

Airport West Business Park Owners' Association, Inc.
Attached Detail
City of Hailey-Text Amendment Application

Section 4.12.3.3 Service Commercial Industrial-Industrial Sub-District

New Language Proposed for the Section 4.12.3.3:

Add g. "One Accessory dwelling unit, accessory to a non-residential Principal Building."

Written Explanation and Summary of the Specific Objective of the Proposed Amendment:

Airport West Business Park Owners' Association *(Airport West) is requesting an amendment to allow Accessory Dwelling Units (ADUs) in the SCI-Industrial Sub District. Airport West already has the ability to have ADUs in the SCI-Sale & Office Sub District. Allowing the entire business park to contain ADUs makes sense and provides benefits not only to the property owners but to the City of Hailey. Some of the benefits are as follows:

1. ADUs provide business owners and their employees the ability to be in contact with their business.
2. ADUs provide additional security for businesses and the surrounding property owners during non business hours.
3. ADUs reduce commuting trips which provides many benefits to owner/employees, the environment and the City of Hailey and other municipalities by reducing the number of commuter trips each day.
4. ADUs provide an economical alternative to other multifamily and single family residences. Owners and employees who normally would not need detached or multifamily housing would have the option to live in smaller, less maintenance heavy units.

Analysis of any Related Goals or Policies of the Comprehensive Plan:

Section 5.5: Lesson Dependency on the Automobile. Allowing ADUs in the Industrial Sub district helps owners in Airport West contribute to the City of Hailey's goal of lessening dependency on automobiles. Owners and/or employees would have the opportunity to live and work at the same location eliminating the need to commute to and from work. Many employees commute long distances in order to work in the Wood River Valley.

Section 6.1: Encourage a Diversity of Economic Development Opportunities Within Hailey. Allowing ADUs in the Industrial Sub district will help the City of Hailey meet this goal. ADUs may make the difference for small business owners working to establish a new business or established business owners to expand existing operations. ADUs could help a small business owner hire and retain key employees necessary to the growth and success of small businesses.

Allowing ADUs in the industrial sub district might also encourage additional development by small business owners.

Section 8: Housing. Section 8 of the comprehensive plan discusses many aspects of housing in Hailey. One of the points addressed in Section 8 is the need for affordable housing. ADUs provide efficient and affordable housing units that help the City accomplish this goal. Owners are able to provide affordable living space for themselves or key employees that might otherwise have to live outside the geographic area and commute to work each day.

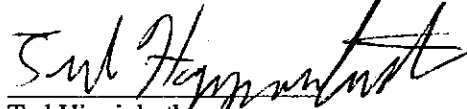
Section 10: Transportation and Circulation: ADUs should help the City work toward goals contained in Section 10 in a peripheral way by reducing traffic and congestion on City and County streets, at least during morning and evening commuting time.

CORPORATION RESOLUTION
OF
AIRPORT WEST BUSINESS PARK OWNER'S ASSOCIATION, INC.

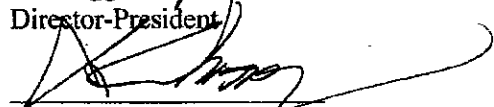
WHEREAS, the Board of Directors deem it to be in the best interest of the Corporation to submit an application to amend a City of Hailey zoning ordinance to allow ADU's as a condition use in the Industrial sub-district more specifically described as the Service Commercial Industrial (SCI-I) sections 4.12.3.3 & 4.12.3.4.

NOW THEREFORE, BE IT RESOLVED, on this 10th day of June, 2010, Airport West Business Park Owner's Association, Inc., hereby authorizes completion and submittal of the City of Hailey - Text Amendment Application to request the addition of ADU's as a conditional use in the SCI-I sub-district.

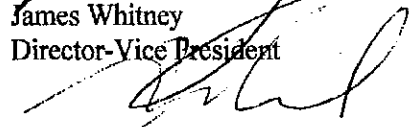
The undersigned being a majority of the directors of Airport West Business Park Owner's Association, Inc., an Idaho Corporation, consent to the foregoing action.



Ted Higginbotham
Director-President



James Whitney
Director-Vice President



George Kirk
Director-Secretary