



# COMMUNITY DEVELOPMENT ANNUAL REPORT 2024





# 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. The Community Development Department further oversees, guides, and/or supports the following:

- Planning and Zoning Commission
- Development Impact Fee Committee
- Hailey Arts and Historic Preservation Commission
- Hailey Urban Renewal Agency
- Planning and Zoning Applications
- Building Permitting
- Floodplain Permitting
- Long Range Urban Planning
- Business Licensing
- Downtown Beautification
- Community and Economic Development
- Housing (in partnership with other City Departments, local agencies, and stakeholders)
- Sustainability (in partnership with other City Departments, local agencies, and stakeholders)



# New Residential Projects

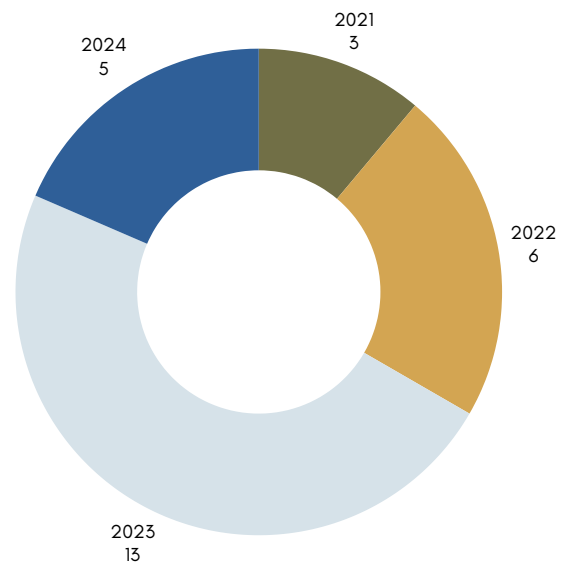
## Total Number of New Single Family Permits Issued

29

- Carbonate View Subdivision (2)
- Dove Meadows Subdivision (1)
- North Star Subdivision (1)
- Northridge Subdivision (3)
- Old Cutters Subdivision (3)
- Quigley Farms Subdivision (1)
- Silver Star Subdivision (5)
- Sunbeam Subdivision (11)
- Old Hailey (1)
- Other (1)

## Total Number of ADU/THOW Permits Issued

5



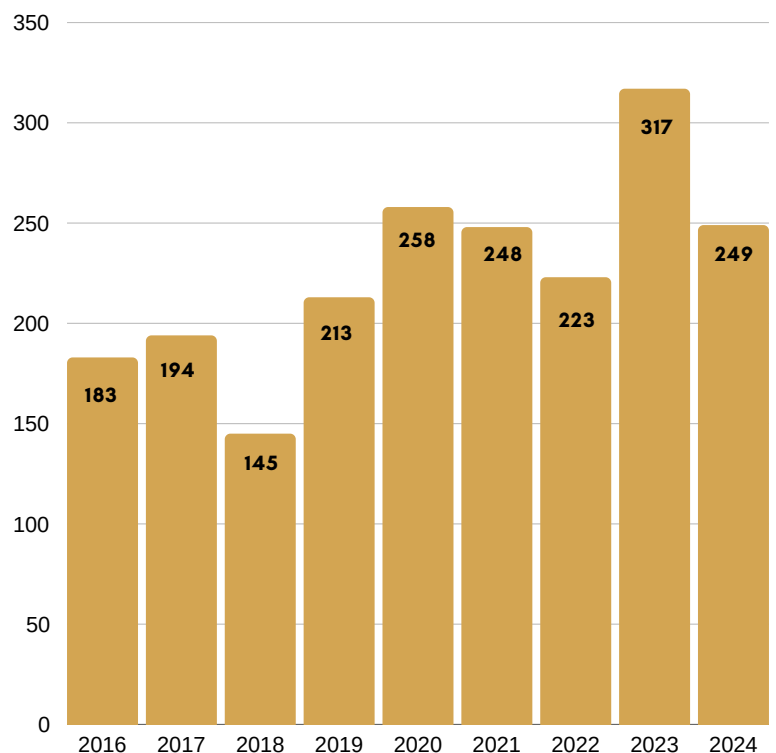
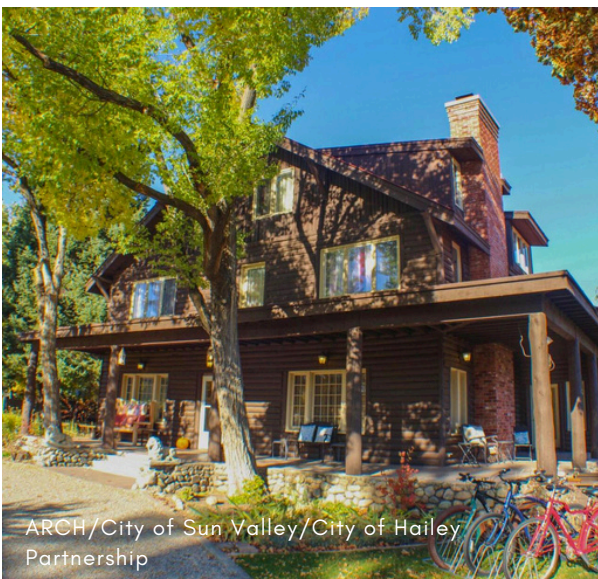
## Total Number of New Multifamily/Mixed-Use Units

16

- Old Hailey (16 units)
  - MID RVR Townhomes
  - Ellsworth Inn

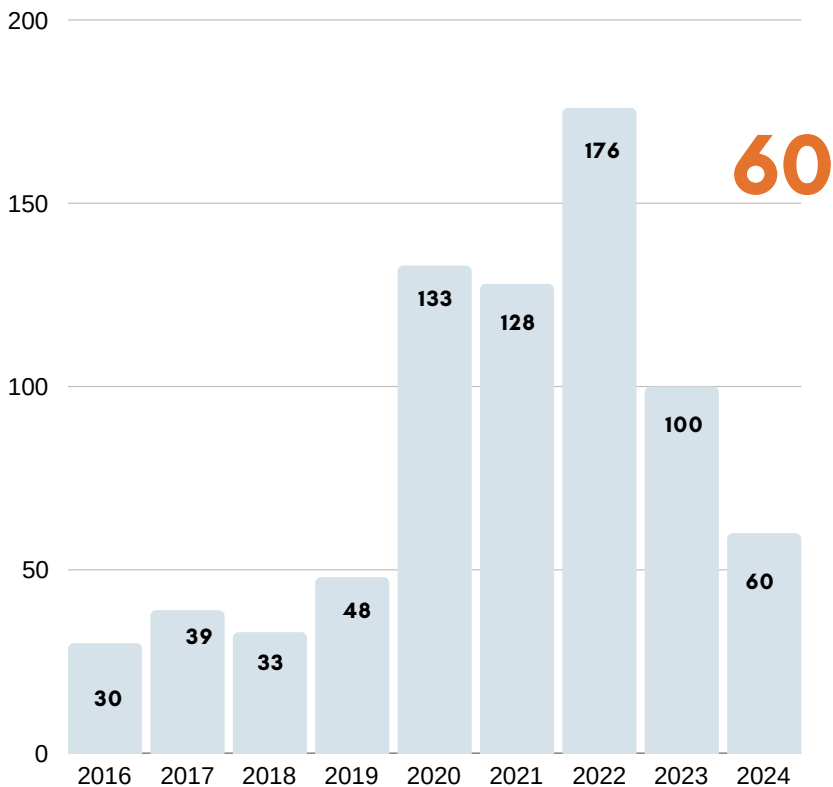
## Overall Number of Permits Issued

249



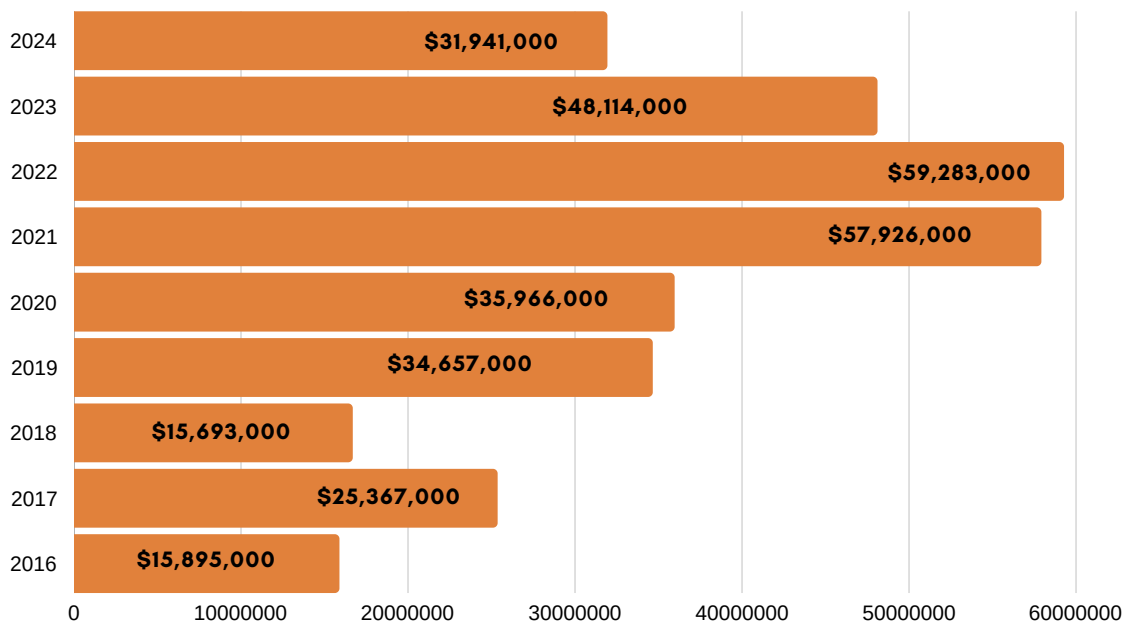
# Building Permits

## Residential Permits Issued



**\$31,941,000**

## Estimated Valuations

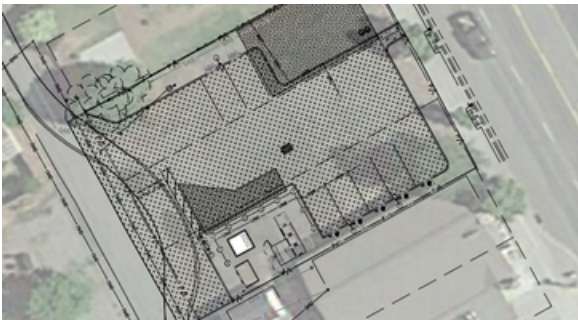


# Commercial Projects

The Hailey Planning and Zoning Commission held **21** meetings and discussed **50** public hearing items. The Hailey City Council held **21** meetings and Community Development brought forth **25** public hearing items. The following items were discussed by either the Planning and Zoning Commission, or City Council, or both:

- 15 Design Review Applications
- 8 Design Review Preapplications
- 7 Text Amendments
- 16 Preliminary/Final Plats
- 5 Conditional Use Permits
- 5 Planned Unit Developments
- 1 Rezone Application
- 2 Amendments to Development Agreements
- 4 Title 18 Infrastructure Projects
- 3 Other (Stream Alteration, Plat Revocation, DIF)

## Projects Approved in 2024



### Rivian Automotive (EV)

Rivian Automotive proposed an electric vehicle charging lot in Downtown Hailey. Their proposal to install five (5) standard charging stalls and one (1) pull-in trailer stall, was approved by the Commission in April 2024.



### Solstice Condos

Approval to construct a twenty-four (24) unit multifamily project within the Sweetwater Subdivision. The project proposes a mix of one-and-two-bedroom units, and two (2) of the residential units will be deed-restricted in perpetuity under Hailey's Locals Only designation.





### Orihuela Mixed Use

The Orihuela mixed use building, approximately 8,128 square feet in size, was approved to provide additional industrial space to long-standing business, Eagle Roofing. Two (2) residential units are proposed above the warehouse space, and will be utilized by the employees/owner of the business.



### Rockridge Townhomes

New construction of a multifamily development project to be located along Winterhaven Drive in the Woodside Subdivision. This residential project consists of eight (8), two-story buildings, providing 16 residential units in total.



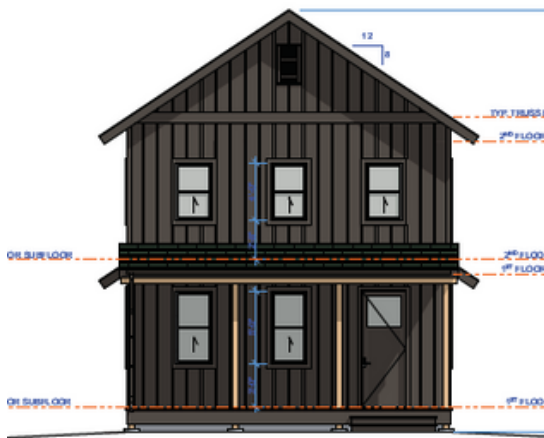
### Cueva Mixed Use

This newly approved mixed-use development on Main Street consists of an 880 square foot commercial building for retail sales, as well as a new garage and Accessory Dwelling Unit (associated with an existing single family dwelling), which will house employees of one of Hailey's local businesses, Elk Roofing.



### Advocates Thrive Center

Approval to construct a new 23,347 square foot, three-story, mixed-use building to support The Advocates for Survivors of Domestic Violence. Known as the Thrive Center, this new addition to River Street will provide additional office space, conference room, youth area, food bank, and transitional residential units for tenants and employees of the non-profit organization.



### Ellsworth Inn

A collaborative partnership between ARCH Community Housing Trust, the City of Sun Valley, and the City of Hailey, this project proposal included the construction of ten (10) detached, cottage-style units that are approximately 1,800 square feet in size, along with renovations to the existing Inn. Renovations to the Inn include converting the nine (9) bedrooms into six (6) residential units - each outfitted with a kitchen, bathroom(s), bedroom(s) and living area(s).



### Sunbeam Subdivision Phase II

Phase II of the Sunbeam Subdivision received approval by the Council in October 2024. The build out of Phase II includes 42 lots/sublots, 20 cottage units, and development of a 3.34-acre park, to include a pavilion, gravel adventure trail loop, continuation of a multi-use pathway, play lawns, and space for future recreational opportunities.



# Code Amendments

In 2024, the Community Development Department lightly 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 code regulations that would simplify Design Review and Building Permit processes, as well as code provisions that would further require the installation of more drought tolerant landscaping within nonresidential, multifamily, and mixed-use developments that have traditionally not been required to do so.

Lastly, we encouraged electric vehicle charging, solar collection, and participation in rebate programs via every development application; and planned for increased density within the Downtown Residential Overlay (DRO) District. Described in more detail below, the Code Amendments that received approval in 2024 include:

Category	Description (Excerpt)
Residential:	
	Accessory dwelling units (ADU)
	Co-living dwelling facilities
	Manufactured homes
	Mixed-use buildings
	Multi-family dwellings
	Single-family dwellings
	Tiny homes on wheels (THOW)
Public or semipublic:	
	Community centers, including peri-urban centers
	Government and public administration correctional institutions
	Healthcare and medical services
	Parks and pathways
	Performing arts centers
	Public utility facilities
	Religious institutions and places of worship
	Schools: primary and secondary schools and adolescents ages four through eight years old)
	Schools: tertiary schools, including colleges, vocational, and technical trade schools
	Semipublic uses

## Title 17: Design Review

To provide additional consistency between Hailey’s Municipal Code, State Code, and the International Codes, the Council adopted a new definition for licensed design professional, as well as additional provisions for stamped building plan sets.

## Title 17: District Use Matrix

City Staff made corrections to Hailey’s District Use Matrix, further clarifying definitions around public use, public service, public utility facilities, and government offices.

## Title 17: Landscaping Requirements

The proposed amendment was intended to ‘clean-up’ code, as well as encourage consistent regulations citywide. The newly adopted amendment aims to require more robust landscaping for nonresidential, multifamily, and mixed-use developments. In addressing this, greater benefits can be realized for the citizens of Hailey in areas such as public and environmental health, land use efficiency, and quality of life.

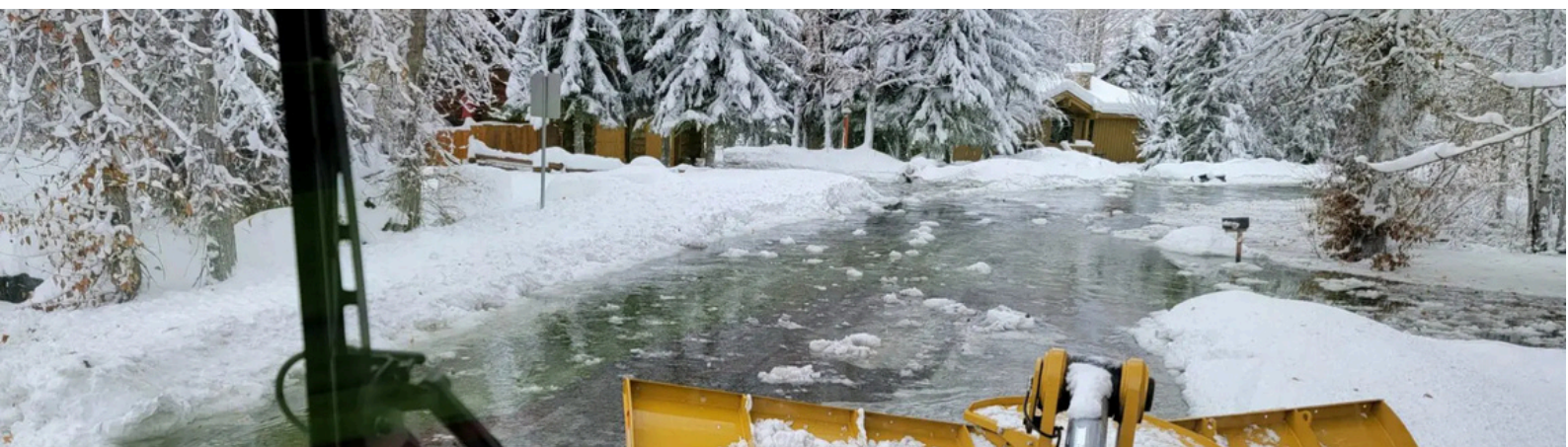
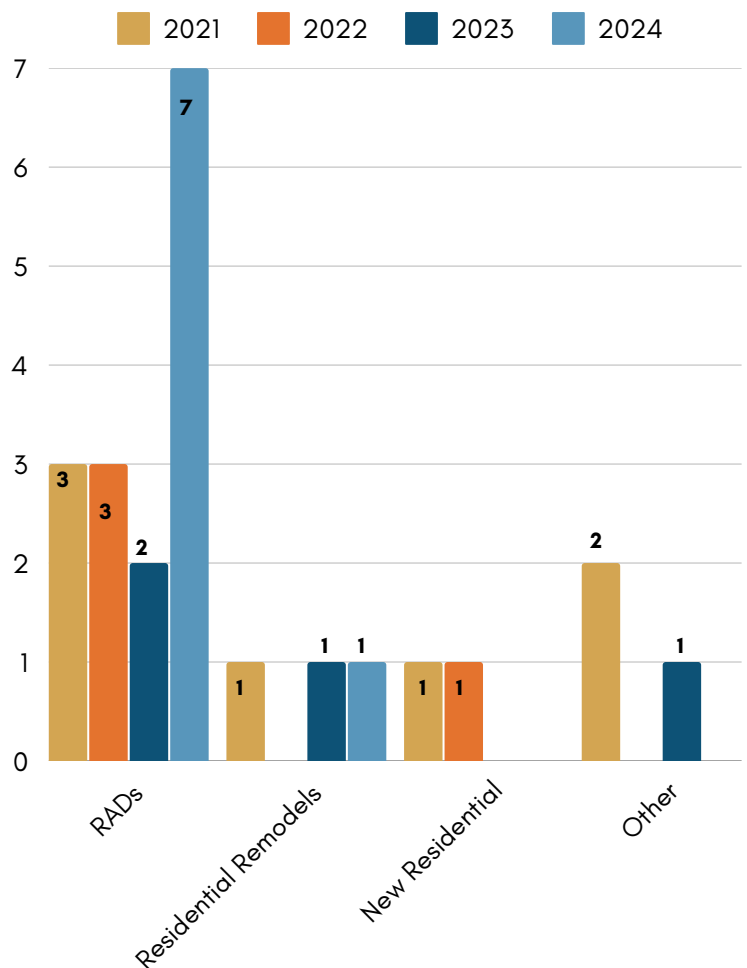


# Floodplain

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, particularly those within subdivisions that see reoccurring flooding annually (Della View and Robinhood neighborhoods). Site visits, email and phone correspondence, and other forms of public outreach continued to be our top priority in 2024. These included:

- Informative Letters: 735 informative letters were mailed to residents located in or near the 100-year floodplain in 2024.
- Additional Correspondence: 133 letters were mailed to residents in Della View and Sherwood Forest Subdivisions.
- Door Hangers: Approximately 150 door hangers were placed on 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



# Long Range Planning

Every year, City of Hailey Staff share, collaborate, plan, and discuss long-range planning efforts to set clear, future-oriented goals, proactively identify potential challenges and opportunities, make informed decisions, and best position Hailey for sustainable growth by anticipating market trends and adapting to changing environments. Most of our long-range planning initiatives from 2024 will carry forward into 2025, and include:

## Housing Initiatives

- Continued Research of: Employee housing in the industrial districts
- Continued Development of: Community Housing initiatives
- Continued Implementation of: Locals for ADUs Pilot Program
- Continued Partnerships: Regional Housing Organizations and Agencies



## Comprehensive Plan Update

- Wrap Up: Comprehensive Plan Update
- Incorporation of Elected Officials, Boards and Commissions, Stakeholder Feedback
- Refine and Finalize Draft Plan
- Adoption of Update: 2025



**Envision Hailey**  
Planning Today for a Resilient Tomorrow

## Sustainability Efforts

- Continued support and encouragement for sustainable building design
- Continued exploration of water conservation measures across new developments
- Continued refinement to Hailey's Municipal Code to encourage sustainable practices in development, landscaping, and climate protection
- Continued pursuit and development of Hailey's Sustainability Plan



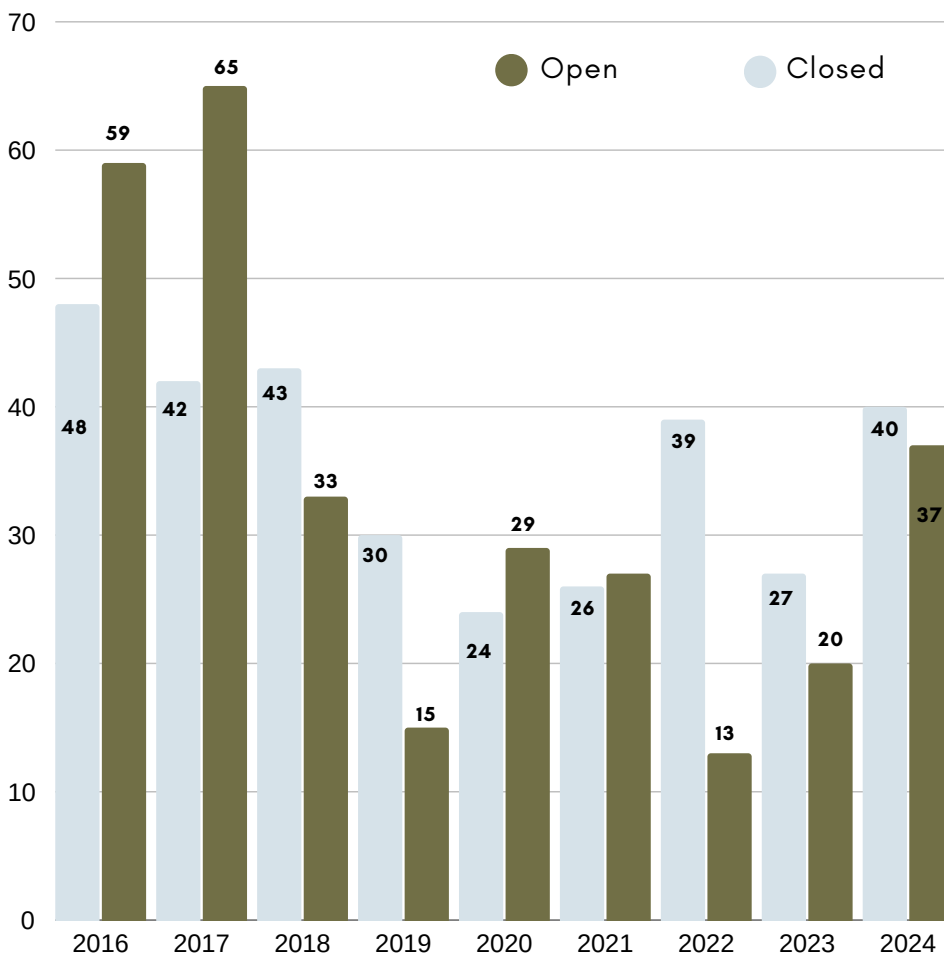
# Business Licenses

Hailey's small businesses are the backbone of our community, offering unique products and services, creating local jobs, supporting important causes, and contributing to the vibrant culture of our neighborhoods. Simply put, our business community is integral to the success and economic vitality of Hailey. These innovative, community-centric entities are essential components of Hailey's healthy, thriving economy.

The data below highlights Hailey's business profile in 2024.

## Quick Highlights of 2024:

- 470 Total Businesses in Hailey
  - 40 New Businesses
  - 37 Closed Businesses



Counseling & Health Center, LLC





# Hailey Arts & Historic Preservation

Every year, the Hailey Arts and Historic Preservation Commission (HAHPC) works to ensure that the arts and history are valued as an integral part of Hailey. The Commission further aims to enhance the culture of the Hailey community by providing leadership, advocacy, and support for the arts and history. With a limited budget, the HAHPC kept art and history top-of-mind in 2024, and accomplished the following:

- Phone Booths: Finished the Phone Booth project with the installation of phones that play a recorded historical story about Hailey's past. Stories were recorded in both English and Spanish, and operate via solar panels.
- Peace Banner: While the largest upgrades to this iconic banner happened in 2023, the HAHPC continued its maintenance efforts to the banner in 2024.
- Nature Windows Mural: Local artist, Kika McFarlane, painted a patchwork quilt-like design on the northern wall of long-time business, Sturtevant's. The mural depicts a variety of recreational activities and wildlife in the Wood River Valley.



## Upcoming Projects

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

