

# COMMUNITY DEVELOPMENT ANNUAL REPORT

2023



# 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 and business 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 Committee
- Arts and Historic Preservation Commission



# NEW RESIDENTIAL PROJECTS

## 38 New Single Family Permits Issued

Bluebird	1	Quigley Farms	2
Colorado Gulch	1	Sunbeam	11
Northridge	6	Woodside	5
Old Cutters	6	Old Cutters	6



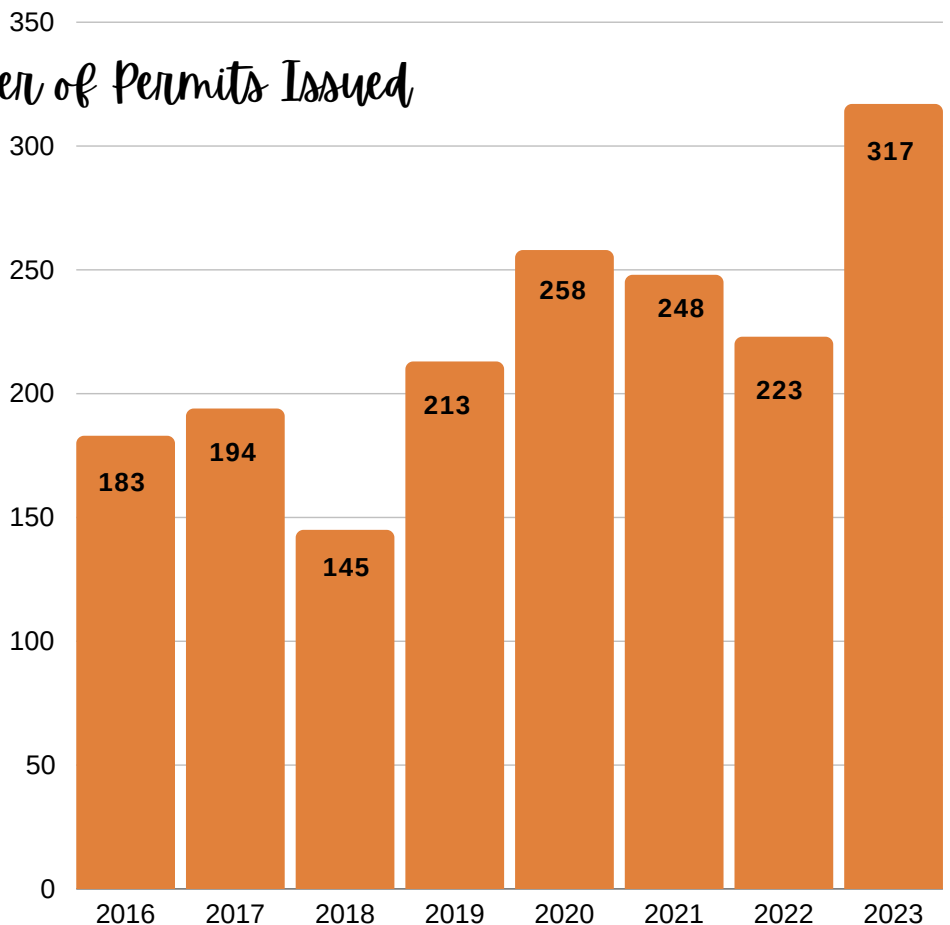
## 11 New Multifamily Units

Arch Shenandoah	12
Copper Ranch	36
ARCH/BCSD Bullion St Project	5
Maple Street Apartments	18

## 13 ADU or THOW Permits Issued

Sunbeam	1	Della View	1
Northridge	3	Woodside	3
Townsite	4	Foxmoore	1

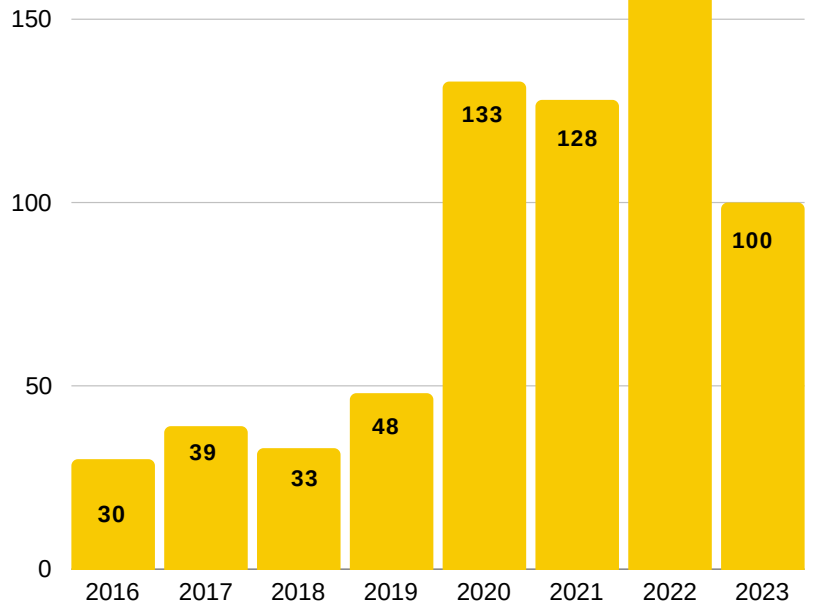
## Total Number of Permits Issued



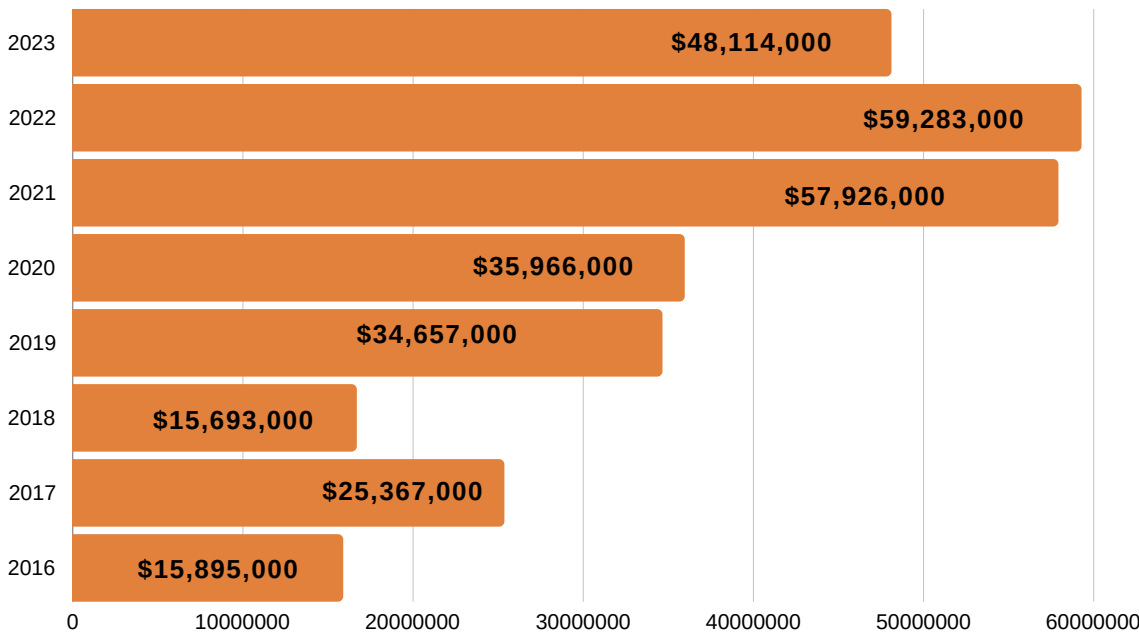
# BUILDING PERMITS

200

Total Number of Residential Permits Issued



Estimated Valuations



**2023** 2023  
317 Permits,  
\$48,114,000

**Lowest year** 2018  
145 Permits,  
\$15,693,000

**Highest year** 2023  
317 Permits,  
\$48,114,000



# 2023 NEW COMMERCIAL, MIXED USE, MULTIFAMILY, AND SUBDIVISION PROJECTS

The Hailey Planning and Zoning Commission held **21** meetings and discussed **59** public hearing items. The Hailey City Council held **24** meetings and Community Development brought forth **36** public hearing items.

## Breakdown: Public Hearing Items



- 21 Design Review Applications
- 14 Text Amendments
- 6 Preliminary Plats
- 6 Design Review Preapplications
- 3 Conditional Use Permits
- 5 Planned Unit Developments
- 2 Rezones
- 2 Other (Hillside, Annexation)

## Projects that Received Approval in 2023

### COPPER RANCH PHASE 6



Phase 6, the final phase of the Copper Ranch Development, was approved by the Commission in May 2023. This phase includes the build out of the Copper Ranch Subdivision, which comprises of seven (7) condominium buildings for a total of 31 residential units. This project is located along Woodside Boulevard between Winterhaven and Laurelwood Drives. Project completion is expected in 2025.

### MID RVR



New construction of a ten (10) unit, multifamily building, comprising of: three (3) bedrooms, three-and-one-half (3.5) bathrooms, and a rooftop deck, was approved by the Commission in December 2023. This project is proposed to be located at 317 North River Street, within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts.



RVR NORTH



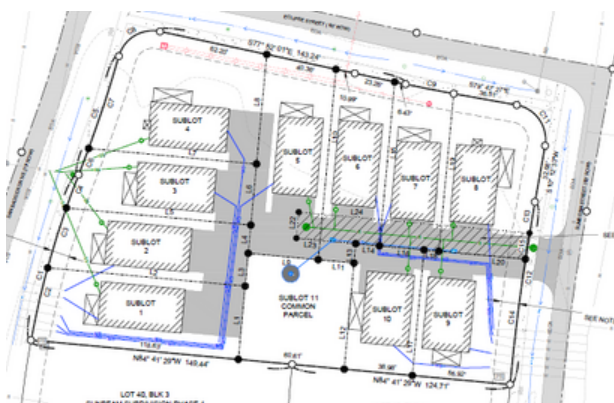
New construction of an eighteen (18) unit, multifamily building, comprising of: twelve (12), one-bedroom and one bathroom units, and six (6), two-bedroom, two bathroom units, was approved by the Commission in December 2023. This project is proposed to be located at 111 Empty Saddle Trail, within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts.

HAILEY'S MIXED-USE WATER SHOP



New construction of a mixed-use building by the City of Hailey, comprising of: a 2,095 square foot office and industrial space for the Water Division Department. Additionally, two (2) residential units, above the office/industrial space, are proposed and are approximately 418 square feet in size. This project is located within the Light Industrial (LI) Zoning District at 4297 Glenbrook Drive.

PANORAMA POINT SUBDIVISION



New land subdivision of a parcel located within the Sunbeam Subdivision. The approved proposal subdivides two (2) cottage parcels into ten (10) cottage sublots. Each cottage townhouse ranges in size from 2,187 to 2,375 gross square feet. A porch and attached garage are included for each cottage townhouse unit. This project is located within Phase I of the Sunbeam Subdivision, within the Limited Residential (LR-1) Zoning District.

MORGAN'S FINE FINISHES



New construction of a commercial building, approximately 7,966 square feet in size, to house the longstanding Hailey business, Morgan's Fine Finishes. This project is located at 4303 Glenbrook Drive within the Light Industrial (LI) Zoning District.



REZONE OF SILVERCREEK LIVING



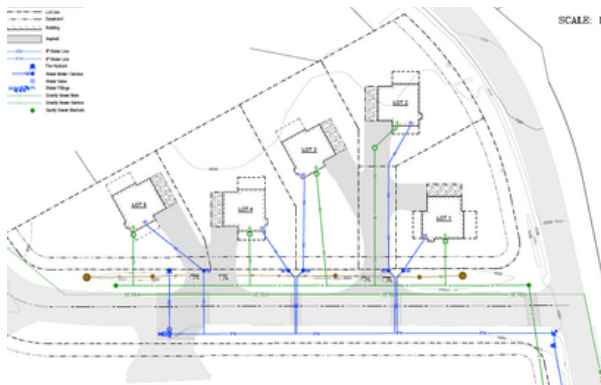
New rezone of a parcel located along Highway 75 and McKercher Blvd, a use most widely known as SilverCreek Living. The Council approved the rezone of this parcel in March 2023. The land was rezoned from Limited Residential (LR-1) to Limited Business (LB). This parcel is located at 31 E. McKercher BLVD, now within the Limited Business (LB) Zoning District.

MAPLE STREET APARTMENTS



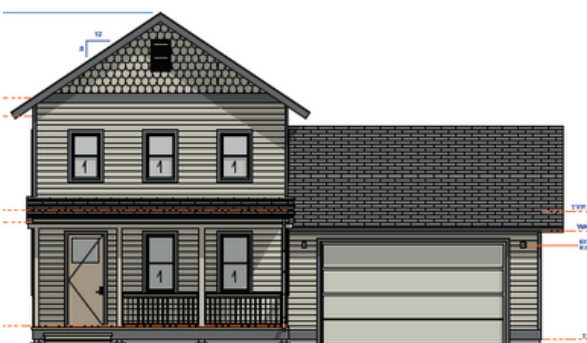
New construction of an eighteen (18) unit, multifamily complex, or two buildings. Building A comprises of six (6) units, and Building B comprises of twelve (12) units. Fifteen (15) units have two-bedrooms and three (3) units are studio units. The Commission approved this project in May 2023. This project is located at 51 W. Maple Street within the General Residential (GR), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts.

STAR LIGHT LANE SUBDIVISION



New land subdivision of a parcel located along Silver Star Drive within the Limited Residential (LR-1) Zoning District. The approved proposal subdivides the parcel into six (6) lots, with five (5) units planned for construction. The Council also approved a Planned Unit Development Application wherein waivers to the zoning/subdivision codes were granted, and in return, a Locals Only Deed Restriction was negotiated. Construction is planned to commence in Spring 2024.

SUNNY TOWNHOMES SUBDIVISION



New land subdivision of a parcel located within the Sunbeam Subdivision. The approved proposal subdivides the large parcel into eight (8) cottage sublots. Each cottage townhouse ranges in size from 1,142 to 1,386 square feet. A porch and attached garage are included for each cottage townhouse unit. This project is located within Phase I of the Sunbeam Subdivision, within the Limited Residential (LR-1) Zoning District.



BCSD/ARCH AT 128 W. BULLION



New construction of a five (5) unit, multifamily residential project from the collaborative partnership between the BCSD and ARCH Community Housing Trust. The Council also approved a Planned Unit Development Application wherein waivers to the zoning/subdivision codes were granted, and in return, the units will be offered to employees of the BCSD for not more than 30% of the employees AGI. This project is located at 128 W. Bullion Street within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

BCSD/ARCH AT 111 E. CROY



New construction of a two (2) unit (single-family residence + ADU) residential project from the collaborative partnership between the BCSD and ARCH Community Housing Trust. This project is located at 111 E. Croy Street within the Transitional (TN) and Townsite Overlay (TO) Zoning Districts.

REZONE OF WRLT PROPERTY



New rezone of a parcel located at 119 N. 2nd Avenue, a use most widely known as the Wood River Land Trust. The Council approved the rezone of this parcel in May 2023. The land was rezoned from General Residential (GR) to Transition (TN), and located within the Townsite Overlay (TO) Zoning Districts. The rezone is affiliated with a Development Agreement that seeks to retain the historical nature of the structures onsite.



# CODE AMENDMENTS & ADOPTIONS

In 2023, the Community Development Department amended Hailey’s most widely used tool within the Municipal Code - the District Use Matrix - to better clarify land use and zoning regulations citywide. Further, we created Cottage Housing and Co-Living Development code regulations to further support housing in Hailey, supplying diverse housing opportunities citywide. We accommodated for seasonal RV living, modified Design Review Standards to better reflect the needs of today and for the future; encouraged electric vehicle charging and solar collection via every development application; and planned for increased density within the Downtown Residential Overlay (DRO) District.

## *Code Amendments that Received Approval in 2023*

### COTTAGE HOUSING CODE



This amendment officially adopted the Cottage Housing Code - becoming a codified section in Hailey’s Municipal Code in December 2023.

Cottage housing developments can be found around the country. These unit types present a variety of opportunities in creating housing and meeting housing needs where other prevalent housing types are lacking. They diversify housing choice and provide housing that is more attractive to some households than that of traditional single-family homes, or apartment-style living arrangements.

The specific objective of this amendment was to create standards for true, small-scale cottage housing developments, regulations that were lacking in Hailey’s Municipal Code.

### TITLE 17: SIDEWALK IN-LIEU FEES



This amendment modified language, fee amounts, and fee requirements around sidewalk in-lieu fees to better reflect inflation, market prices, as well as to simplify processes when paying in-lieu fees.

### CO-LIVING DEVELOPMENTS



This amendment officially adopted language and regulations around Co-Living Developments, or a modern form of communal living in which residents have a private bedroom and bathroom with shared common areas. This diverse housing opportunity can refer to anything from intentional communities to simply living with roommates, but the benefits are the same: affordability, convenience, and community.



# CODE AMENDMENTS & ADOPTIONS

## DISTRICT USE MATRIX UPDATES

PERMITTED USE CHART									
X - Permitted Use									
C - Conditional Use (requires Commission Approval)									
Blank - Not Permitted									
	R-20	R-20M	RA-20	R-15	NB	O-I	GB	L-1	
					Neigh. Business	Office & Inst.	General Business	Ind.	
Accessory Buildings	X	X	X	X	X	X	X	X	
Agricultural & Farm Uses			X	X					
Airports									
Animal Hospitals								X	
Apartments									
Architects Office					X	X	X		
Armories						X	X		
Art Galleries						X	X		
Assembly & Production Facilities									
Auditoriums						X	X		
Backyard Workshops (sm. Appliance, mower repair, cabinet & upholstery shops)			C	C					
Banks					X	X	X		
Barns			X	X					
Batting Cages								X	
Beauty Product Manuf.									
Bed & Breakfast			C	C		C			
Billboards								X	
Bowling Alleys								X	
Building Materials Storage & Sales Yards									
Cemeteries - Commercial	C	C	C	C		X	X		
Cemeteries (Private/Family)	C	C	X	X					
Churches & their Customary Uses including Cemeteries	X	X	X	X					
Clubs & Lodges			X	X				X	
Colleges	C	C	X	X					
Community Centers			X	X				X	
Congregate Housing			C	C					

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 clarified the language, and organized the layout and requirements of the District Use Matrix to better align each use with the stated purpose of each Zoning District.





# FLOODPLAIN

Every year, City of Hailey Staff from the Community Development, Public Works, and the Hailey Fire Departments work together to assist local residents in preparing for potential flooding across the city, but particularly within those subdivisions that see reoccurring flooding annually (Della View and Robinhood neighborhoods, as well as areas along Woodside Boulevard). Site visits, email and phone correspondence, and other forms of public outreach are and have been our top priority. These include:

- Informative Letters: 735 informative letters were mailed to residents located in or near the 100-year floodplain in 2023.
- Additional Correspondence: 133 letters were mailed to residents in Della View and Sherwood Forest Subdivisions.
- Door Hangers: Approximately 150 door hangers were placed and doors and advertised within public meetings.
- Two (2) public workshops were held to discuss flooding potential, what to do, what to expect, and who to contact.



## Floodplain Permits Issued

Foundation Repair	1	RADs Issued	2
Residential Remodels	2		





# LONG-RANGE CITY PROJECTS



## HOUSING INITIATIVES

- Exploration of: Employee Housing in the industrial districts (LI, SCI, SCI-SO)
- Exploration of: THOW Communities
- Exploration of: Prohibition of Lot Consolidation on parcels of a certain size
- Research for: Community Housing Initiatives including incentives for Developers
- Implementation of: Pilot Program recommended by the Hailey Housing Committee and City Council



## Envision Hailey

Planning Today for a Resilient Tomorrow

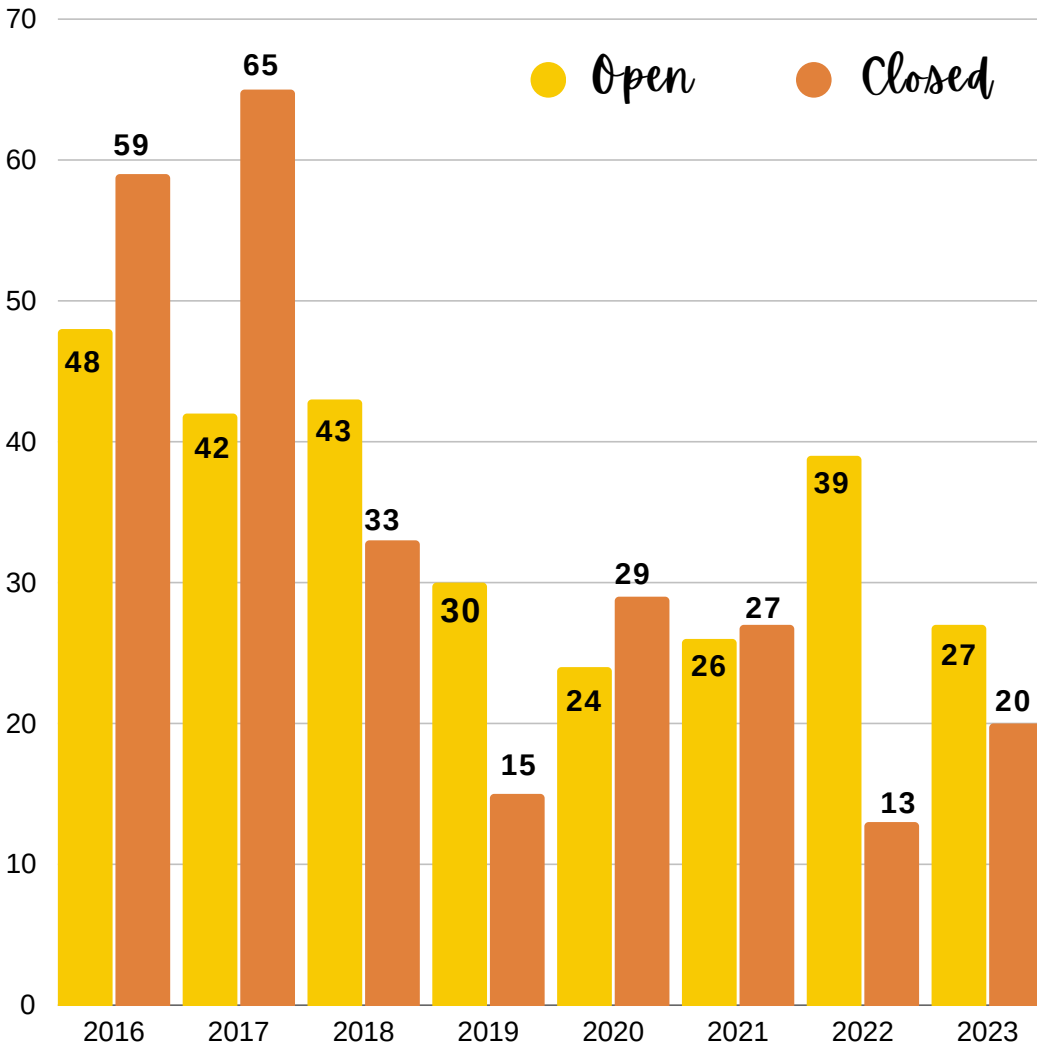
- Established: Website and Logo
- First Advisory Group Meeting in April 2024
- First Public Outreach Meeting in April 2024
  - Focus: Vision, Mission, Goals, Indicators
- Advisory and Public Outreach Meetings will continue throughout the year
- Additional Surveys will be administered; Staff and Firm to attend events monthly
- Report Preparation in January 2025
- Draft Reports to Elected Officials in March 2025
- Final Report Adoption: April/May 2025

## SUSTAINABILITY EFFORTS



- Encourage: Sustainable design and development within every building and development project
- Explore and Establish: Water conservation measures across all new development projects
- Continue to refine Hailey' Municipal Code to encourage sustainable practices in development, landscaping, and climate protection
- Finalize: Hailey's Resilient Action Plan
- Research for: Incentives for Developers to build and actively participate in sustainable practices

# BUSINESS LICENSES



**2023** 511 Active Businesses; 20 Businesses Closed



# HAILEY ARTS & HISTORIC PRESERVATION COMMISSION



## Accomplishments

- "Our Differences Make a Difference" collage on the utility box at Main & Bullion which showcases diversity in Hailey's history and community.
- Revitalizing and traveling through time with the phone booths: the phone booths at Main & Elm Streets have been painted red. New exterior panels have been added adorning collages of Hailey's school children through the years.
- 2024: An interactive phone will be installed within the phone booths and will play recordings about Hailey's history.
- Celebration of Chinese American Heritage: Installed a Chinese American Heritage structure - a trellis and wayfinding post which is a nod to the history of Chinese immigrants growing food in Hailey.
- Collaboration with the Sage School to paint murals on the Keefer Park restrooms to celebrate their curriculum of social justice and equality among all people.
- Refurbished Hailey's iconic Peace Banner

## Upcoming Projects

- Mural Exploration: Identify locations across Hailey for a new mural.
- Development of Master Arts Plan: A roadmap to move the arts forward as a key element in enhancing the quality of life, promoting economic development, enhancing education, and celebrating or community.

