

*CITY OF HAILLY*

# COMMUNITY DEVELOPMENT ANNUAL REPORT

2022

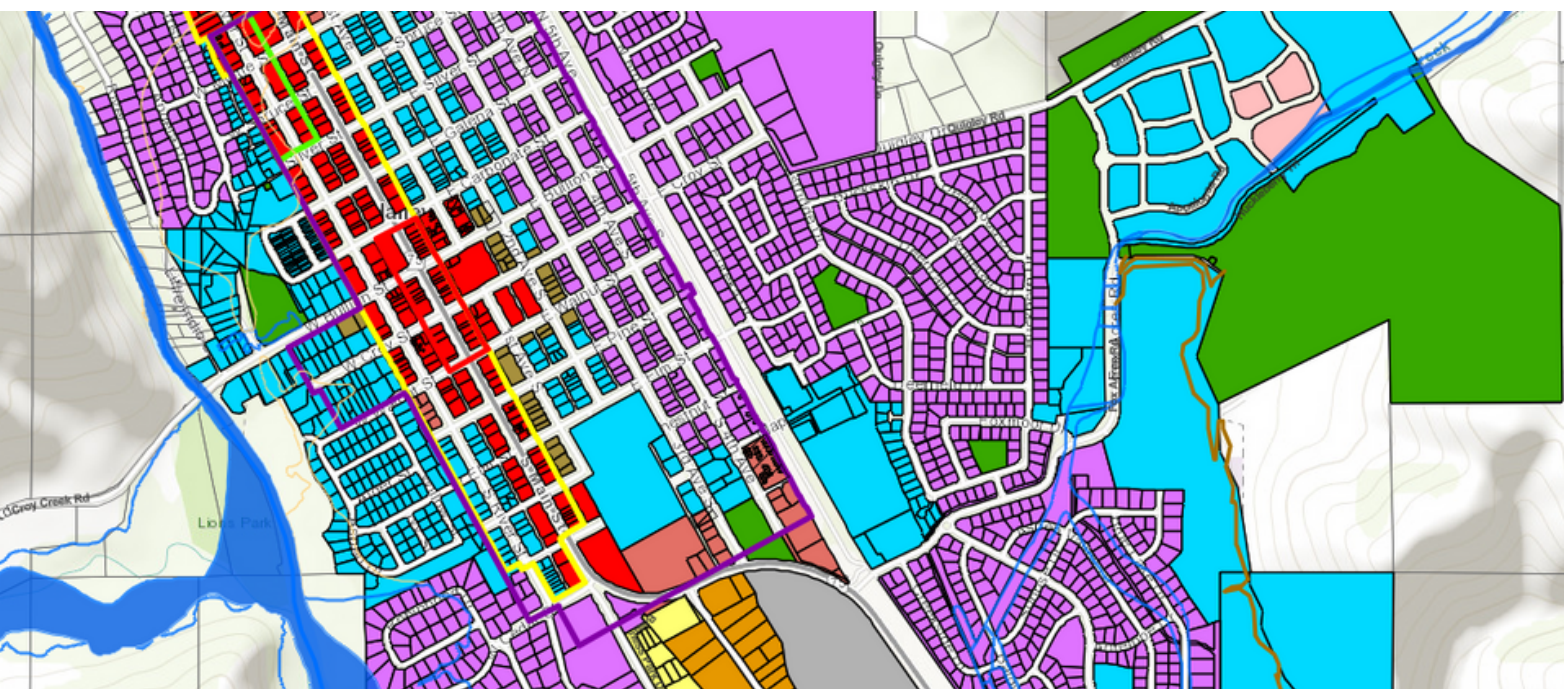
---



# WHAT WE DO

The Community Development Department provides professional and technical advice to elected officials, appointed commissions, city departments, and citizens to assist in their understanding of City planning and zoning ordinances, building and safety codes and permitting, standards and policies. The department handles all applications for land use development within the City of Hailey.

- Planning and Zoning
- Building Permitting
- Floodplain Permitting
- Long Range Urban Planning
- Business Licensing
- Community Development
- Housing Support
- Resiliency - in partnership with other City Departments, local agencies, and other stakeholders
- Urban Renewal
- Development Impact Fee Advisory Committee
- Arts and Historic Preservation Commission



# NEW RESIDENTIAL PROJECTS

## 36 New Single Family Permits Issued

Amatopia	2	Northridge	10	Sunbeam	3
Carbonate	1	Old Cutters	8	Townsite	4
Cedar Bend	1	Quigley Farms	3		
Colorado Gulch	1	Sawmill	1		
Deerfield	1	Sherwood Forest	1		

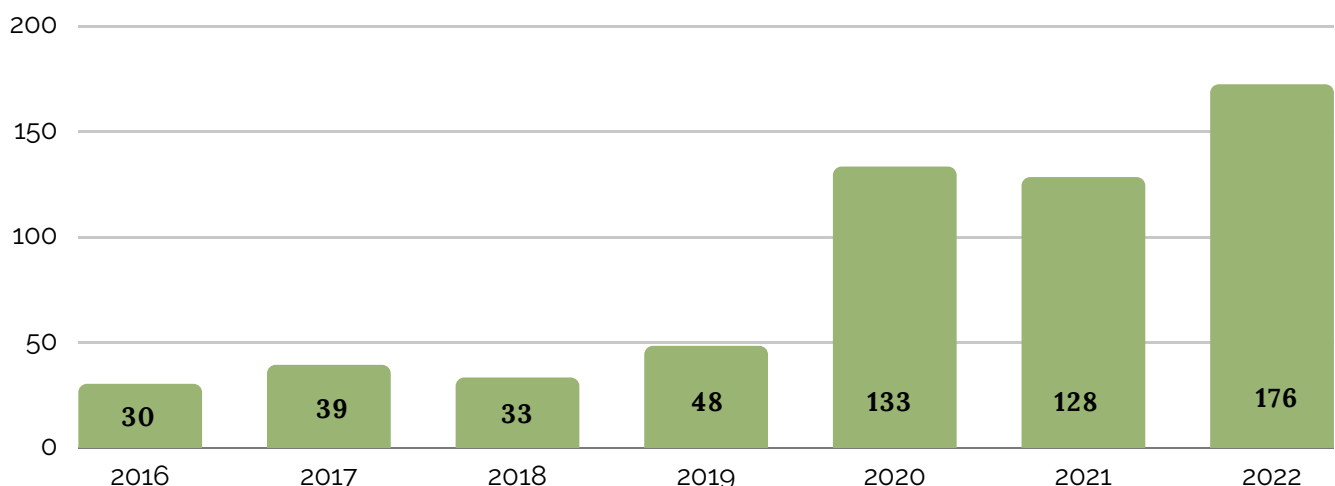
## 132 New Multifamily Units

Old Cutters Duplex	2	4DK, LLC	2
Lido Apartments	104	F & G Idaho, LLC	3
River Street Townhomes	12	Pioneer LLC	1
Tanner Investments	4		
Spruce Street Duplexes	4		

## 8 ADU Permits Issued

Hailey Townsite	4
Amatopia	2
Della View	2

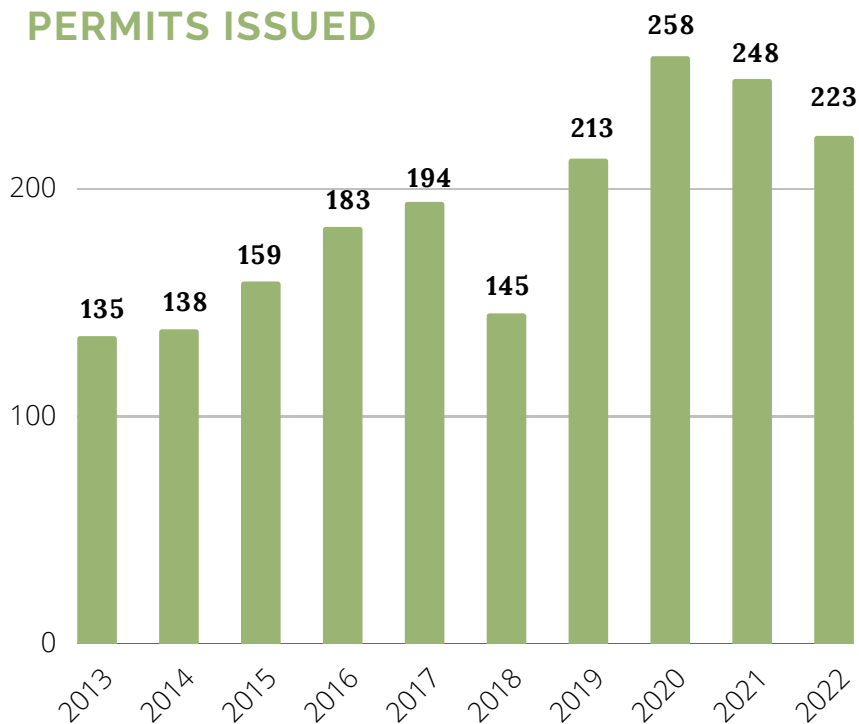
## Total Residential Units 176



# 10 YEAR OVERVIEW

300

## PERMITS ISSUED



## 2022

Total Estimated Value:  
\$59,282,031

Total Permits Issued:  
223

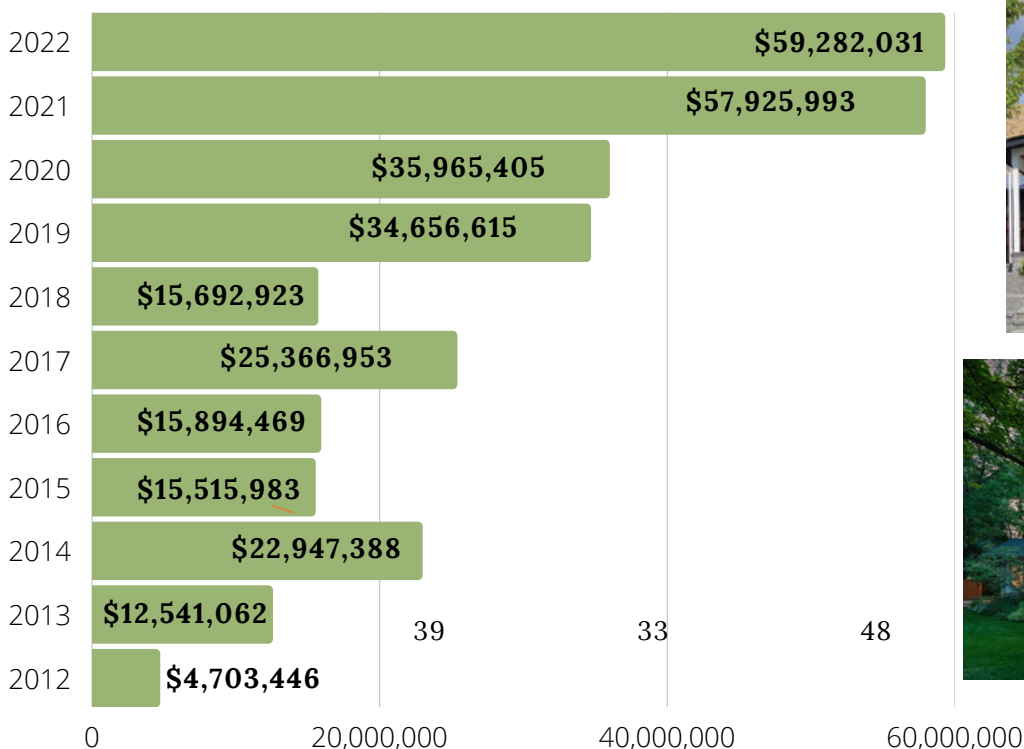
## Lowest year

2012: 115 Permits, \$4,703,466

## Highest year

2020: 258 Permits, \$35,965,405

## ESTIMATED VALUATION



# 2022 NEW COMMERCIAL, MIXED USE, MULTI FAMILY, AND SUBDIVISION PROJECTS

The Hailey Planning and Zoning Commission held **24** meetings and discussed 72 public hearing items

## *Breakdown: Public Hearing Items*



- 25 Design Review Applications
- 21 Text Amendments
- 8 Preliminary Plats
- 7 Design Review Preapplications
- 3 Conditional Use Permits
- 3 Planned Unit Developments
- 1 Reconsideration
- 1 Other

## *Projects that Received Approval in 2022*

### IDAHO EQUIPMENT



A new 2,400 square foot commercial building, to be located at Lot 11 and 12, Block 43, Woodside Subdivision, within the Light Industrial (LI) Zoning District.

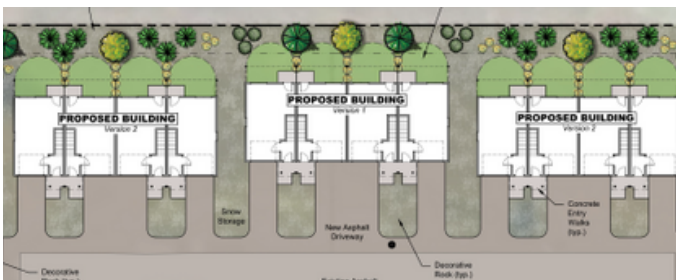


## RIVER LANE



New construction of a fifty-one (51) residential unit, multifamily building, comprising of: forty-three (43) one-bedroom residential units and eight (8) two-bedroom residential units. This project is proposed to be located at 403, 417, and 419 North River Street (Lots 1-10, Block 55, Hailey Townsite), within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts.

## ARCH SHENANDOAH - PHASE III



New construction of three (3), four-plex multifamily residential buildings, for a total of twelve (12) additional residential units on proposed Lot 3. When combined, Lots 1-3 will contain a total of twenty (20) residential units. The project will be located at 2711 and 2721 Shenandoah Drive (Lots 1 and 2, Block 21, Woodside Subdivision #6) within the Limited Business (LB) Zoning District.

## 40 MCKERCHER



New construction of a new 44-unit apartment building, to be located at 40 McKercher Boulevard (Lot 1B, Block 2, Northridge Subdivision X). This parcel is located within the Business (B) and Downtown Residential Overlay (DRO) Zoning District.

## SADDLE LOFTS



New construction of three (3) multifamily residential buildings, which includes a total of twenty-seven (27) units, comprising of nine (9) one-bedroom units, ten (10) one-bedroom units with office space, and eight (8) two-bedroom units. The project will be located at Sublot 4B, Block 1, North Hailey Plaza, within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. This project will be known as Saddle Lofts.

## SWEETWATER BLOCK 2 PHASE II



New construction of Sweetwater Condominiums Phase II, to be located at Block 2, Sweetwater PUD Subdivision. The project will consist of eight (8), ten-plex buildings, three-stories in height, for a total of eighty (80) units. Each unit will comprise of approximately 1,380 square feet.

## 1551 AVIATION



New construction of a two-story self-storage facility containing a café, retail area, and office demised into three (3) principal buildings, and three (3) residential units. The proposed project will be located at Lot 3A, Block 4, Airport West Subdivision #2 (1551 Aviation Drive), within the SCI – Industrial (SCI-I) Zoning District.

## SUN VALLEY LUXURY CAR RENTAL



New construction of a new 18,849 square foot commercial space to be used for Sun Valley Luxury Car Rental, and to be located east of the existing car dealership at Lot 11A, Block 2, Friedman Park Subdivision (960 South Main Street), within the Light Industrial (LI) Zoning District.

## SPRUCE STREET DUPLEXES



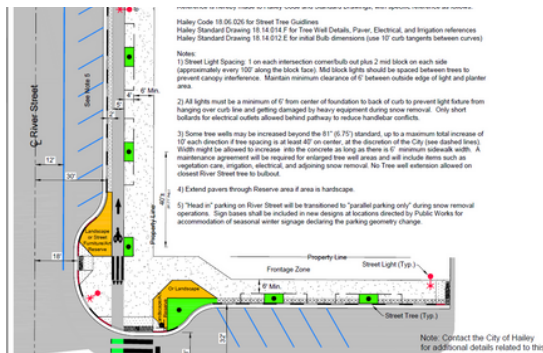
New construction of four (4) residential units located in two (2) three-story duplex buildings. Each unit is 2,143 square feet in size with garage. The proposed project is located at 109 West Spruce Street (Lots 9 and 10, Block 66, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), Small Residential Overlay (SRO), and Townsite Overlay (TO) Zoning Districts.



# CODE AMENDMENTS & ADOPTIONS

In 2022, the Community Development Department amended Hailey's Municipal Code to encourage energy-smart building, provide for increased electric vehicle charging and solar collection; accommodate seasonal RV living; allow for year-round living in tiny homes on wheels; expand employee housing; incentivize community housing and deed-restricted amenities within Planned Unit Development Agreements; implement the River Street Multi-Modal Plan; and plan for increased density within the Downtown Residential Overlay (DRO) District.

## RIVER STREET DESIGN



This amendment officially adopted the River Street Design Concept into the City Standard Drawings, though the City had adopted this concept into several policy documents and plans. The River Street Design Concept has been a long term project of the City's focusing on the development of River Street, including pedestrian access.

## SOLAR AMENDMENTS

Amends the maximum height requirements for solar systems and to allow for freestanding solar in all zoning districts, except the Recreational Green Belt (RGB).





# CODE AMENDMENTS & ADOPTIONS

## DRO EXPANSION

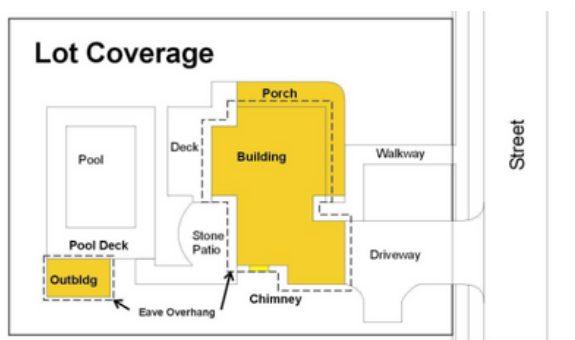
This amendment expanded the Downtown Residential Overlay (DRO) to include opportunity parcels along North First Avenue.

## TINY HOMES ON WHEELS



City Staff initiated a text amendment in November 2022 with the goal of incorporating and developing standards to allow Tiny Homes on Wheels within the City. This amendment would allow THOW within all residential zoning districts and will provide for diverse housing opportunities in Hailey. These unique structures can be woven into the existing built environment and character of Hailey without detracting from Hailey's charm. Hailey City Council approved the proposed amendment in March 2023.

## LOT COVERAGE INCREASES



This amendment increased the lot coverage percentages for those parcels of 4,500 square feet in size and smaller, and located within the Townsite Overlay (TO) and General Residential (GR) Zoning Districts, to 40%. The specific objective of the amendment is to allow homeowners the opportunity to have proportionally-sized building footprints on lots that are substandard in size for their district.

## RV OCCUPANCY

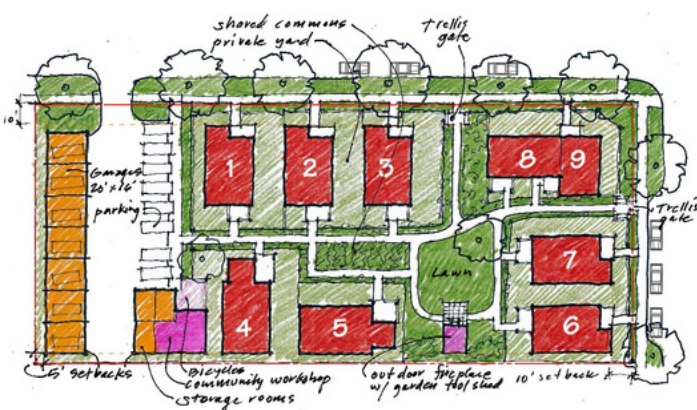


The cost of living in the Wood River Valley has reached a level where regionally, it is referred to as a crisis. Residents and families are leaving the valley because they cannot secure housing, short-term or long-term. This amendment allows property owners, trade-specific contractors, and/or construction trade employees the opportunity to reside in a licensed, operational RV on private property during construction when such property is operating under a valid Building Permit.

# LONG-RANGE CITY PROJECTS



## Comprehensive Plan



## • Flower Project

- Expand the Flower Project
  - Ground Flower Beds at:
    - Croy Street and Main Street
    - Pine Street and Main Street
  - Hanging Baskets
    - Town Center West
    - New Irrigation System/Repairs
  - Adopt-a-Barrel
    - New businesses on Croy, Bullion, and Carbonate Streets

## • Comprehensive Plan Updates

- Firm selected: Jacobs/GGLO Team
- Initial planning and preparation phases - process to begin May 2023
- Housing, DEI, Sustainability, and more

## • Housing Initiatives

- ADU Expansion to include THOW
- THOW Communities
- Exploring housing opportunities on every development proposal
- Co-Living Dwelling (final approval 2023)
- Employee Housing in Light Industrial (LI) District
- Cottage and Townhouse Standards

## • Sustainability

- Encouraging sustainable development and design on every development proposal
- Developer Incentives for Green Buildings
- Additional Water Conservation Measures across new development projects, including single-family





# BUSINESS ACTIVITY



515 Active Businesses

13 Closed Businesses



# HAILEY ARTS & HISTORIC PRESERVATION COMMISSION

## Accomplishments

- Coordinated a mural on the Hop Porter Park bathroom building that adds to the vitality of the children's park, while
  - showcasing native wildlife,
  - honoring the Hispanic/LatinX Day of the Dead traditions, and
  - hosting an expert muralist to educate and engage with local artists in the professional and student communities.

## Upcoming Projects

- "Our Differences Make a Difference" collage on the utility box at Main & Bullion will showcase diversity in Hailey's history and community.
- Revitalizing and traveling through time with the phone booths: the phone booths at Main & Elm have been painted red. New exterior panels, which will showcase collages of Hailey's school children through the ages, as well as an interactive phone will be installed in 2023. The interactive phone will play recordings about Hailey's history, the target audience is Hailey's elementary school children.

