}</u>	<u>0^{1,9}</u>	<u>6,000</u>	<u>-</u>	<u>See note 12</u>	<u>10,890</u>	<u>10,890</u>

<u>Category</u>	<u>Description (Excerpt)</u>	<u>RGB</u>	<u>LR-1</u>	<u>LR-2</u>	<u>GR</u>	<u>NB</u>	<u>LB</u>	<u>TN</u>	<u>B</u>	<u>LI</u>	<u>TI</u>	<u>A</u>	<u>SCI-SO</u>	<u>SCI-I</u>
<u>Lot dimensions</u>	<u>Minimum lot width (feet)</u>	None	75 ¹	75	50 ^{1,6}	50 ⁶	50 ^{1,6}	50 ^{1,6}	0 ⁶	60	-	See note 12	-	-
<u>Building height</u>	<u>Maximum building height (feet)</u>	35 ¹⁹	30 ^{1,19}	30 ¹⁹	35 ^{1,19}	30	35 ¹	35 ¹	35 ¹	35	35	See note 12	35	35 ¹⁹
<u>Setbacks</u>	<u>Minimum front yard setback (feet)</u>	20	25 ¹	25	20 ¹	10	20 ¹	20 ¹	0 ^{1,7}	10	20	See note 12	10	10
	<u>Minimum side yard setback (feet)</u>	10	10 ^{1,3,18}	10 ^{3,18}	8 ^{1,7, 18 22}	10 ^{1,7,18}	10 ^{1,7,18}	10 ^{1,7,18}	0 ^{1,7,18}	10 ^{11,18}	10 ^{11,18}	See note 12	10	10
	<u>Minimum rear yard setback (feet)</u>	10	10 ^{1,3,18}	10 ^{3, 18}	10 ^{1,7,18}	10 ^{7, 18}	10 ^{1,7, 18}	10 ^{1,7, 18}	0 ^{1,7,18}	10 ^{11,18}	10 ^{11,18}	See note 12	10	10
	<u>Riparian (feet)</u>	100 ⁴	100 ⁴	100 ⁴	100 ⁴	100 ⁴	100 ⁴	100 ⁴	100 ⁴	100 ⁴	100 ⁴	See note 12	100 ⁴	100 ⁴
<u>Multi-family and mixed-use density</u>	<u>Mixed-use residential density: maximum units per acre</u>	=	=	=	=	15	20	10	20 ¹⁷	=	=	See note 12	20	=
	<u>Multi-family residential density: maximum units per acre</u>	=	=	=	10	=	20	10	20	=	=		20	=
<u>Total lot coverage</u>	<u>Total maximum coverage by all structures (percentage)</u>	=	40 ¹	40	40 ¹	=	= ¹	30 ¹	=	75	75	See note 12	70	70
<u>Maximum floor area</u>	<u>Aggregate gross floor area for individual retail/wholesale trade (square feet)</u>	=	=	=	=	=	36,000	=	36,000	25,000	25,000	See note 12	25,000	25,000
	<u>Aggregate gross floor area for grouped retail/wholesale (square feet)</u>	=	=	=	=	=	36,000	=	50,000	25,000	25,000	See note 12	25,000	25,000

Notes:

1. May be subject to additional provisions per the Townsite Overlay (TO) Zoning District. See subsection 17.04M of this title.

2. Unenclosed exterior storage that is greater than fifty square feet (50 sq. ft.) and associated with retail trade, skilled construction and industrial trades, or wholesale trade is permitted in the industrial Zoning Districts only. Such unenclosed exterior storage may include but is not limited to the storage or display of bulky goods, materials, supplies, merchandise, and equipment.

3. The setback from the adjacent property shall be one (1) foot for every two (2) feet of building height for all portions of the building exceeding twenty (20) feet in height, provided, however, no side or rear yard shall be less than ten (10) feet. See the figure in subsection 17.04B.050 of this title.
4. Riparian setback. Unless otherwise provided for herein, all permanent buildings and structures shall have a 100-foot-wide riparian setback from the mean high-water mark of the Big Wood River. Removal of live vegetation or excavation within the riparian setback is prohibited, except for any tree that has been recommended for removal by a certified arborist, in writing, because the tree has been found to potentially endanger the resident(s) of the property on which it is located or any member of the public, or has become hazardous to any street, alley or other public right-of-way or public utility, or because the removal of a tree would substantially improve the health of other trees on the property. Pruning of trees and planting of riparian trees, shrubs and ground cover within the riparian setback are allowed, provided however, that all plantings conform to the criteria for evaluation in subsection 17.04J.040B4e of this title. Where the application of the 100-foot riparian setback and other applicable setbacks will result in a building site of 1,000 square feet or less, the riparian setback may be reduced to such an extent that the building site is 1,000 square feet; provided however, the riparian setback shall not be less than fifty (50) feet.
5. In GR and TN Zoning Districts, townhouse sublots shall have an aggregate density of no more than ten (10) lots per acre.
6. Townhouse sublots shall conform to the standards established in the IFC.
7. In the TO Zoning Districts, townhouse units shall be allowed zero (0) setbacks, with an exception for the setbacks on the property line between two (2) townhouse units. The separation between two (2) townhouse units on separate sublots shall be no less than 6 feet or the minimum distance required by the IBC and IFC, whichever is greater. The distance between the buildings shall be measured between any wall or any projection of a building-- including, but not limited to, eaves, cornices, canopies, or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters.
8. In NB Zoning District, townhouse sublots shall have an aggregate density of no more than fifteen (15) lots per acre.
9. In LB and B Zoning Districts, townhouse sublots shall have an aggregate density of no more than twenty (20) lots per acre.
10. The installation of wireless communication facilities requires a Wireless Permit in accordance with the provisions of subsection 17.08B of this title.
11. In LI and TI Zoning Districts, the side and rear yard setbacks shall be twenty-five (25) feet where the subject property is located adjacent to the following Zoning Districts: RGB, GR, or TN.
12. Objects affecting navigable airspace, including solar energy systems and wireless communications facilities located within the Airport Influence Area, are subject to review of the Friedman Memorial Airport Director for compliance with FAA regulations and 14 CFR, chapter 1, subchapter E, part 77.
13. Drive-through food service not permitted.
14. Only within terminals.
15. Only attached to hotel/motel.
16. Temporary structures which have an approved conditional use permit may operate seasonally for multiple years, so long as the size and location of the temporary structure conforms with the approved conditional use permit or conditions thereof.
17. Multi-family and mixed-use buildings incorporating small residential units require a conditional use permit and shall comply with subsection 17.04Q of this title.
18. Normal corner and reverse-corner lots are subject to subsections 17.07.010F and G of this title.
19. For a building with any portion of the building footprint within the Special Flood Hazard Area, building height shall be measured two (2) feet above the base flood elevation (BFE). For buildings located within the Special Flood Hazard Area and the LR Zoning Districts, buildings shall in no instance exceed a building

height of thirty-two feet (32') from record grade. For buildings located within the Special Flood Hazard Area, and within the GR Zoning District, buildings shall in no case exceed a building height of thirty-five feet (35') from record grade.

20. The use of fuel tanks containing flammable or combustible liquids, as defined by the International Fire Code (IFC), requires a Flammable & Combustible Storage Tank Permit through the Hailey Fire Department.

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

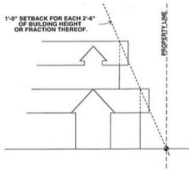
22. Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one foot (1') for every two and one-half feet (2 1/2') of wall height (see subsection 17.04M.090, Diagram 1, of the Hailey Municipal Code), but not less than the base setback for the GR Zoning District. This shall apply to walls on the side yards of properties but shall not apply to sublots within a development.

23. May be approved through a conditional use permit if the use is in conjunction with a use that is permitted by-right.

24. Must be accessory to the primary use and contained within the walls of the primary structure.

25. Structures equal to or greater than 120 square feet (120 sq. ft.) in size require a building permit, per subsection 17.07.010H of this title.

Diagram 1



(Ord. 1275, 2021; Ord. 1250, 2019; Ord. 1243, 2019; Ord. 1242, 2018; Ord. 1232, 2018; Ord. 1221, 2017; Ord. 1220, 2017; Ord. 1211, 2017; Ord. 1208, 2016; Ord. 1207, 2016; Ord. 1191, 2015; Ord. 1291, 2021; Ord. , 2023)

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

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

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

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS ___ DAY OF _____, 2023.

Attest:

Martha Burke, Mayor, City of Hailey

Mary Cone, City Clerk

REDLINED VERSION

Proposed District Use Matrix – May 8, 2023

ANNOTATION KEY

Each proposed edit to the District Use Matrix is highlighted, where language is **added** or **stricken**. The reasoning behind each edit is described and color-coded by the following set of annotations:

- Accommodate unaccounted for uses
- Align with Zoning District (ZD) purposes
- Clarify and simplify language
- Combine like uses
- Consistent language
- Distinguish between similar uses
- Modernize language
- Reflect desired and contemporary land use trends
- Reflect concurrent Text Amendment
- Remove redundant language

When land uses were moved between the “Residential,” “Public and semi-public,” “Commercial,” and “Accessory uses” categories, the annotation is in black. No annotations were made to reflect rows being moved to alphabetize land uses.

ANNOTATIONS	Category	Description (Excerpt)	Zones And Subdistricts													
			RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I	
	Residential:															
Consistent language (“A” to “P”) Copied from “Accessory uses”		Accessory dwelling unit (ADU)	N	p ²¹	p ²¹	p ²¹	p ²¹	p ²¹	p ²¹	p ²¹	p ²¹	N	N	N	p ²¹	p ²¹
		Apartments														
Accommodate unaccounted for uses		Co-Living Dwelling Facilities	N	N	N	N	N	P	N	P	N	N	N	N	N	N
		Manufactured homes	N	P	P	P	N	P	P	N	N	N	N	N	N	N
Align with ZD purposes Remove redundant language		Dwelling units within mixed use buildings	N	N	N	N	P	P	N P	P ¹⁷⁸	N P	N P	N	P	P	
Consider unpacking this category		Multi-family dwellings	N	N	N	P	N	P	C	P ¹⁷⁸	N	N	N	N	N	
Consistent language		Single-family homes dwellings	N	P	P	P	N	P	P	N	N	N	N	N	N	
Accommodate unaccounted for uses Copied from “Accessory uses”		Tiny Homes on Wheels (THOW)	N	p ²¹	p ²¹	p ²¹	p ²¹	p ²¹	p ²¹	p ²¹	p ²¹	N	N	N	p ²¹	p ²¹

REDLINED VERSION
Proposed District Use Matrix – May 8, 2023

ANNOTATIONS	Category	Description (Excerpt)	Zones And Subdistricts													
			RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I	
			Public or semipublic:													
Combine like uses (see “Schools...”)		Colleges, vocational and technical trade schools	N	N	N	N	N	N	N	N	P	N	P	N	P	N
Clarify and simplify language Combine like uses Moved from “Commercial” Reflect desired and contemporary land use trends		Community centers, including peri-urban retreat centers	N	N	N	C	P	C	P	C	N	N	N	N	N	N
Accommodate unaccounted for uses Align with ZD purposes		Government offices, and public administration, except excluding correctional institutions	N	N	N	N	N	P	N	P	N C	N	N C	N	N C	N
Distinguish between similar uses (see “Social services”)		Healthcare and medical services social assistance	N	N	N	N	N C	P	N P	P	N	N	N	N C	N	N
Combine like uses (see “Parks and pathways...”)		Nonmotorized recreational pathways	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Combine like uses (see “Nonmotorized...”)		Parks and pathways	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Moved from “Commercial”		Performing arts centers	N	N	N	N	N	N	P	N	P	P	N	N	N	N
Combine like uses (see “Parks...” and “Community center”)		Public recreational or cultural areas	C	N	N	N	N	N	N	N	N	N	N	N	N	N
Distinguish between similar uses (see “Government...”)		Public service, public use and public utility facilities	N	C	C	C	N	C	C	C	P	P	N	C	C	N
Modernize language		Churches Religious institutions and places of worship	N	P	P	P	C	P	P	C	N	N	N	N	N	N
Distinguish between similar uses (see “Schools: tertiary...”)		Schools: primary and secondary schools for children and adolescents ages four through eighteen (4-18 years old)	N	N	N	P	P	C	P	C	N	N	N	N	N	N
Distinguish between similar uses (see “Schools: primary and secondary...”)		Schools: tertiary schools, including colleges, vocational, and technical trade schools (refer to section 17.11.040.03 of this	N	N	N	C N	N C	C P	N C	C P	N C	N C	N C	N C	C	N C

REDLINED VERSION
Proposed District Use Matrix – May 8, 2023

ANNOTATIONS	Category	Description (Excerpt)	Zones And Subdistricts													
			RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I	
		title for specific criteria when reviewing schools)														
Accommodate unaccounted for uses Align with ZD purposes		Semipublic uses	N	N	N	C	C	P	C	P	N	N	N C	N	N C	
Distinguish between similar uses (see “Healthcare and medical services”)		Social services	N	N	N	C	P	P	P	P	N	N	N	C	C	
Accommodate unaccounted for uses Clarify and simplify language Reflect desired and contemporary land use trends		Municipal uses limited to water storage and well facilities	C P	N P	N P	N P	N P	N P	N P	N P	N P	N P	N P	N P	N P	
		Telecommunications:														
Clarify and simplify language Consistent language (align with WCF definitions, “A” to “P”) Distinguish between similar uses		PWSFs and WCFs, mounted on any proposed Wireless communication facilities (WCF) attached to freestanding towers, upon the issuance of wireless permit in accordance with the provision of chapter 17.08, article B of this title (lattice towers are prohibited)	N	N	N	N	N	C ^{10.12} ₂₆	N	C ^{10.12} ₂₆	C ^{10.1} _{2 26}	C ^{10.12} ₂₆	C ^{10.1} _{2 26}	C ^{10.12} ₂₆	C ^{10.1} _{2 26}	
Clarify and simplify language Consistent language (align with WCF definitions, “A” to “P”) Distinguish between similar uses		PWSFs or WCFs, Wireless communication facilities (WCF) attached to street poles or mounted on existing buildings or structures, upon the issuance of a wireless permit in accordance with the provisions of chapter 17.08, article B of this title (freestanding and lattice towers are prohibited)	C ^{10.12} ₂₆	C ^{10.12} ₂₆	C ^{10.12} ₂₆	C ^{10.1} _{2 26}	C ^{10.1} _{2 26}	C ^{10.12} ₂₆	C ^{10.1} _{2 26}	C ^{10.12} ₂₆	P ^{10.12} ₂₆	P ^{10.12} ₂₆	P ^{10.12} _{26, A}	P ^{10.12} _{26, A}	P ^{10.12} _{26, A}	

REDLINED VERSION
Proposed District Use Matrix – May 8, 2023

ANNOTATIONS	Category	Description (Excerpt)	Zones And Subdistricts												
			RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
			Commercial:												
Combine like uses (See “Offices...”)		Administrative and support services	N	N	N	N	N	N	N	N	P	N	N	N	N
Accommodate unaccounted for uses		Airport and related uses	N	N	N	N	N	N	N	N	N	N	P	N	N
Clarify and simplify language Distinguish between similar uses		Artist studios with associated galleries	N	N	N	N	N	N	P	N	P	N	N	N	P
Align with ZD purposes Clarify and simplify language Consistent language Distinguish between similar uses		Artist studios, which have without no associated galleries	N	N	N	N	N	N P	N	N	N C	N C	N	P	P
		Auto dealerships	N	N	N	N	N	N	N	C	P	N	N	N	N
Align with ZD purposes		Automobile towing	N	N	N	N	N	N	N	N	N C	N	N	N	P
Accommodate unaccounted for uses Modernize language		Automotive mobile rental companies	N	N	N	N	N	N	N	N	N P	N	P	N	N
		Automotive repair and maintenance	N	N	N	N	N	N	N	C	P	N	N	N	P
Align with ZD purposes		Bars	N	N	N	N	N	C	N	P	N	N	P ¹⁴	C^{13,15}	N¹⁵
Combine like uses (See “Lodging...”)		Bed and breakfast inn	N	N	N	C	N	P	C	P	N	N	N	N	N
Combine like uses (See “Lodging...”)		Boarding and rooming houses	N	N	N	C	N	P	N	P	N	N	N	N	N
Align with ZD purposes		Broadcasting firms, media offices, and related uses	N	N	N	N	N	N	N	P	N	N P	N	N P	N
Reflect desired and contemporary land use trends		Business parks	N	N	N	N	N	N	N	N	N	N	C	N	N
Combine like uses (See “Broadcasting firms...”) Modernize language		Cable television firms	N	N	N	N	N	N	N	N	N	P	N	N	N

REDLINED VERSION
Proposed District Use Matrix – May 8, 2023

ANNOTATIONS	Category	Description (Excerpt)	Zones And Subdistricts												
			RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Combine like uses (See “Automotive...”)		Car rental companies	X	X	X	X	X	X	X	X	X	X	X	X	X
Combine like uses (See “Food preparation...” and “Hybrid production...”)		Commercial brewery, bakery, or food catering where no retail sales are conducted	X	X	X	X	X	X	X	X	X	X	X	X	X
Clarify and simplify language Combine like uses Moved to “Public and semi-public” (see “Community centers...”)		Community event center	X	X	X	X	X	X	X	X	X	X	X	X	X
Modernize language Combine like uses (See “Technological development...”)		Computer software development, manufacturing and service firms	X	X	X	X	X	X	X	X	X	X	X	X	X
Combine like uses (See “Retail trade”)		Construction and building material sales (except hardware stores)	X	X	X	X	X	X	X	X	X	X	X	X	X
Combine like uses (See “Retail trade” and “Skilled construction and industrial trades”)		Construction and materials rental, storage, sales and services, excluding hardware stores	X	X	X	X	X	X	X	X	X	X	X	X	X
Combine like uses (See “Automotive...”, “Retail trade”, “Skilled construction and industrial trades”, and “Wholesale trade and distributors”)		Construction equipment rental, storage, sales and service	X	X	X	X	X	X	X	X	X	X	X	X	X
Clarify and simplify language (see “Skilled construction and industrial trades”) Distinguish between similar uses (see “Landscaping services”)		Construction trade contractors, excluding excavation and landscaping companies	X	X	X	X	X	X	X	X	X	X	X	X	X
Combine like uses (see “Skilled construction and industrial trades”)		Construction trade contractors, including excavation companies	X	X	X	X	X	X	X	X	X	X	X	X	X
Combine like uses (see “Offices”)		Construction trade contractors’ offices with no exterior storage													

REDLINED VERSION
Proposed District Use Matrix – May 8, 2023

ANNOTATIONS	Category	Description (Excerpt)	Zones And Subdistricts												
			RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
			N	N	N	N	N	C	N	N	N	P	N	P	P
Combine like uses (See “Airport...”)		Control tower (air traffic)	N	N	N	N	N	N	N	N	N	N	P	N	N
Align with ZD purposes		Convenience stores, less than 1,000 square feet	N	N	N	N	C ¹⁷	CP	N	NP	N	N	N	N	N
Clarify and simplify language Distinguish between similar uses (see “Convenience stores...” and “Gasoline stations”)		Convenience stores, in conjunction with gasoline stations that have no more than 1,800 square feet of gross floor area. Drive-through service windows are not allowed	N	N	N	N	N	N	N	N	N	N	N	N	C
Clarify and simplify language Combine like uses (see “Daycare centers...”)		Daycare centers (13+ more to 18 children)	N	N	N	C	P	P	C	P	N	N	N	C	N
Combine like uses (see “Daycare centers...”)		Daycare centers provided no more than 18 children will be cared for at any one time	N	N	N	C	P	P	C	P	N	N	N	C	N
		Daycare facilities (up to 12 children)	N	C	C	P	P	P	P	P	N	N	N	C	N
		Daycare homes (6 or less children)	N	P	P	P	P	P	P	P	N	N	N	C	N
Combine like uses (See “Light manufacturing...”)		Fabrication and repair of building materials and components, including log homes	N	N	N	N	N	N	N	N	NP	NP	N	N	P
Combine like uses (See “Retail trade...”)		Farm supply and equestrian tack and feed stores	N	N	N	N	N	N	N	N	N	N	N	N	P
Combine like uses (See “Skilled construction...” and “Landscaping services”)		Fencing supplies and installation	N	N	N	N	N	N	N	N	N	N	N	N	P
Combine like uses (See “Offices”)		Finance and insurance firms	N	N	N	N	N	C	N	P	N	N	N	N	N

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Proposed District Use Matrix – May 8, 2023

ANNOTATIONS	Category	Description (Excerpt)	Zones And Subdistricts												
			RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Combine like uses (See “Skilled construction...” and “Retail trade”) Modernize language		Firewood production and storage	N	N	N	N	N	N	N	N	N	N	N	N	P
Combine like uses (See “Airport...”)		Flight schools, provided regularly, scheduled commercial passenger aircraft services are operated at the airport	N	N	N	N	N	N	N	N	N	N	P	N	N
Combine like uses (See “Skilled construction...” and “Retail trade”)		Floor covering stores	N	N	N	N	N	N	N	N	P	N	N	N	N
Accommodate unaccounted for uses Align with ZD purposes Clarify and simplify language		Catering services Food preparation for off-site catering, dining, and retail trade; excluding the production of alcoholic beverages	N	N	N	N	C	P	N C	P C	P	P	N	N P	N P
Remove redundant language		Food service	N	N	N	N	C ^{13,17}	C	N	P	N	N	P ¹⁴	C ¹³	C ^{13,15}
Remove redundant language		Gasoline stations and automotive repair and maintenance	N	N	N	N	N	C N	N	N P	N P	N	N	N	C ²³
Remove redundant language Modernize language		Gasoline stations, including card lock stations	N	N	N	N	N	N	N	N	N	N	N	N	C
Combine like uses (See “Airport...”)		Gift shops within terminal	N	N	N	N	N	N	N	N	N	N	P	N	N
Combine like uses (See “Recreational...”)		Golf course, public	P	N	N	N	N	N	N	N	N	N	N	N	N
Align with ZD purposes		Guiding es and outfitters services with no more than 20% of the floor area dedicated to retail sales	N	N	N	N	N	N	N	N	N P ²	N C ²	N	P ²	N P ²
Distinguish between similar uses		Hardware stores	N	N	N	N	N	N	N	P ²⁸	P ²⁸	N	N	N	N
Align with ZD purposes		Health and fitness facilities y	N	N	N	N C	N P	P	C P	P	P C	C	N	C	C N
Combine like uses (See “Airport...”)		Helicopter areas, provided regularly scheduled commercial													

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ANNOTATIONS	Category	Description (Excerpt)	Zones And Subdistricts												
			RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
		passenger aircraft services are operated at the airport	N	N	N	N	N	N	N	N	N	N	N	N	N
		Home occupations	N	P	P	P	P	P	P	P	N	N	N	N	N
		Hotels or motels	N	N	N	N	N	N	N	N	N	N	N	N	N
Align with ZD purposes		Hybrid production facilities for edible goods; including breweries, cideries, distilleries, and wineries	N	N	N	N	N	N C	N	C	N P	N	N	P	N P
Combine like uses (See “Laundry...”)		Industrial laundry/dry cleaning service and distribution establishments	N	N	N	N	N	N	N	N	N	N	N	N	N
Combine like uses (See “Skilled trades”)		Interior decorating and design that have no more than 20% of the gross floor area dedicated to on-site retail sales	N	N	N	N	N	N	N	N	N	N	N	N	N
Combine like uses (See “Offices and “Skilled trades”)		Investigation and security services	N	N	N	N	N	N	N	N	N	N	N	N	N
Combine like uses (See “Offices and “Skilled trades”)		Landscape design and installation firms, and landscape nurseries	N	N	N	N	N	N	N	N	N	N	N	N	N
Combine like uses (See “Landscaping...”, “Offices”, and “Skilled trades”)		Landscape design, installation and maintenance firms	N	N	N	N	N	N	N	N	N	N	N	N	N
		Nurseries, greenhouse and floriculture production, and landscaping services sales	N	N	N	N	N	N P ²	N	N	P ²	N	N	N	N P ²
Align with ZD purposes		Laundromat, dry cleaning, and laundry services limited to dry cleaning, mid-scale commercial, and large-scale industrial laundry services; excluding personal services such as self-serve laundromats and small-scale wash-and-fold services	N	N	N	N	C N	N	N	P N	N P	N C	N C	C	P

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ANNOTATIONS	Category	Description (Excerpt)	Zones And Subdistricts													
			RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I	
Combine like uses (See “Fabrication...”)		Light manufacturing, including the fabrication of building materials and technology	N	N	N	N	N	N	N	N	N	P	P	N	N	P
Align with ZD purposes Combine like uses (See “Bed...” and “Boarding...”)		Lodging establishments limited to bed and breakfast inns and boarding and rooming houses	N	N	N	C	N	P	C	P	N	N	N	N	N	N
Distinguish between similar uses		Lodging establishments limited to hotels and motels	N	N	N	N	N	P	N	P	N	N	C	C	N	N
Distinguish between similar uses (see “Healthcare...” and “Personal services”) Align with ZD purposes		Medical and personal care stores	N	N	N	N	N	C	N	N	N	N	N	N	N	N
Combine like uses (See “Retail trade”)		Mercantile (wholesale and retail)	N	N	N	N	C¹⁷	N	N	P	N	N	N	N	N	N
See the “Residential” category		Mixed-use buildings	N	N	N	N	N	P	P	P	N	N	N	P	P	N
Combine like uses (See “Auto...”)		Motor vehicles and parts dealers, service, rental and leasing	N	N	N	N	N	N	N	N	P	N	N	N	N	P
Clarify and simplify language		Professional and general offices	N	N	N	N	C ¹⁷	P	P	P	P ²⁴	P	N P ²⁴	P	N P ²⁴	N
Align with ZD purposes		Parcel delivery terminal	N	N	N	N	N	N	N	C	C	C	N P	N	N	P
Clarify and simplify language		Parking facilities lots and structures	N	N	N	N	N	N	N	C	N	N	P	N	N	P
Moved to the “Public and semi-public” category		Performing arts center	N	N	N	N	N	P	N	P	P	N	N	N	N	N
Combine like uses (See “Nurseries...” and removal of “Agricultural uses...” subsection)		Peri-urban agriculture	C	C	C	C	C	N	C	N	N	N	N	N	N	N
Clarify and simplify language Remove redundant language		Personal services where retail sales are clearly incidental to the principal use and no outside storage yard or facility is required	N	N	N	N	C¹⁷ P	P	C P	P	N	N	N	C	N	N
Distinguish between similar uses		Pet boarding										N		N	N	N

REDLINED VERSION
Proposed District Use Matrix – May 8, 2023

ANNOTATIONS	Category	Description (Excerpt)	Zones And Subdistricts												
			RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
			N	N	N	N	N	C	N	C	N		N		
Align with ZD purposes		Pet o outpatient animal services and veterinarian services	N	N	N	N	N	N P	N	C P	N	N	N	N	N
Combine like uses (See “Community centers...”)		Peri-urban retreat center	N	N	N	C ^{L2}	C ^{L2}	N	N	N	N	N	N	N	N
Combine like uses (See “Artist...”, “Broadcasting...”, “Offices”, and “Skilled trades”)		Photography studios and photo processing	N	N	N	N	N	N	N	N	P	P	N	P	N
Modernize language Reflect desired and contemporary land use trends		Printing and publishing firms and related services	N	N	N	N	N	N	N	N P	P	P	N	P	P
Combine like uses (See “Retail trade” and “Skilled...”) Modernize language Reflect desired and contemporary land use trends		Processing and sales of firewood	N	N	N	N	N	N	N	N	P	N	N	N	N
Combine like uses (See “Broadcasting...” and “Offices”)		Radio and television recording studios and stations	N	N	N	N	N	N	N	N	N	P	N	P	N
Combine like uses (See “Offices”)		Real estate and property management companies	N	N	N	N	N	P	N	P	N	N	N	N	N
Combine like uses (See “Broadcasting...” and “Offices”)		Recording studios (audio or video) and broadcasting studios	N	N	N	N	N	N	N	N	P	N	N	N	N
Clarify and simplify language Reflect desired and contemporary land use trends		Recreation facilities y , commercial, indoor	N	N	N	N P	N P	P	N P	P	N	N	N	N	N
Clarify and simplify language Reflect desired and contemporary land use trends		Recreation facilities y , commercial, outdoor	N P	N	N	N P	N P	C N	N P	C N	N	N	N	N	N
Combine like uses (see “Recreation facilities...”) Reflect desired and contemporary land use trends		Recreation facility, public	P	P	P	P	P	P	P	P	P	P	P	P	P

REDLINED VERSION
Proposed District Use Matrix – May 8, 2023

ANNOTATIONS	Category	Description (Excerpt)	Zones And Subdistricts													
			RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I	
Combine like uses (see “Recreation facilities...”) Reflect desired and contemporary land use trends		Recreation facility, residential	P	P	P	P	P	P	P	P	P	∅	∅	∅	P	P
Combine like uses (See “Technological...”)		Research and development facilities	∅	∅	∅	∅	∅	∅	∅	∅	∅	P	P	∅	P	∅
		Residential care facilities	N	P	P	P	P	P	P	P	P	N	N	N	N	N
Clarify and simplify language Align with ZD purposes		Retail trade limited to the following: floor covering and window treatment, household appliances, woodstoves/fireplaces, spa/hot tub, building material and garden equipment and supplies (excluding hardware stores), farm and equestrian, and nonstore retail (mail order and vending machines)	N	N	N	N	∅ C ²	∅ P ²	∅ P ²	∅ P ²	∅ P ²	∅ P ²	∅ P ²	∅ P ^{2,4}	P ²	∅ P ²
Combine like uses (See “Automotive...”)		Sales, rental, and servicing of trailers, mobile homes, farm implements and heavy equipment	∅	∅	∅	∅	∅	∅	∅	∅	∅	P	∅	∅	∅	∅
Combine like uses (See “Offices” and “Skilled trades”)		Services to buildings (janitorial/maintenance) and property management companies	∅	∅	∅	∅	∅	∅	∅	∅	∅	∅	P	∅	P	P
Combine like uses (See “Light manufacturing...”, “Offices”, and “Skilled...”)		Sign studios and manufacturers	∅	∅	∅	∅	∅	∅	∅	∅	∅	∅	∅	∅	∅	P
Combine like uses (See “Landscaping services” and “Skilled...”)		Snow removal contractors	∅	∅	∅	∅	∅	∅	∅	∅	∅	∅	∅	∅	∅	P
Clarify and simplify language		Structures and/or buildings integral to a golf course such as														

REDLINED VERSION
Proposed District Use Matrix – May 8, 2023

ANNOTATIONS	Category	Description (Excerpt)	Zones And Subdistricts												
			RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Combine like uses (See “Recreational facilities...” and “Accessory structures”)		clubhouses, maintenance, buildings, and restrooms	C	N	N	N	N	N	N	N	N	N	N	N	N
Combine like uses (See “Artist...”)		Studio, artist	N	N	N	N	N	P	N	N	P	N	N	C	C
Distinguish between similar uses (see “Construction...”)		Skilled construction and industrial trades	N	N	N	N	N	N	N	N	P ²	P ²	N	C ²	P ²
Modernize language		Technological development	N	N	N	N	N	N	N	N	C	P	N	P	P
Clarify and simplify language		Truck transportation, bus, taxi and limousine services, and couriers	N	N	N	N	N	N	N	N	P	N	N	P	P
Combine like uses (See “Pet outpatient...”)		Veterinarians, pet grooming, and training with no outdoor kenneling	N	N	N	N	N	N	N	C	C	P	N	C	P
Align with ZD purposes		Warehouse and storage facilities	N	N	N	N	N	N	N	N	P	N	N	N	N
Combine like uses (See “Warehouse...”) Remove redundant language		Warehouse and storage facilities, including self storage facilities and exterior storage facilities	N	N	N	N	N	N	N	N	N	N	N	N	P
Align with ZD purposes Combine like uses (See “Wholesale...”)		Wholesale trade and distributors	N	N	N	N	N	N	C ²	N	N	N	P ²	P ²	N
Combine like uses (See “Wholesale...”) Remove redundant language		Wholesale distributors or wholesale distributors with incidental and subordinate retail sales	N	N	N	N	N	N	C	N	N	N	N	N	N
Combine like uses (See “Wholesale...”)		Wholesale trade	N	N	N	N	N	N	N	N	P	N	N	P	P
Align with ZD purposes		Agricultural uses:													

REDLINED VERSION
Proposed District Use Matrix – May 8, 2023

ANNOTATIONS	Category	Description (Excerpt)	Zones And Subdistricts													
			RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I	
Reflect desired and contemporary trends (See “Peri-urban agriculture” and the “Accessory Uses” category)		Horses, a maximum of 2 horses per acre on lots of 1 acre minimum size	N	C	C	C	N	N	N	N	N	N	N	N	N	
		Urban agriculture (chickens only)	N	P	P	P	N	A	N	A	N	N	A	N		
		Urban agriculture (other than chickens)	P	P	P	P	P	P	P	P	P	N	P	P		
	Accessory uses:															
Moved to the “Residential” category and subcategory	Accessory dwelling unit (ADU)	1 accessory dwelling unit accessory to a single family dwelling unit or to a nonresidential principal building. Primary vehicular access to any ADU shall be from a City Street or alley. All accessory dwelling units shall have adequate water and sewer services installed to meet City standards	N	A	A	A	A	A	A	A	A	N	N	N	A	A
Align with ZD purposes Reflect desired and contemporary land use trends	Agriculture	Apiaries	C	P	P	P	P	N	P	N	N	N	N	N	N	
		Greenhouses	N P²⁵	A P²⁵	A P²⁵	A P²⁵	N P²⁵	A P²⁵	A P²⁵	N P²⁵	N	N	N	N	N	
		Horses, a maximum of 2 horses per acre on lots that are at least 1-acre in size	N	C	C	C N	N	N	N	N	N	N	N	N	N	
		Chickens	N	P	P	P	N P	A N	P	A N	N	N	N	A N	N	
Clarify and simplify language Consistent language (reflect definitions for “Solar energy systems,” “A” to “P”)		Freestanding solar energy systems, panels, freestanding and subject to the maximum building height for the applicable district of ten feet (10’) from record	N	C P¹²	C P¹²	C P¹²	C P¹²	C P¹²	C P¹²	C P¹²	C P¹²	C P¹²	C P¹²	C P¹²	C P¹²	

REDLINED VERSION
Proposed District Use Matrix – May 8, 2023

ANNOTATIONS	Category	Description (Excerpt)	Zones And Subdistricts												
			RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
	Alternative energy systems	<u>grade</u>													
Clarify and simplify language Consistent language (reflect definitions for “Solar energy systems,” change “A” to “P”)		<u>Roof mounted solar energy systems, panels, roof-mounted and subject to five feet (5’) above the maximum building height for the applicable district</u>	N	<u>E P¹²</u>	<u>E P¹²</u>		<u>E P¹²</u>	<u>E P¹²</u>	<u>E P¹²</u>	<u>E P¹²</u>	<u>E P¹²</u>	<u>E P¹²</u>	<u>E P¹²</u>	<u>E P¹²</u>	<u>E P¹²</u>
Clarify and simplify language		<u>Roof mounted and freestanding small-scale wind energy systems that are small-scale, roof mounted or freestanding</u>	N	N	N	N	N	N	N	N	C	C	N	C	C
Reflect desired and contemporary land use trends Clarify and simplify language	Fuel tanks	<u>Aboveground flammable and combustible liquid tanks utilized by a public use</u>	<u>N</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>N</u>	<u>E</u>	<u>E</u>	<u>A</u>	<u>A</u>	<u>E</u>	<u>A</u>	<u>A</u>	<u>A</u>
		<u>Aboveground fuel tank for private or commercial use</u>	N	<u>N-C²⁰</u>	<u>N-C²⁰</u>	<u>N-C²⁰</u>	<u>N-C²⁰</u>	<u>N-C²⁰</u>	<u>P²⁰</u>	<u>N-C²⁰</u>	<u>P²⁰</u>	<u>P²⁰</u>	<u>NP²⁰</u>	<u>P²⁰</u>	<u>P²⁰</u>
Consistent language (“A” to “P”)	Garages		N	<u>A P</u>	<u>A P</u>	<u>A P</u>	<u>A P</u>	<u>A P</u>	<u>A P</u>	<u>A P</u>	<u>A P</u>	<u>A P</u>	<u>A P</u>	<u>A P</u>	<u>A P</u>
Combine like uses (See “Agriculture”)	<u>Greenhouse, private</u>	<u>A greenhouse for private use</u>	<u>N</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Copied from “Residential”	Residential	<u>Accessory Dwelling Unit (ADU)</u>	<u>N</u>	<u>p^{22,25}</u>	<u>p^{22,25}</u>	<u>p^{22,25}</u>	<u>p^{22,25}</u>	<u>p^{22,25}</u>	<u>p^{22,25}</u>	<u>p^{22,25}</u>	<u>p^{22,25}</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>p^{22,25}</u>
Accommodate unaccounted for uses Copied from “Residential”		<u>Tiny Homes on Wheels (THOW)</u>	<u>N</u>	<u>p^{22,25}</u>	<u>p^{22,25}</u>	<u>p^{22,25}</u>	<u>p^{22,25}</u>	<u>p^{22,25}</u>	<u>p^{22,25}</u>	<u>p^{22,25}</u>	<u>p^{22,25}</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>p^{22,25}</u>

REDLINED VERSION
Proposed District Use Matrix – May 8, 2023

ANNOTATIONS	Category	Description (Excerpt)	Zones And Subdistricts													
			RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I	
Clarify and simplify language Combine like uses (See “Storage buildings”) Consistent language (“A” to “P”)	Storage structures, excluding shipping containers	Shipping containers utilized for storage, must be shielded from view with fencing and/or landscaping and shall require a building permit	N	N	N	N	N	N	N	N	N	A	N	N	N	C
		Storage buildings with a gross floor area of greater than 120 square feet	C	A P ^{2.25}	A P ^{2.25}	A P ^{2.25}	A P ^{2.25}	A P ^{2.25}	A P ^{2.25}	A P ^{2.25}	A P ^{2.25}	A P ^{2.25}	A P ^{2.25}	A P ^{2.25}	A P ^{2.25}	A P ^{2.25}
		Storage buildings with a gross floor area less than 120 square feet	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Consistent language (“A” to “P”)	Swimming pools		N	A P	A P	A P	N P	N C	N P	N C	N	N	N	N	N	
Clarify and simplify language	Temporary structures	Temporary structures for use of no more than 12 months ¹⁶	C ^{16.25}	C ^{16.25}	C ^{16.25}	C ^{16.25}	C ^{16.25}	C ^{16.25}	C ^{16.25}	C ^{16.25}	C ^{16.25}	C ^{16.25}	C ^{16.25}	C ^{16.25}	C ^{16.25}	

BULK REQUIREMENTS

Category	Description (Excerpt)	RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Lot dimensions	Minimum lot size (square feet)	None	8,000 ¹	12,000	6,000 ^{1,5}	6,000 ⁸	6,000 ^{1,9}	6,000 ^{4,5}	0 ^{1,9}	6,000	-	See note 12	10,890	10,890
	Minimum lot width (feet)	None	75 ¹	75	50 ^{1,6}	50 ⁶	50 ^{1,6}	50 ^{1,6}	0 ⁶	60	-	See note 12	-	-
Building height	Maximum building height (feet)	35 ^{19,21,22}	30 ^{1,19,21,22}	30 ^{19,21,22}	35 ^{1,19,21,22}	30	35 ¹	35 ¹	35 ¹	35	35	See note 12	35	35 ^{19,21,22}

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Proposed District Use Matrix – May 8, 2023

Category	Description (Excerpt)	RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Setbacks	Minimum front yard setback (feet)	20	25 ¹	25	20 ¹	10	20 ¹	20 ¹	0 ^{1,7}	10	20	See note 12	10	10
	Minimum side yard setback (feet)	10	10 ^{1,3,18,19,20}	10 ^{3,18,19,20}	8 ^{1,7,18,19,20,22,24}		10 ^{1,7,18,19,20}	10 ^{1,7,18,19,20}	0 ^{1,7,18,19,20}	10 ^{11,18,8,19,20}	10 ^{11,18,19,20}	See note 12	10	10
	Minimum rear yard setback (feet)	10	10 ^{1,3,18,19,20}	10 ^{3,18,19,20}	10 ^{1,7,18,19,20,24}	10 ^{1,7,18,19,20}	10 ^{1,7,18,19,20}	10 ^{1,7,18,19,20}	0 ^{1,7,18,19,20}	10 ^{11,18,8,19,20}	10 ^{11,18,19,20}	See note 12	10	10
	Riparian (feet)	100 ⁴	100 ⁴	100 ⁴	100 ⁴	100 ⁴	100 ⁴	100 ⁴	100 ⁴	100 ⁴	100 ⁴	See note 12	100 ⁴	100 ⁴
Multi-family and mixed use density	Mixed use residential density: maximum units per acre	-	-	-	-	15	20	10	20 ¹⁷	-	-	See note 12	20	-
	Multi-family residential density: maximum units per acre	-	-	-	10	-	20	10	20	-	-		20	
Total lot coverage	Total maximum coverage by all buildings, which includes 1 accessory dwelling unit (percentage)	-	40 ¹	40	40 ¹	-	-	30 ^{1,10}	-	75	75	See note 12	70	70
Maximum floor area	Aggregate gross floor area for individual retail/wholesale trade (square feet)	-	-	-	-	-	36,000	-	36,000	25,000	25,000	See note 12	25,000	25,000
	Aggregate gross floor area for grouped retail/wholesale (square feet)	-	-	-	-	-	36,000	-	50,000	25,000	25,000	See note 12	25,000	25,000

Notes:

1. Must be accessory to the primary use and contained within the walls of the primary structure.
2. Indicates use may be allowed where State or Federal law preempts local zoning.
3. The setback from the adjacent property shall be 1 foot for every 2 feet of building height for all portions of the building exceeding 20 feet in height, provided, however, no side or rear yard shall be less than 10 feet. See the figure located at section 17.04B.050 of this title for more explanation.

REDLINED VERSION

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- ~~4. Riparian setback. Unless otherwise provided for herein, all permanent buildings and structures shall have a 100-foot wide riparian setback from the mean high water mark of the Big Wood River. Removal of live vegetation or excavation within the riparian setback is prohibited, except for any tree that has been recommended for removal by a certified arborist, in writing, because the tree has been found to potentially endanger the resident(s) of the property on which it is located or any member of the public, or has become hazardous to any street, alley or other public right-of-way or public utility, or because the removal of a tree would substantially improve the health of other trees on the property. Pruning of trees and planting of riparian trees, shrubs and ground cover within the riparian setback are allowed, provided however, that all plantings conform to the criteria for evaluation in subsection 17.04J.040B4e of this title. Where the application of the 100-foot riparian setback and other applicable setbacks will result in a building site of 1,000 square feet or less, the riparian setback may be reduced to such an extent that the building site is 1,000 square feet; provided however, the riparian setback shall not be less than 50 feet.~~
- ~~5. In GR and TN Zones, townhouse sublots shall have an aggregate density of no more than 10 lots per acre.~~
- ~~6. Townhouse sublots shall conform to the standards established in the IFC.~~
- ~~7. Townhouse unit shall be allowed 0 setbacks from the lot lines created by a townhouse subplot and the separation of the building containing townhouse units in a townhouse development parcel shall be not less than 6 feet as measured between any wall or any projection of a building, including, but not limited to, eaves, cornices, canopies, or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters; or the minimum distance required by the IBC and IFC, whichever is greater.~~
- ~~8. In NB Zone, townhouse sublots shall have an aggregate density of no more than 15 lots per acre.~~
- ~~9. In LB and B Zones, townhouse sublots shall have an aggregate density of no more than 20 lots per acre.~~
- ~~10. In TN Zone, 40 percent lot coverage will be allowed where at least 75 percent of required parking spaces are enclosed within a structure.~~
- ~~11. In LI and TI Zones, the side and rear yard setbacks shall be 25 feet where the subject property is located adjacent to the following Zones: RGB, GR, or TN.~~
- ~~12. Subject to FAA regulations and 14 CFR, chapter 1, subchapter E, part 77, objects affecting navigable airspace, as amended.~~
- ~~13. Drive-through restaurants not permitted.~~
- ~~14. Only within terminals.~~
- ~~15. Attached to hotel/motel.~~
- ~~16. Temporary structures which have an approved conditional use permit may operate seasonally for multiple years, but for no more than 12 months in any year, so long as the size and location of the temporary structure conforms with the approved conditional use permit or conditions thereof.~~
- ~~17. Subject to the conditional use standards set forth in section 17.11.040.04 of this title.~~
- ~~18. Multifamily and dwelling units within mixed use buildings incorporating small residential units require a conditional use permit in chapter 17.11 of this title and shall comply with chapter 17.04, article Q of this title.~~
- ~~19. See also subsections 17.07.010F and G of this title.~~
- ~~20. See also subsections 17.07.010F and G of this title.~~

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Proposed District Use Matrix – May 8, 2023

~~21. For a building with any portion of the building footprint within the special flood hazard area, building height shall be measured 2 feet above the base flood elevation (BFE).~~

~~22. For buildings in the Limited Residential (LR) Zone Districts, buildings shall in no instance exceed a building height of 32 feet from record grade. For buildings in the General Residential (GR) Zone Districts, buildings shall in no case exceed a building height of 35 feet from record grade.~~

~~23. Accessory Dwelling Units (ADUs) are subject to Administrative Design Review or Design Review, depending on the zoning district and/or applicable overlay zones, and Supplementary Regulations. See chapters 17.06, Design Review and 17.08, Article D, for regulations.~~

~~24. Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one foot (1') for every two and one half feet (2 1/2') of wall height (see section 17.04M.090, Diagram 1, of the Hailey Municipal Code), but not less than the base setback for the GR Zone District. This shall apply to walls on the side yards of properties, but shall not apply to sublots within a development.~~

1. May be subject to additional provisions per the Townsite Overlay (TO) Zoning District. See subsection 17.04M of this title.

2. Unenclosed exterior storage that is greater than fifty square feet (50 sq. ft.) and associated with retail trade, skilled construction and industrial trades, or wholesale trade is permitted in the industrial Zoning Districts only. Such unenclosed exterior storage may include but is not limited to the storage or display of bulky goods, materials, supplies, merchandise, and equipment.

3. The setback from the adjacent property shall be one (1) foot for every two (2) feet of building height for all portions of the building exceeding twenty (20) feet in height, provided, however, no side or rear yard shall be less than ten (10) feet. See the figure in subsection 17.04B.050 of this title.

4. Riparian setback. Unless otherwise provided for herein, all permanent buildings and structures shall have a 100-foot-wide riparian setback from the mean high-water mark of the Big Wood River. Removal of live vegetation or excavation within the riparian setback is prohibited, except for any tree that has been recommended for removal by a certified arborist, in writing, because the tree has been found to potentially endanger the resident(s) of the property on which it is located or any member of the public, or has become hazardous to any street, alley or other public right-of-way or public utility, or because the removal of a tree would substantially improve the health of other trees on the property. Pruning of trees and planting of riparian trees, shrubs and ground cover within the riparian setback are allowed, provided however, that all plantings conform to the criteria for evaluation in subsection 17.04J.040B4e of this title. Where the application of the 100-foot riparian setback and other applicable setbacks will result in a building site of 1,000 square feet or less, the riparian setback may be reduced to such an extent that the building site is 1,000 square feet; provided however, the riparian setback shall not be less than fifty (50) feet.

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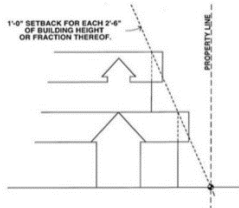
5. In GR and TN Zoning Districts, townhouse sublots shall have an aggregate density of no more than ten (10) lots per acre.
6. Townhouse sublots shall conform to the standards established in the IFC.
7. In the TO Zoning Districts, townhouse units shall be allowed zero (0) setbacks, with an exception for the setbacks on the property line between two (2) townhouse units. The separation between two (2) townhouse units on separate sublots shall be no less than 6 feet or the minimum distance required by the IBC and IFC, whichever is greater. The distance between the buildings shall be measured between any wall or any projection of a building-- including, but not limited to, eaves, cornices, canopies, or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters.
8. In NB Zoning District, townhouse sublots shall have an aggregate density of no more than fifteen (15) lots per acre.
9. In LB and B Zoning Districts, townhouse sublots shall have an aggregate density of no more than twenty (20) lots per acre.
10. The installation of wireless communication facilities requires a Wireless Permit in accordance with the provisions of subsection 17.08B of this title.
11. In LI and TI Zoning Districts, the side and rear yard setbacks shall be twenty-five (25) feet where the subject property is located adjacent to the following Zoning Districts: RGB, GR, or TN.
12. Objects affecting navigable airspace, including solar energy systems and wireless communications facilities located within the Airport Influence Area, are subject to review of the Friedman Memorial Airport Director for compliance with FAA regulations and 14 CFR, chapter 1, subchapter E, part 77.
13. Drive-through food service not permitted.
14. Only within terminals.
15. Only attached to hotel/motel.
16. Temporary structures which have an approved conditional use permit may operate seasonally for multiple years, so long as the size and location of the temporary structure conforms with the approved conditional use permit or conditions thereof.
17. Multi-family and mixed-use buildings incorporating small residential units require a conditional use permit and shall comply with subsection 17.04Q of this title.
18. Normal corner and reverse-corner lots are subject to subsections 17.07.010F and G of this title.
19. For a building with any portion of the building footprint within the Special Flood Hazard Area, building height shall be measured two (2) feet above the base flood elevation (BFE). For buildings located within the Special Flood Hazard Area and the LR Zoning Districts, buildings shall in no instance exceed a building height of thirty-two feet (32') from record grade. For buildings located within the Special Flood Hazard Area, and within the GR Zoning District, buildings shall in no case exceed a building height of thirty-five feet (35') from record grade.

REDLINED VERSION

Proposed District Use Matrix – May 8, 2023

- 20. The use of fuel tanks containing flammable or combustible liquids, as defined by the International Fire Code (IFC), requires a Flammable & Combustible Storage Tank Permit through the Hailey Fire Department.
- 21. Accessory Dwelling Units (ADUs) and Tiny Homes on Wheels (THOW) are subject to administrative design review and supplementary regulations. See section 17.06 and subsection 17.08 D of this title.
- 22. Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one foot (1') for every two and one-half feet (2 1/2') of wall height (see subsection 17.04M.090, Diagram 1, of the Hailey Municipal Code), but not less than the base setback for the GR Zoning District. This shall apply to walls on the side yards of properties but shall not apply to sublots within a development.
- 23. May be approved through a conditional use permit if the use is in conjunction with a use that is permitted by-right.
- 24. Must be accessory to the primary use and contained within the walls of the primary structure.
- 25. Structures equal to or greater than 120 square feet (120 sq. ft.) in size require a building permit, per subsection 17.07.010H of this title.

Diagram 1



(Ord. 1275, 2021; Ord. 1250, 2019; Ord. 1243, 2019; Ord. 1242, 2018; Ord. 1232, 2018; Ord. 1221, 2017; Ord. 1220, 2017; Ord. 1211, 2017; Ord. 1208, 2016; Ord. 1207, 2016; Ord. 1191, 2015; Ord. 1291, 2021; **Ord. . . , 2023**)

City of Hailey – Zoning Districts

AIRPORT (A)

PURPOSE:

The airport district is intended to provide an area that would allow regularly scheduled commercial passenger aircraft services to be used by the general public. The airport district is also intended to allow other general aviation services for private aircraft and private aircraft charter only in conjunction with regularly scheduled commercial passenger aircraft services.

BUSINESS (B)

PURPOSE:

The purpose of the B district is to provide areas for general business and commercial activities and a limited number of residential uses.

GENERAL RESIDENTIAL (GR)

PURPOSE:

The purpose of the GR district is to provide areas for a variety of residential uses, and a limited number of other uses compatible with this type of residential development. The intent is to preserve the favorable amenities associated with a residential neighborhood. (Ord. 1191, 2015)

LIGHT INDUSTRIAL (LI)

PURPOSE:

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

LIMITED BUSINESS (LB)

PURPOSE:

The purpose of the LB district is to provide areas for a wide range of residential uses, restricted business uses and medical facilities. The LB district is intended to allow for commercial uses that would not detract from the established downtown retail businesses, hence general retail is not allowed.

LIMITED RESIDENTIAL (LR-1 & LR-2)

PURPOSE:

A. Within the LR zoning district, there are two (2) subdistricts, LR-1 and LR-2 subdistricts. The following provisions are identical for both LR-1 and LR-2, except the minimum lot size.

B. The purpose of the LR district is to provide areas for stable, low density, single-family residential development and a limited number of other uses compatible with a residential neighborhood.

NEIGHBORHOOD BUSINESS (NB)

PURPOSE:

The purpose of the NB district is to provide areas for neighborhood service centers, increase convenience to neighborhood residents and promote other forms of multi-modal transportation and circulation. The uses in the NB district shall be limited commercial uses that will be clearly subordinate to, and support the residential nature of, the area.

City of Hailey – Zoning Districts

RECREATION GREEN BELT (RGB)

PURPOSE:

The purpose of the recreational green belt district shall be to provide areas for public recreation and/or to create and preserve open and/or green space areas for aesthetic and public use. All uses within the RGB district shall be compatible with the protection of natural and scenic resources for the benefit of present and future generations.

SERVICE COMMERCIAL INDUSTRIAL – INDUSTRIAL (SCI-I)

PURPOSE:

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

SERVICE COMMERCIAL INDUSTRIAL – SALES AND OFFICE (SCI-SO)

PURPOSE:

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

TECHNOLOGICAL INDUSTRY (TI)

PURPOSE:

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

TRANSITIONAL (TN)

PURPOSE:

The purpose of the TN district is to provide a buffer zone between residential and business areas within the townsite overly district. The zone provides for restricted business activities within residential areas which are directly adjacent to or across a street or alley from established business zones. Uses shall be limited to those that generate relatively little traffic. The residential character of the area shall be maintained by preserving the existing buildings and requiring new building designs in keeping with the residential nature of the area, and requiring adequate on-site parking. The term "transitional" does not imply that the properties within the district will be transitioning from residential to business zoning.

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