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COMPREHENSIVE PLAN

Adopted	1978
Updated	1982
Updated	1998 – 2003
Updated	2010

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PART ONE INTRODUCTION

Authority

This Plan is adopted under the authority of Idaho's Local Land Use Planning Act (Idaho Code Sections 67-6501 et. seq.) Idaho Code Section 67-6508 requires a Comprehensive Plan that considers previous and existing conditions, trends, desirable goals and objectives, or desirable future situations for each of the following planning components:

a) Property rights
b) Population
c) School Facilities and Transportation
d) Economic Development
e) Land Use
f) Natural Resources
g) Hazardous Areas
h) Public Services, Facilities, and Utilities
i) Transportation
j) Recreation
k) Special Areas or Sites
l) Housing
m) Community Design
n) Implementation
o) National Interest Electric Transmission Corridors

Idaho Code Section 67-6508 also allows for the consideration of additional planning components. Hailey's Plan includes additional goals related to Growth Management, Parks and Lands, Cultural Vitality, Social Diversity and Well-Being, Energy and Air Quality.

Idaho Code Section 67-8208 requires a city Capital Improvement Plan be added as an element of the Comprehensive Plan; Part Five contains the original Hailey Capital Improvement Plan written by TischlerBise and adopted April 2007.

There are no "National Interest Electric Transmission Corridors" identified within the City of Hailey.

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Purpose, Intent and Format

The Comprehensive Plan of the City of Hailey is created to guide land use change over time. Future land use related decisions of the Planning and Zoning Commission and City Council should be based on the Plan in its entirety not just on individual sections; the sections of this Plan should not be read in isolation of the other sections or separated from the whole plan for reasons of arbitrary illustration. Many topics relate to more than one section; footnotes direct readers to other sections that may address the same topic.

Part 2 is the vision statement, which describes the future that the city intends to ultimately become or to influence.

Part 3 includes goals and indicators for each planning component required by state code to be addressed. A section for each planning component required outlines the purpose, background information and goals. The background information "considers previous and existing conditions and trends". The goals state one to five "desirable goals and objectives, or desirable future situations".

The goals are broad statements of measurable outcomes to be achieved. Indicators are stated as a measure related to a goal and based on best practices. A general desired trend is stated for each indicator and some indicators have a benchmark as a point of reference for the measurement. Some goals have an "assessment" component rather than an indicator.

= desired increasing trend

= maintain current status

= desired decreasing trend

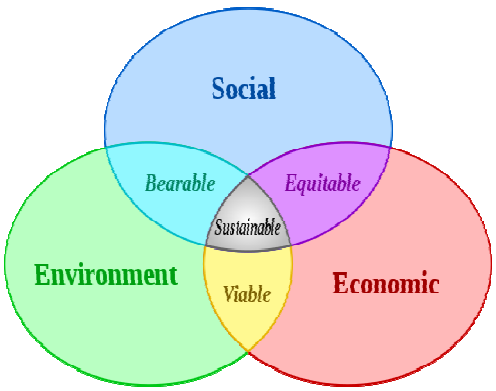
Part 4 identifies the process and resources that will implement the goals and describes how the indicators will be monitored. The identification of specific tasks to accomplish any given goal is left to the process of developing standards or programs determined to be the best method of implementation and recommended to the Council for consideration and adoption.

PART TWO VISION STATEMENT

Hailey is a community in which families thrive; a community whose character of place is valued and defined by safe, walkable, attractive and vibrant residential and commercial neighborhoods and streets, clean air and water, abundant open space, parks and trees, and strong education and social support networks. Hailey is a community connected to and respectful of the natural assets surrounding us. Hailey is a community that honors its history and embraces ethnic, cultural, generational, and economic diversity.

Hailey City government is a responsible steward of public funds and resources, is a leader in local and regional efforts toward increasing opportunities for resource and energy conservation and best practices in Sustainable Development and is a collaborator with local and state agencies, organizations and private landowners to achieve the community vision.

Sustainable Development is a pattern of resource use that aims to meet human needs while preserving the natural environment so that these needs can be met not only in the present, but in the indefinite future. The most commonly used definition is, "development that meets the needs of the present without compromising the ability of future generations to meet their own needs" (Our Common Future, Report of the World Commission on Environment and Development, World Commission on Environment and Development, 1987). Sustainable Development usually encompasses three areas: environmental sustainability, economic sustainability and social-political sustainability



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PART THREE GOALS & INDICATORS

Section 1 Natural Resources, Energy and Air Quality

Purpose

The purpose of this section is to provide an analysis of rivers and other waters (watercourses and wetlands), forests, rangeland, soils, fisheries, wildlife, minerals, geothermal, and watersheds (Idaho Code Section 67-6508(f)).

Additionally, this section provides an analysis of energy use and practices that effect the quality of air and quality and quantity of surface and ground water.

Related Master Plan or Work Plan:	**Wellhead Protection Plan** **Climate Protection Plan**

Background Information

Hailey's citizens value our many natural resources. The mosaic of our natural landscape, from lush floodplains to high sagebrush deserts, add to the beauty of the valley and the quality of life.

Community Forest

Many large, mature trees found in the City today were planted at the turn of the century and are identified as an important resource to maintain. An inventory of city trees was completed in 1995 and the publication of a Tree Selection & Planting Guide was completed the same year. An ordinance that recognizes the significance of our urban and native forest habitats, and the connections between the two habitats, to preserve our urban forest resource was adopted by the City Council in 2008; this ordinance was codified as Section 12.20 of the Municipal Code. The Hailey Tree Committee was also established in Section 2.36 and is tasked with creating a community forestry master plan and will oversee its implementation. The Design Review section of Municipal Code Title 17 requires street trees, of appropriate size and species, in all new commercial and residential development, provide for developer installation, irrigation and maintenance of those trees for a defined time period and supports the replacement of trees when removed by development.

Native Vegetation and Green Space[1]

There has been a significant increase in noxious weeds in areas of disturbed soil. Noxious weeds are one of the main threats to the native plants of our uplands, stream banks, and forest resources. City of Hailey coordinates with the County and other agencies in noxious weed control and elimination efforts.

[1] Refer to Section 4 for more discussion of Green Space

Wildlife

Wildlife resources in and adjacent to Hailey are defining components of our community character that should be protected. Migration corridors are locations of routes used by ungulates for annual migration, usually to and from winter range. These corridors and ranges are prevalent throughout the Wood River Valley and observed on adjacent hillsides, valley floors and along the Big Wood River. These areas are independent of land ownership or jurisdictional boundaries. The City of Hailey and the Wood River Land Trust have worked to protect wildlife habitat along the Big Wood River by creating a connected corridor of protected land along the Big Wood River in Hailey. In addition, lands that include migration corridors adjacent to the city have been identified as priority for protection from development. The City has worked to coordinate with other agencies on big game winter feeding policies and best practices. Some site specific impacts, such as topographic alterations, clearing and removing vegetation, and draining of wetlands, are immediate and have direct negative impacts on wildlife. These same site-specific impacts, however, often have indirect impacts on adjacent and neighboring lands through a process of habitat fragmentation, disruption of habitat continuity, and loss of habitat to animals which rely on both the developed parcel and surrounding lands for habitat. The cumulative impacts of these changes significantly affect wildlife populations.

Water Quality[2]

The City adopted a "Wellhead Protection Plan" in 2000. This plan was developed in response to the Department of Environmental Quality's "Source Water Assessment" for the City of Hailey. This report indicated that the groundwater, the source of Hailey's drinking water, is highly susceptible to contamination. This rating is a result of the geology in the area. Any accidental spills in the Big Wood River or along Highway 75 could influence the water quality for the City. Due to the vulnerability of this resource and the fact that the delineated time of travel (wellhead zones) for Hailey's wells extend outside of our jurisdictional boundaries, the City has joined with other water districts and Blaine County to form the Blaine County Drinking Water Protection Coalition to develop a comprehensive countywide plan to protect this valuable resource.

The Big Wood River is a designated Special Resource Water by the Department of Environmental Quality and Environmental Protection Agency. There are many tests required to make sure that the treatment plant is not negatively impacting the river. Many of these tests are run more often than required to resolve any potential problems before the river is impacted. The City's EPA permit allows 30 mg/L of total suspended solids (TSS) and 30 mg/L biochemical oxygen demand (BOD) to be discharged into the Big Wood River. The typical output of the Woodside Treatment plant is 1 mg/L TSS and 2 mg/L BOD. NPDES Permit requirements are in the process of being reviewed by the Department of Environmental Quality.

[2] Refer to Section 9 for discussion of wastewater treatment and pollution loads into the Big Wood River

Water Supply and Conservation

The use of water meters to assess water consumption began in October 2006. A tiered rate system is used to encourage water conservation. Water conservation tips are distributed to the citizens of Hailey regularly in the City's newsletter. The City works closely with interested citizens and organizations to explore other means of conserving water, such as the use of landscaping that is designed to be water and maintenance-efficient. The average per capita water use in Hailey is approximately 3x the national average.

Supply

Source	Water Rights
1. Indian Springs[3]	3.2 MGD (Million Gallons/Day)[4]
2. River St Well	1.7 MGD
3. Third Ave Well	2.2 MGD
4. Woodside Well	1.4 MGD
5. Northridge Well	2.3 MGD
Total Present Water Supply	**10.8 MGD**

Storage	Capacity
1. Indian Creek Tank	1 Million Gallons
2. Quigley Tank	2.2 Million Gallons
Total Present Water Storage	**3.2 Million Gallons**

Demand

Year	2008	2020
Peak Use*	7.65 MGD	12.24 MGD
Fire Flow Demand**	0.36 MGD	0.36 MGD
Estimated Current & Future Demand	8.01 MGD	12.60 MGD

* Peak use is the maximum daily demand

** Fire Flow Demand is for 4 hours

Ground Water Resources of the Wood River Valley (USGS)

A multi-year study of groundwater resources in the Wood River Valley is being conducted by the US Geological Survey (USGS). The objective of the project is to provide data and interpretations about the water resources of the Wood River Valley that will allow county and local governments to make informed decisions involving water resources, as well as recommend additional data collection or studies to achieve sufficient information for decisions-makers. The study is expected to conclude in September 2011.

[3] Water Rights are in the Snake River Adjudication. Water Rights and springs capacity subject to revision.
[4] Actual Production is currently 1.6 MGD

Waterways and Floodplain

The cottonwoods that line the river are the largest natural forest within the City and provide important floodplain functions as well as excellent wildlife habitat. Cottonwood habitats protect the City from excessive flooding by absorbing tremendous amounts of water, as well as spread, dissipate, and absorb flood energies. As development occurs in the floodplains, cottonwood habitats are removed, which exposes the floodplain and leave more developments prone to flooding and damage. City resources are then required to protect and repair city facilities as well as to protect and assist residents. Our cottonwood forests have been reduced over the years, but still function so long as a critical limit of loss is not reached. Once the cottonwood forests become isolated, they cease to provide watershed protection. The overlay district to manage the Big Wood River waterways, wetlands, floodways and floodplains was adopted in 2003 by Ordinance No. 842. The City of Hailey was a partner in a grant written by the Wood River Land Trust to restore a portion of Lion's Park, the former city dump, to a more natural wetland and floodplain ecosystem.

Air Quality and Energy

In February 2007, the Hailey City Council passed Resolution 2007-2 endorsing the U.S. Mayors Climate Protection Agreement. The agreement urges federal and state governments to enact policies and programs to meet or exceed the Kyoto Protocol targets for reducing global warming pollution.

A Climate Protection Committee made up of interested city staff members was formed in association with the endorsement of the U.S. Mayors Climate Protection Agreement. As its first act, the committee, sketched out a draft Climate Protection Plan that includes implementing policies for immediate action plans, intermediate action plans and long range action plans to help achieve a significant reduction in greenhouse gas emissions from City government operations related activities. The plan was presented to the Hailey City Council with the Mayor's Climate Protection Resolution. In March 2007 a Hailey citizen was appointed as the Community Liaison and Volunteer Coordinator to the Committee. In September 2008, the Hailey City Council passed Resolution 2008-12 which adopted the goal of a 15% reduction in CO2 emissions by 2015. The baseline used to measure this goal is the FYE 2005 CO2 level of 2850 tons. Progress is tracked and reported annually to the Council.

Sources of Energy

Idaho Power relies on 17 hydroelectric generating plants on the Snake River and its tributaries, natural gas-fired plants and shares of three jointly-owned coal-fired plants. The Idaho Power portfolio's typical fuel mix will change from year to year. In low water years, Idaho Power's fuel mix will most likely contain higher percentages of coal and natural gas-fired generation and purchases. In high water years, the percentage of hydroelectric generation will increase. Since Idaho Power's resources are changing it is difficult to identify a typical fuel mix; however, the following table provides Idaho Power's 2010 estimate of the fuel mix for Idaho Power's resource portfolio under normal or average water conditions.

Source	**Percentage**
Hydroelectric	50.6%
Coal	41.6%
Natural Gas	3.5%
Wind	2.4%
Biomass	0.8%
Geothermal	0.4%
Other	0.7%
Total	100%

Wind and Solar

Planning for the future of energy will help Hailey residents increase energy independence and security, as well as reduce future energy costs. In 2009, the city adopted standards to address Solar Panels and Small Scale Wind Energy Systems to promote development of local, clean, renewable energy source that produces no emissions, requires no mining, damming, combustion, or waste. The amendments regarding solar panels, addressed the U.S. solar energy trend – the number of homes and businesses that have solar panels has increased by 40% each year since 2005. Idaho's Wind Energy Resource Map, created by the US Department of Energy, shows the area of Hailey as having a wind capacity range from 0-14 mph on average. Typically small scale wind turbines with wind speeds of 6-12 mph will generate enough electricity for 1/3 to 1/5 of the average household needs. Roof-mounted wind energy systems, where wind opportunities exist and when appropriately located, can improve energy independence and security, reduce the demand on non-renewable energy sources, and provide a financial benefit to the owner of such systems. It has been shown in numerous case studies that the viability of wind energy systems relies upon whether a system's placement allows for unobstructed wind access. The standards adopted by the city allow for roof-mounted wind energy systems with a Conditional Use Permit.

Geothermal

A 1979 the US Department of Energy, Division of Geothermal Energy produced a report titled "Hailey, Idaho Site Specific Geothermal Development Analysis". The report analyzed the Hailey Hot Springs source in Democrat Gulch in Croy Canyon west of Hailey. The report concluded that space heating residential and commercial buildings in Hailey as the most probable development of the resource based on the fact that the source was used to heat the Hiawatha Hotel for forty years prior to the destruction of the hotel by fire in January 1979; at that time subdivision of land at the source was also considered to be unrealistic because County zoning discouraged growth west of Hailey.

Hydro – Indian Creek

The installation of a water storage tank in Indian Creek lead to discussions with Idaho Power for the construction of a hydro power plant. In 1984 the City entered into a 35 year agreement with Idaho Power to generate power to sell to Idaho Power to help offset costs. A separate permit was received from the Federal Energy Regulatory Commission (FERC) to register the plant as a Qualifying Facility. The hydro plant went into service in 1985 and has remained in service since. The unit itself is a 62 KW generator; in high water years, it generates between 10,000 – 16,000 KWhrs per month.

Air Quality Monitoring

The Idaho Department of Environmental Quality monitors air quality in the Wood River Valley from a monitoring station located on the roof of Hemmingway Elementary School in Ketchum and reports the Air Quality Index. One of the primary reasons for locating a monitor in that area was for monitoring during forest fires.

DEQ uses the AQI for five major air pollutants regulated by the Clean Air Act: ground-level ozone, particulate matter (PM 2.5 and PM 10), carbon monoxide, sulfur dioxide, and nitrogen dioxide. For each of these pollutants, EPA has established National Ambient Air Quality Standards to protect against harmful health effects.

An AQI value of 100 generally corresponds to the national air quality standard for the pollutant, which is the level EPA has set to protect public health. AQI values below 100 are considered healthful. When AQI values are above 100, air quality is considered to be unhealthy—at first for certain sensitive groups of people, then for everyone as AQI values get higher. An AQI value between 0 and 50 is considered satisfactory air quality and air pollution poses little or no risk. Daily reporting of AQI is posted on the Idaho Department of Environmental Quality website.

Goals	**Indicators**	**Desired Trends or Benchmarks**
1.1 Preserve, protect and restore natural resources including waterways, floodplains, wetlands, soil, community forest, native vegetation, green space and wildlife habitat and migration corridors for the benefit of the City and its residents.	Salvaged construction material and demo waste separated	
	Riparian Area (100 feet from Big Wood River Mean High Water Mark)	
	Surface flow and temperature of the Big Wood River	Flow Temp
	Total suspended solids (TSS) and biochemical oxygen demand (BOD) discharge	
	Area of wetlands	
	Number of trout (an indicator species)	
	Acres of land with conservation easements or owned by WRLT	
	Wildlife conflicts	
	Well head protection	
	Amount of water available for consumption	
	Number and variety of trees	
	Amount of noxious weeds	

Goals	Indicators	Desired Tends or Benchmarks
1.2 Efficiently use and conserve resources.	Average per capita water use	
	Ratio of recycling to waste collected	
	Tons of residential curbside refuse collected per household account	
1.3 Promote renewable energy production	Opportunities for renewable energy production	
	Percent of power from renewable sources (use Idaho Power data)	
1.4 Promote energy conservation	Level of CO2 emissions of city operations	15% reduction by 2015 (2005 baseline = 2850 tons)
	Energy efficiency of buildings within the city	10% above current Idaho State adopted energy code (Sustainable Building Committee recommendation)
1.5 Promote air quality protection	Daily DEQ Air Quality Index	"Good" - Less than 50
	AQI Annual Average	Less than 50 (PM10)

Section 2 Hazardous Areas and Wildland Fire Hazards

Purpose

The purpose of this section is to provide an analysis of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snowslides and avalanches, and floodplain hazards (Idaho Code Section 67-6508(g)).

In addition, man-made hazards and an analysis of known wildland fire hazards including the presence of wildland urban interface, the presence of structures, access for fire suppression, climatic conditions, the severity of fire hazard that is expected to prevail in an area, and/or other fire hazards as determined is addressed in this section.

Related Master Plan or Work Plan:	**All Hazards Mitigation Plan** **Hailey Emergency Operations Plan**

Background Information

Seismic and Geologic Hazard

Building standards adopted by the International Building Code (IBC) address seismic activity. Hailey and vicinity have been assigned a D1 designation according to the seismic risk map of the IBC.

Radon is a radioactive gas created by a natural breakdown of uranium, and is found in high concentrations in soils and rocks containing uranium, granite, shale, and phosphates. This gas can move through the soil on which homes are built, and through the house by means of any small openings or through porous building materials. Homeowners and renters should be aware of the potential health hazard from radon. The City has several publications concerning radon that are available to the public.

Flood Hazard

The Big Wood River flows adjacent or nearly adjacent to the westernmost City Limits, with floodplain areas extending into areas of the City including China Gardens, Sherwood Forest, Cedar Bend, and Della View Subdivisions. Additional floodplain areas include lands adjacent to several drainage canals throughout the Woodside Subdivision, which carry water from Quigley Creek. Floodplain areas are also located within Hailey's Area of City Impact, including areas adjacent to the Big Wood River, Croy Creek and Quigley Creek. Section 4.10 of Hailey Zoning Ordinance Number 532, Flood Hazard Overlay District, was originally adopted in 1988, with a new Section adopted in 1997, along with the 1997 Flood Insurance Rate Map. The section was rewritten in 2003 (Ordinance No. 842).

Avalanche Hazard

There are numerous hillside and adjacent valley floor areas that are subject to periodic avalanches. Terrain, vegetation, wind conditions, depth and composition of snow layers all affect avalanche potential. Specific site evaluation and technical experience are typically required to determine potential hazard. Avalanche studies have been completed for some areas affecting Hailey. An "Avalanche Hazard Areas" map, prepared by Blaine County Planning and Zoning, shows general locations of high and low hazard areas in the general vicinity of Hailey and its Area of City Impact. Most avalanche prone areas lie well outside the City Limits, but many are within Hailey's Area of City Impact. Some areas within the City may be at risk from avalanche runoff, such as the Della View and Woodside Subdivisions.

Wildfire Hazard

The City's Emergency Operations Plan identifies wildfire hazard as having a high probability of occurrence as well as a high danger factor. Open sage and grass-covered hillsides fringe the City along much of its boundary. These large expanses of open area, coupled with the arid climate of the Wood River Valley, create high to extreme fire danger during the late summer and autumn of most years. Following fires, these areas are prone to mudslides and debris flows.

Man Made Hazard

Man made hazards include pollution, toxic waste, electromagnetic emissions, hazardous utility facilities, and the transport of noxious, radioactive or hazardous materials. Hailey has no heavy industry within its borders and no land within city limits is zoned for such. However, many light industries and businesses create pollution and toxic waste. Highway 75 is the sole through-route for transportation, including the transport of hazardous materials. Zoning, building and fire inspections, wastewater pretreatment requirements, and rules for transporting hazardous materials are examples of regulations that address the mitigation of many potential man-made hazards.

An area of particular concern related to pollution and toxic waste is the protection of the Wood River aquifer, from which the City of Hailey obtains all of its domestic water supply.[5] The Friedman Memorial Airport also presents potential hazards to its residents. Such hazards may include transportation accidents or toxic spills. The Airport is a known source of air pollutants. The Airport Authority's current Airport Master Plan attempts to eliminate non-standard issues, such as Runway Protection Zones located in or near high intensity uses. Two positions on the Airport Authority Board are reserved for City appointees. The City of Hailey, by Resolutions, supports the relocation of the airport to a location outside of the City of Hailey and is planning for the rezoning and redevelopment of the site for non aviation purposes.

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[5] refer to Section 1, Natural Resources

Hazard Response Readiness

The adopted City of Hailey Emergency Operations Plan (EOP) addresses both natural and man-made hazards, and utilizes four phases of emergency management: mitigation, preparedness, response and recovery. The EOP includes resource lists, as well as individual checklists for both natural hazards and man-made hazards:

NATURAL	MAN-MADE
Winter storms & blizzards	Transportation emergencies
Tornado	Hazardous materials emergencies
Water disaster	Conflagrations and wildfires
Drought	Civil riots
Debris flow, avalanche, rock slides	Nuclear incidents
Earthquake	
Wildfires	

In 2007 and 2008 the City of Hailey participated in a county-wide All Hazards Mitigation Plan (AHMP) with other members of the Local Emergency Planning Committee. The plan was adopted by the City Council in 2009. The City of Hailey and its Fire Department maintain Mutual Aid Agreements with several organizations and governmental jurisdictions, including but not limited to the cities of Bellevue, Ketchum, Sun Valley and Blaine County, Sawtooth National Forest, Shoshone BLM and Friedman Memorial Airport.

Goals	**Assessment**[6]
2.1 Reduce the potential threat to loss of life, limb or property and minimize public expenditures due to natural and man-made hazards.	location and severity of hazards related to faults, seismic activity areas, soils, slope, geo - and hydro - thermal activity and water table levels
	location of areas containing faults, slopes at or above 10%, geo - thermal activity, ground water levels which are typically less than three feet below the surface, and soils inappropriate for development due to instability or other factors
	location and severity of hazards related to avalanches
	location of lands which may be subject to wildfire, and the location of structures which would be threatened should a wildfire occur
	wildfire hazard rating for parcels
	development in the floodplain; Flood Insurance rating

[6] Assessment is used in place of indicators.

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Section 3 Special Areas or Sites and Features

Section Purpose

The purpose of this section is to provide an analysis of areas, sites, or structures of historical, archeological, architectural, ecological, or scenic significance (Idaho Code Section 67-6508(k)).

Related Master Plan or Work Plan:	**Hailey Downtown Strategy**

Background Information

Special sites, areas, and features are diverse in nature and help to create a "sense of place" that many Hailey residents value. Special sites, areas, and features reveal aspects of our city's origins and development through their form and use. For example, today many of the historic churches are located off Main Street and on the side streets in the historic residential portion of Hailey. However, the churches were originally located on Croy Street which was the main travel route through Hailey. Only later did the main travel route change to a north-south orientation leaving the churches to the side streets.

Special Sites include historic buildings and landmarks, such as the Ezra Pound House, the Blaine County Courthouse, the Blaine County Historical Museum, the Masonic Lodge, the Rilato Hotel (Hailey Hotel), historic churches, Hailey Public Library and City Hall, and the Rodeo Grounds (Wertheimer Park).

Special Areas include cultural and scenic amenities, such as trails along the Big Wood River, the original townsite grid pattern and historic downtown area. Open space surrounding Hailey, including the undeveloped area between the cities of Hailey and Bellevue, visible ridgelines, undeveloped hillsides and agricultural areas are also Special Areas that help define the rural character of Hailey.

Special Features include undeveloped hillsides, the night sky, street names and business names that reflect the local mining heritage, easy access to side canyons such as Colorado Gulch, Croy and Quigley Canyon, the Blaine County Recreation District trail system, mature trees, historic architecture, and the lilac bushes that originally marked the corners of city lots.

Overlay districts or other special planning tools can be utilized to help plan for special sites, areas and features. For example, the Original Hailey Townsite Overlay District allows for reasonable flexibility in ordinance requirements, which helps achieve dual goals of a compact community core and retaining the character of Old Hailey.

Goals	Indicators	Desired Trends or Benchmarks
3.1 Assure the protection and preservation of Special Sites, Areas and Features to maintain a strong community identity for future generations	Hillside preservation	
	Outdoor light pollution	
3.2 Protect the residential character and scale of the original Townsite. 3.3 Protect the traditional character and scale of the historic downtown and Main Street corridor.	**Assessment**[7]	
	Number of locally designated historic sites, buildings and cultural landmarks	
	Effectiveness of the Hailey Townsite Design Review Guidelines.	

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[7] Assessment is used rather than indicator for this item

Section 4 Recreation, Parks and Lands

Purpose

The purpose of this section is to provide an analysis showing a system of recreation areas, including parks, parkways, trailways, river bank greenbelts, beaches, playgrounds, and other recreation areas and programs (Idaho Code Section 67-6508(j)).

Related Master Plan or Work Plan: Hailey Parks, Lands and Trails Master Plan

Background Information

Hailey residents enjoy a number of developed recreation opportunities. There are a number of neighborhood parks scattered throughout the city. The Blaine County Aquatic Center, the Community Campus and the Wood River Trails (connecting Hailey to the rest of the Wood River Valley via a world-class recreation trail) are assets enjoyed not only by Hailey residents, but a larger community. The Blaine County School District provides approximately 45 acres of sport fields for organized recreation programs. The notable play structure in Hop Porter Park was provided through volunteer efforts, as was the Hailey Skate Park. All these assets, combined with a seeming abundance of surrounding lands still relatively free of development continue to provide adequate recreation opportunities for Hailey residents.

Population growth over the last 30 years has placed high demand on park space within the city. In 2002 the Hailey Parks, Lands and Trails Master Plan was adopted and the Hailey Parks & Lands Board was formed. Subdivision standards were adopted in 2003 to require parks and trails contributions from new development. In 2007 Development Impact Fees were adopted. The fees are required to be paid by any development within all areas of the City. The fees may be used for park, transportation, police, or Fire/EMS capital facilities.

Planning for parks and recreation must be sensitive to the stresses and complexities of growth, flexible to changing conditions, and be a part of the City's overall growth strategy. It must be focused on providing recreation opportunities to meet the diverse needs of a diverse community. It must address conservation of the natural environment, while preserving property rights. Above all, planning for parks and recreation must reflect a vision consistent with the goals and aspirations of the community.

The Land Use Map adopted as part of this Plan includes Parks, Trails and Green Space information and should be utilized as a tool in future land use planning.

Goals	**Indicators**	**Desired Trends or Benchmarks**
4.1 Create and maintain an interconnected system of parks, recreational facilities, trails, green spaces and natural lands in order to provide diverse recreation opportunities for Hailey residents within ¼ mile to ½ mile of the greatest number of residents.	Park acreage per capita	Benchmark: 10 acres per 1,000 residents
	Percent of population within ¼ mile and within a ½ mile of a park	
	Park/Open Space as percent of city area	
	Maintenance costs per capita	

Section 5 Land Use, Population and Growth Management

Purpose

The purpose of this section is to provide an analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities. A map shall be prepared indicating suitable projected land uses for the jurisdiction. (Idaho Code Section 67-6508(e)).

Additionally this section provides an analysis of trends in population growth (Idaho Code Section 67-6508(b)) and growth management.

Related Master Plan or Work Plan:	**Hailey Downtown Strategy**

Background Information

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.

The livability and quality of life in Hailey cannot be maintained and enhanced without residential neighborhoods that are supported, protected, and connected.

Land use within the City of Hailey is directed by the natural and geographic features of the area, such as the hillsides confining the valley, and the Big Wood River flowing along the western City limits. Transportation infrastructure, including Highway 75, interconnectivity and transit routes and stops, also influence land uses.

At the time of the first revisions to the Comprehensive Plan (1998 – 2003) the City pursued a master infrastructure and services planning approach to managing growth. A Capital Improvement Plan for various City departments, an updated method of calculating annexation fees, and a cost-revenue analysis that quantified the revenues needed to meet the costs of providing services was adopted and included as a component of the Comprehensive Plan.

Carrying capacity, geography and economic constraints also affect future growth. The biological concept of carrying capacity is the number of individuals an environment can support without significant negative impacts to the individuals and its environment. Geographic limitations include the topography of the area, county subdivisions adjacent to Hailey that will most likely not be annexed, and the desire to maintain open space between Hailey and the City of Bellevue to the south. Economic limitations include the prices of land and construction, fluctuations in national economy, and limited transportation access.

The City seeks to accommodate population growth through a balanced combination of two means:

1. "infill" development or redevelopment of existing land within the current City limits in accordance with existing zoning and density allowances without necessitating the use of density bonuses or waivers, and
2. "expansive" development due to the annexation of new land into the City and/or density increases relating to PUD bonuses and/or zoning amendments.

Given the history of the community growth over the last three decades it is anticipated that the City of Hailey will continue to grow; however, the rate may be slower given the current economic recession (which began in 2007). A variety of geographic, economic or legislatively imposed limitations may affect the rate of population growth the City will see over the next 20 years.

Expansion of City Boundaries

1970s		
Woodside, Deerfield and Northridge	900 acres	primarily residential
1990s		
Main Street north of Myrtle and Foxmoor	70 acres	commercial and residential
2000s	272 acres	
Airport West	74 acres	commercial
Old Cutters	143 acres	residential
School District - Woodside Elementary	20 acres	public facilities
School District – High School	3 acres	public facilities
410 West Bullion Street (Ehrenberg)	1 acre	residential
Lots 1, 2, & 38, Little Indio Subdivision	1 acre	residential
Friedman Memorial Airport	42 acres	airport

The most recent requests for annexation includes the Colorado Gulch Preserve application to annex 22 acres and develop 94 units which was denied by the Council and the Quigley Canyon application to annex 240 acres and develop 356 units which is still under consideration.

Hailey Land Utilization

Zoning District	2009[8]			
	Total Area Acres*	% of Total Land Area	Total Vacant Acres	
GR	672	29.2%	59.6	9%
LR-1	649	28.2%	127	20%
LR-2	136	5.9%	42.6	31%
B	121	5.2%	13.9	12%
SCI-SO	19	0.8%	9.7	51%
SCI-I	44	1.9%	17.1	39%
LI	50	2.2%	3.7	7%
TN	13	0.5%	0.36	3%
NB	0	0.0%	0	-
LB	74	3.2%	27.9	38%
RGB	300	13.0%	0	0%
TI	9	0.4%	0.47	6%
A	219	9.5%	0	-
Total	2,303	100.0%	59.6	9%

*Total land area and acres include all public and private right-of-ways within a given zoning district.
*** The number of units in the RGB and A zoning districts were not calculated due to the nature of the use and the size of the land; however, *the total land area was included in the total units/acre calculation*.

[8] source: Hailey Planning Department, compiled December 31, 2009 using 2009 Zoning Map data.

Current Land Use Efficiency

	Units	Acre*	Units/Acre[9]	Min Allowable
GR	2028	672	2.50	7
LR-1	1454	649	2.24	5
LR-2	214	136	1.58	4
B	381	121	3.16	12
SCI-SO	28	19	1.48	
SCI-I	133	44	3.06	
LI	119	50	2.37	
TN	32	13	2.54	12
NB	0	0	0.00	12
LB	196	74	2.67	12
RGB***	0	300	0.00	
TI	35	9	4.12	
A***	0	219	0.00	
Total	4,620	2,303	2.01	

The average units per acre in the GR and LR zoning districts is 2.28 units per acre

[9] Units per Acre (U/A) - the number of households (residential lots, sub-lots or units) divided by the underlying acreage, including public right-of-way, parks and open space.

Base Density Allowed by Hailey's 2010 Zoning Code

2010 Zoning Districts	Units/Acre allowed (min lot size)	w/ ADUS	Units/Acre multi-family or mixed use
GR	7	12	10
LR	4-5	-	-
B	-	12	20
TN	7	12	10
NB	7	12	15
LB	7	12	20

Hailey Density Ranges (U/A)		
Low	Medium	High
1 - 6	7 - 15	16+

Maximum Number of Units Allowed on Vacant Land

Zoning District	Acres of Vacant Land	Units per acre allowed (min lot size)	w/ ADUS	Units per acre multi-family or mixed use
GR	59.6	417.2	715.2	596
LR-1	127	635	0	0
LR-2	42.6	170.4	0	0
B	13.9	0	166.8	278
SCI-SO	9.7	0	0	194
SCI-I	17.1	68.4	0	0
LI	3.7	25.9	0	0
TN	0.36	2.52	4.32	4
NB	0	0	0	0
LB	27.9	195.3	334.8	558
RGB	0	0	0	0
TI	0.47	-	-	-
A	0	0	0	0
Total	301.93	1514.72	1221.12	1630

Population Potentially Accommodated by Vacant Land

	Min Lot Size	w/ ADUs	Multi Family
GR	1068	1831	1526
LR-1	1626	0	0
LR-2	170	0	0
B	0	427	712
TN	6	11	9
LB	500	857	1428

Population Change

The 2000 Census showed Hailey as one of the fastest growing cities in Idaho, growing from a population of 3,575 in 1990 to 6,200 in 2000. Since 2005, generally Blaine County has seen more residents relocate to other parts of the country than move into the county. However, because of international migration and natural population growth, Blaine County has experienced an overall increase in its population over the last two decades.

1940 - 2000[10]

Census Year	Census Population	Growth Rate
1940	1443	
1950	1464	1%
1960	1185	-19%
1970	1425	20%
1980	2109	48%
1990	3687	75%
2000	6200	68%
2008	*7883*	*27%*

1990 - 1999[11] - Average Annual Growth Rate 5.0%

Year	Population	Growth Rate
1990	3,575	
1991	3,942	10.3%
1992	4,203	6.6%
1993	4,481	6.6%
1994	4,816	7.5%
1995	5,059	5.0%
1996	5,394	6.6%
1997	5,522	2.4%
1998	5,526	0.1%
1999	5,577	0.9%

2000 - 2008[12] - Average Annual Growth Rate 3.0%

Year	Population	Growth Rate
2000	6200	
2001	6787	9.47%
2002	7067	4.13%
2003	7279	3.00%
2004	7442	2.24%
2005	7596	2.07%
2006	7744	1.95%
2007	7844	1.29%
2008	7883	0.50%

[10] Population Division, U.S. Census Bureau

[11] Carollo Engineers, Draft Wastewater Facility Plan, October 2007 Table 10 using US Census data

[12] 2001 – 2007 Source: Population Division, U.S. Census Bureau Table 4: Annual Estimates of the Population for Incorporated Places in Idaho, Listed Alphabetically: April 1, 2000 to July 1, 2007 (SUB-EST2007-04-16), Release Date: July 10, 2008 [note: these numbers differ slightly form the numbers in Table 10 of the Carollo 2007 Wastewater Facility Plan presumably because an earlier version of the Census Bureau Table 4 was used as the population data source] 2008 Source: http://idaho.hometownlocator.com/census/estimates/cities.cfm from US Census Bureau

Adopted Population Growth Projections

Population projections from various plans adopted by the City of Hailey include the following:

Year	Adopted Plan	Average Annual Growth Rate Used	Population Estimate
1997	Wastewater Facility Plan[13]	6%	17,466 by 2017
2000	Comprehensive Plan	3.5% - 6%	-
2002	Water System Master Plan[14]	4.5%	14,953 by 2020
2007	Growth Related Capital Improvements Plan and Development Impact Fees[15]	4.7%	10,561 by 2012
2007	Wastewater Facilities Master Plan[16]	4.5%	21,556 by 2028

Population Growth Projection Rates

Year	Average Annual Growth Rate		
	2.50%	4.50%	6.50%
2008	7,883	7,883	7,883
2009	8,080	8,238	8,395
2010	8,282	8,608	8,941
2011	8,489	8,996	9,522
2012	8,701	9,401	10,141
2013	8,919	9,824	10,800
2014	9,142	10,266	11,502
2015	9,370	10,728	12,250
2016	9,605	11,210	13,046
2017	9,845	11,715	13,894
2018	10,091	12,242	14,797
2019	10,343	12,793	15,759
2020	10,602	13,369	16,784
2021	10,867	13,970	17,875
2022	11,138	14,599	19,036
2023	11,417	15,256	20,274
2024	11,702	15,942	21,592
2025	11,995	16,660	22,995
2026	12,295	17,409	24,490
2027	12,602	18,193	26,082
2028	12,917	19,012	27,777
2029	13,240	19,867	29,582
2030	13,571	20,761	31,505

[13] Keller & Associates
[14] Carollo Engineers
[15] Tischler Bise
[16] Carollo Engineers

2028 Year Population Growth Scenarios

Growth Rate	2008	2028	Increase over 2008	# additional units (2.56 people/unit)
2.50%	7,883	12,917	5,034	1,966
4.50%	7,883	19,012	11,129	4,347
6.50%	7,883	27,777	19,894	7,771

1. Infill of vacant land[17] only
(does not account for redevelopment of parcels)

Growth Rate	2028 pop increase over 2008	# additional units (2.56 people/unit)	acres of vacant land in 2010 including 219 acre airport site	units/acres (infill of vacant land* only)
2.50%	5,034	1,966	520	4
4.50%	11,129	4,347	520	9
6.50%	19,894	7,771	520	15

It is possible to accommodate 2.50% growth rate with infill only at a baseline density that is consistent with small town development patterns (4 U/A)

2. Development at current city-wide average of 2.0 U/A

Growth Rate	additional acres needed (excluding vacant land	% increase in land area
2.50%	481	21%
4.50%	1,672	73%
6.50%	3,384	147%

Allowing current development pattern to continue is unsustainable, regardless of growth rate, due to amount of land consumption required

3. Development at a minimum of 4 units per acre

Growth Rate	additional acres needed (excluding vacant land)	% increase in land area
2.50%	-10	
4.50%	585	25%
6.50%	1,441	63%

4. Combinations of density and land expansion for 4.5% and 6.5% growth rates

Growth Rate	Average Density (U/A)	Boundary Expansion (additional acres)
4.50%	6.5	166
6.50%	8.5	412
6.50%	10	275

[17] The calculation of vacant land does not include platted public access and utility easements (separate from those existing on platted parcels), public right-of-ways, land zoned RGB, and parcels of land developed solely as parking lots supporting an existing building on a separate, but adjacent lot.

Land Use Implications of Population Growth Scenarios

Impacts resulting from growth pressure, such as environmental degradation, inadequate social and infrastructure services, and loss of small town character are concerns associated with unrestricted growth of the community; therefore it is the responsibility of the city to plan for potential future population growth.

Within the context of Hailey's existing overall land use patterns and allowed density, 4 to 5 units per acre is a reasonable target for development to balance expansion and infill. A target density of 4 to 5 units per acre would translate into developments with a mix of lot sizes; some similar to the larger 12,000 square foot lots found in the Limited Residential zoning district and some similar to 6,000 square foot lots found in the General Residential zoning district. Some sources use Residential Units per Residential Acre[18] as a measure; 4 to 5 Units per Acre is approximately equivalent to 7 to 10 Residential Units per Residential Acre and an average lot size of 6,000 square feet.

Amount of Land Adjacent to Hailey for Annexation

There are 760 acres of un-platted, un-developed land within the current ACI. Of that, only 266 acres is adjacent to city limits; south of Della View Subdivision and west of Airport West Subdivision (26 acres) and Quigley Canyon (240 acres). Only the mouth of Quigley Canyon (55 acres) is developed at city density (4+ U/A). There are 515 acres south of the current airport site proposed to be included in a new Area of City Impact agreement with Blaine County (referred to as the Heritage Zone). The community and city decision makers have expressed the desire to maintain open space between the City of Hailey and the City of Bellevue. The acreage for potential development in this area is further reduced if open space between Hailey and Bellevue is maintained. The total land available for annexation based on this information is 781 acres. It is reasonable to assume that some of this land will be left as open space and not all of it will be developed at city level densities (e.g. only the 55 acres at the mouth of Quigley Canyon). Open Space and density levels will be an important consideration in the evaluation of annexation applications.

Economic Implications of Limiting Population Growth

Mechanisms that can be implemented to limit expansion of city boundaries range from limits on water and sewer hookups to the creation of a growth boundary.[19] Annexations are highly discretionary. The City may limit expansion based on factors such as availability of public services or demand.

Little is known about what, if any, the economic impacts are regarding the less stringent growth limiting mechanisms. To differing degrees the following economic impacts may occur as a result of the more stringent or no growth policies:

[18] Residential Units per Residential Acre (RU/RA) - the number of households (residential lots, sub-lots or units) divided by the underlying acreage, excluding all land in non-residential use, easements and public right-of-way. Units per Acre is a more inclusive measure and provides a better overall sense of the relative walkability (uses within ¼ to ½ mile) of a location and perceived density.

[19] where no annexation can occur beyond an established physical boundary and population growth must be accommodated through approved increases in density or not at all

- increase in real estate prices, which might reduce the availability of affordable housing and prohibit mid to low income ranges from moving to and living in the community[20]
- decrease in jobs, especially in communities with growth dependent industries and economic bases[21]
- pushes growth elsewhere, which will increase the vehicles miles traveled by commuters

Importance of Downtown

The importance of maintaining Downtown as the primary retail center of Hailey has been a long standing tenet of the City consistently communicated over time in the Comprehensive Plan. In the regional context, Hailey could expand as the year round retail area for residents of Blaine County. Services should be provided to maintain Hailey as the County's residential and family base. In addition, Hailey wants to attract green, high tech and location neutral businesses and organizations and those related to the cultural and higher education sectors.

A successful downtown is one component of a successful local economy and community. There is a desire to create a diverse local economy with well paying jobs that are not solely dependent on one sector. Jobs and business activity will provide the tax base to allow for community amenities and services. Successful downtowns are dependent on a mix of complementary activities that help generate human activity and foot traffic; these people become the customers for retail businesses within a downtown. Retail and services, offices, residences, government, academic and religious institutions, entertainment and cultural facilities are all needed to make a downtown vibrant.

Promoting mixed use in Downtown ensures a diversified, sustainable economic condition. Mixed-use buildings lining Downtown Main Street allow for commercial activity on the ground floor with residences or offices above. This type of planning helps maintain the neighborhood scale. These types of buildings also ensure round the clock activity and eyes on the street for added safety.

[20] National Center for Public Policy Research (2002), National Association of Realtors Study, Housing Affordability Trends: USA, Demographia

[21] Gordon et al. Pride and Prejudice: The Economic Impacts of Growth Controls in Pasadena. Environment and Planning, Vol. 24, 1993.

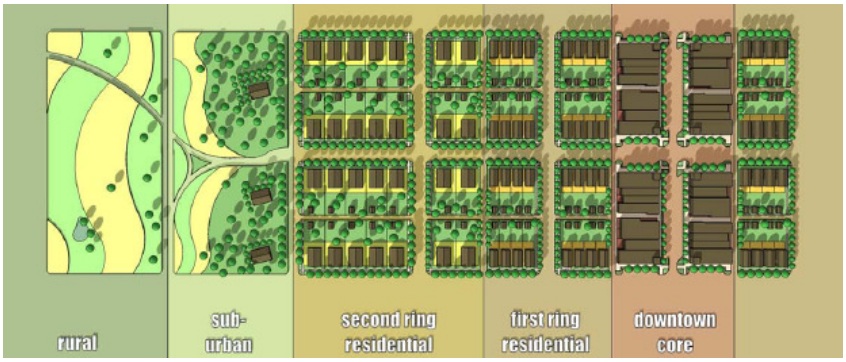
Airport Site

The Friedman Memorial Airport Authority and the Federal Aviation Administration is currently examining potential sites for relocating the airport altogether. Such relocation is encouraged by the City due to the increasing safety hazards and noise and air pollution impacts on nearby neighborhoods, schools, businesses and other public and private uses. The Comprehensive Plan Land Use Map reflects the fact that the airport will remain in place until it is relocated to a site outside of the City of Hailey. The City supports the creation of a master plan for the entire property that will include community assets such as cultural and sports complexes, in addition to a mix of residential and commercial uses.

Land Use Map

The Land Use Map establishes a basis and direction for the expansion and/or location of business, residential, industrial, institutional and green space areas within and adjacent to the City. Hailey's Land Use Map includes Park, Trails and Green Space and the Natural Resources information. The Parks, Trails and Green Space information should be used to help inform the Hailey Parks, Lands and Trails Master Plan and in determining where additional park space and connections are needed for existing and future development. The Natural Resources information includes water resources (including 100 year floodplain, floodways, waterways and wetlands), open space, green space, greenways and scenic corridors and wildlife corridors and winter ranges and should be utilized as a tool in future land use planning.

Schematic of Desirable Land Use Patterns



source: Greensburg, Kansas Sustainable Comprehensive Master Plan

A Land Use Map is a required element of the Land Use component of the Comprehensive Plan. Pursuant to Idaho Code requirements, the Land Use Map reflects suitable projected land uses for the City. The creation of a land use map establishes general direction for projected land uses within and adjacent to the city. The Land Use Map depicts broad community goals. When considering land use applications, site-specific data and circumstances should be balanced with the overall goals depicted on the map.

The following land use related goals, and the associated Land Use Map, are intended to establish principles to help guide future development. The goals are not intended to be prescriptive. It is important to recognize that there are often tradeoffs that have to be evaluated in land use decisions. It is also important to acknowledge that to encourage development of a certain type in specific areas will likely require thoughtful and creative incentives.

Goals	**Indicators**[22]	**Desired Trends or Benchmarks**
5.1 Retain a compact City comprised a central downtown with surrounding diverse neighborhoods, areas and characteristics as depicted in the Land Use Map: a. Main Street Corridor – area of high density commercial, mixed use and residential development. b. Downtown - the historic commercial center containing the greatest concentration of commercial, cultural and civic activity. Downtown is the priority area for encouraging higher density commercial and mixed use (commercial and residential) development. c. Community Activity Areas – located at the north and south ends of the Main Street Corridor. High density residential is encouraged. Commercial and mixed use (commercial and residential) development is appropriate, but should be subordinate and secondary to the infill of Downtown. d. High Density Residential – high density residential infill is encouraged in the area along Main Street and River Street between Downtown and the north and south ends of Main Street. e. Residential Buffer – medium density residential, providing a buffer between lower density residential neighborhoods to the east and west and the Main Street District. f. Traditional Residential – Density varies depending on the qualities of different neighborhoods, generally density is higher within a ¼ mile of Downtown, Community Activity Areas or Neighborhood Service Centers and connected by transit service. g. Neighborhood Service Centers – Small commercial areas serving residents within walking distance (¼ to ½ mile) where commercial use is subordinate to residential uses and to Downtown or Community Activity Areas. h. Light Industrial – Areas containing uses important to a variety of business sectors that focus on the production of products and services that are less compatible with, and do not compete with, uses in Downtown and the Community Activity Areas. i. Airport Site Redevelopment – a diversity and integration of uses and community assets that complement and support Downtown and are connected within and to existing neighborhoods. j. Community Gateways – areas where one has a sense of arrival or sense of being within a part of town distinguished from others providing opportunities for special design considerations.	Density at activity centers compared to the density of other areas of the city.	
	Rate of growth of activity centers compared to other areas of the city.	

[22] Average annual growth rate and the number of acres added to city will be used as part of the annual monitoring of the land use indicators.

Goals	Indicators	Desired Trends or Benchmarks
5.2 Maintain Downtown as the area containing the greatest concentration of commercial, cultural and civic activity and the priority area for encouraging higher density commercial and mixed use (commercial and residential) development.	Density and Rate of growth of Downtown compared to other areas of the city.	
5.3 Continue cooperation with Blaine County and the Friedman Memorial Airport Authority in regional planning efforts to optimally relocate the airport and plan for the long term redevelopment of the site within the city limits to ensure that changes in land use are beneficial to the community of Hailey.		
5.4 Protect open space within and surrounding Hailey, including visible ridgelines, undeveloped hillsides and agricultural areas which help define the unique character of Hailey.[23]	Total developable acres per capita	
	Acres of open space and parks per capita	
5.5 Lessen dependency on the automobile.	Amount of development (number of units and units/acre) within ¼ mile of a commercial activity area, neighborhood service area and/or transit stop.	
5.6 Manage and accommodate population growth by infill development and, when appropriate, minimal expansion by annexation and/or density increases.	Citywide land use efficiency (U/A)	
5.7 Encourage development at the densities allowed in the Zoning Code.	Acres of vacant land within city boundaries	

Section 6 Economic Development

Purpose

The purpose of this section is to provide an analysis of the economic base of the area including employment, industries, economies, jobs, and income levels (Idaho Code Section 67-6508(d)).

Related Master Plan or Work Plan:	**Hailey Downtown Strategy**

Background Information

In 2008 a consortium of area elected officials, businesses, organizations and citizens formed Sustain Blaine to promote an improved economic and societal future for Blaine County through initiation, implementation and management of strategies, programs and policies that preserve and advance the region's quality of life and economic well-being.

The consulting firm TIP Strategies authored "Economic Development Assessment of Blaine County, Idaho" for Sustain Blaine in January 2009. This document contains the most current analysis of the economic base of the area and provides the source for the following information:

Economic Sectors

According to TIP Strategies, Blaine County's economic foundation has shifted away from tourism with more than a quarter of all jobs in the county in the construction and real estate sectors. TIP calculates that in 2006 approximately 60 percent of the county's gross domestic product was dependent on these two sectors. "Now that the U.S. has sunk into a recession, based largely upon the bursting of the 'housing bubble', Blaine County's entire economy is especially vulnerable."

Labor Force

Also according to TIP Strategies, "Blaine County enjoys significant advantages from a talent perspective. The percentage of adults with a college degree is twice that of the nation as a whole. In addition, the influx of new residents from major metropolitan areas brings a wealth of experienced professionals rare for a county its size. An outcome of this is the high percentage of telecommuters and the self-employed, many of whom operate home-based enterprises."

Past Efforts

Past local and regional economic development efforts have included:

- Regional Economic Action Project (REAP) (1988)
- Wood River Action Plan (1999)
- Wood River Council of Governments (early 1990s)
- Hailey Development Corporation
- Hailey Main Street Development Task Force (1993)
- Gem Community (2000)
- Southern Idaho Economic Development Organization (SIEDO) membership

Goals	Indicators	Desired Trends or Benchmarks
6.1 Encourage a diversity of economic development opportunities within Hailey	Employment and Job Growth by Sector	
	Unemployment Rate	
	Per Capita Personal & Median Household Income	
	Median Income per Full Time Employed Individuals	
	Percentage of Population Below Poverty Level	
	Educational Background of Adult Population	
	Percentage of High School Students Graduating	
6.2 Encourage abundant, competitive, and career-oriented opportunities for young workers.	Number of 25-34 year olds residents	

Section 7 Demographics, Cultural Vitality, Social Diversity and Well-Being

Purpose

The purpose of this section is to provide an analysis of past, present, and future trends in population including such characteristics as total population, age, sex, and income (Idaho Code Section 67-6508(b)). Additionally this section provides an analysis of cultural vitality, social diversity and well-being.

Related Master Plan or Work Plan:	**NA**

Background Information

Social Diversity[24] and Social Well-Being

Sustainable communities offer equal opportunity, social harmony, and mutual respect for a diverse population. Diversity means an inclusive community of people with varied human characteristics, ideas, and world-views and whose interactions both benefit and challenge each other to grow. Such a community will:

- promote equity and equal opportunity
- encourage interaction among diverse people to enrich life experience, promote personal growth and enhance the community
- foster mutual respect, value differences and promote cross cultural understanding
- attract and retain a diverse population thereby creating more diversity

Social well-being relates to how well our community respects the rights of others and the amount of diversity in cultures, values and opinions. Concerns over racial tensions, the safety of neighborhoods, reliable child care, quality schools, social and recreational resources all contribute to the level of social well-being within the community.

While many factors influence both the existence and perception of discrimination and unequal treatment, income is an important element, as are education, occupational status and life expectancy. According to research by the City of Albuquerque many studies have documented that the income gap has been increasing among people of different races and cultures, especially among Hispanics; this disparity has been shown to sustain feelings of inequity and inhibits an integrated, positive society.[25]

Data on the age, gender, income and ethnicity provide a basic snapshot of social diversity in Hailey, however the factors that influence and affect diversity and how they interrelate is more complex. This is intended to provide basic information to help inform some elements of diversity the may be influenced by City land use and budget decisions. The National Association of Planning Councils (NAPC) 2002 report, "From the Bottom Up: A Report on the NAPC Social Indicators Project", was used as the primary resource for indicators related to social diversity and well-being.

Age

Hailey has a relatively large proportion of people in the 30 to 50 age groups. These age groups typically have school aged or younger children, which may explain why the second largest proportion of people is the 0 and 19 age group. These two age groups make up 71% of Hailey's total population, which may indicate that the local economy and schools were stable in 2000.

The third largest proportion of people is the 20 to 29 age group, which could be attributed to a combination of people leaving secondary high school to pursue postsecondary education opportunities outside of Hailey and little new growth due to minimal postsecondary education opportunities existing in Hailey, which might otherwise attract new residents to the area. The declining numbers may result from a lack of affordable housing, a living wage, or adequate postsecondary school training.

The smallest proportion of people is the 50 and over age group, accounting for only 17% of Hailey's population in 2000. This may be due to the cost of living and availability of affordable housing for older retirement aged individuals or accessibility issues associated with transportation infrastructure.

Gender

The distribution of gender varies in each age group identified in the census. In total the distribution is essentially even.

Income

According to the 2000 census, the median income in 1999 was $51,347 and a poverty rate of 6.10%.

Ethnicity

The majority of people in Hailey are identified as White in the 2000 census. The next highest group of people is identified in the census as "some other race"; this category includes Hispanic people and people who do not consider themselves White, African American, American Indian, Asian or Native Hawaiian or Pacific Islander. This group of people accounts for 7% of the total population.

Cultural Vitality

"Arts & Economic Prosperity III: The Economic Impact of Nonprofit Arts and Culture Organizations and Their Audiences"[26], a study by Americans for the Arts, documents the key role played by the nonprofit arts and culture industry as an economic driver in communities - a growth industry that supports jobs, generates government revenue, and is the cornerstone of tourism. Nationally, the nonprofit arts and culture industry generates $166.2 billion in economic activity every year—$63.1 billion in spending by organizations and an additional $103.1 billion in event-related spending by their audiences.

The presence of strong programs and support for the arts is considered an indicator of the health of communities. According to Jonathan Fanton, President, MacArthur Foundation, the arts deepen our understanding of the human spirit, extend our capacity to comprehend the lives of others, allow us to imagine a more just and humane world.

Cultural Vitality in Communities: Interpretation and Indicators[27], by Maria Rosario Jackson, Ph.D., Florence Kabwasa-Green and Joaquín Herranz, Ph.D. a study sponsored by the Urban Institute's Arts and Culture Indicators Project (ACIP), establishes measurements of Cultural Vitality and served as the primary basis to the indicators in this section of the Hailey Comprehensive Plan.

The Hailey Arts Commission was established by the City Council in 2008 to ensure the arts are valued as an integral part of Hailey and to enhance the culture of the Hailey community by providing leadership, advocacy and support for the arts.

Goals	Indicators	Desired Trends or Benchmarks
7.1 Encourage a variety of projects and programs that meet the needs generated by various segments of the population, especially the needs of those who risk suffering effects of discrimination or are socially or economically disadvantaged.	Median incomes of households by Racial & Cultural Background Percentage of renters paying more than 30% of income on housing Percentage of citizens 18-64 with high school diploma or GED, with Bachelor's degree, with Master's degree	
7.2 Encourage projects and programs that seek to provide opportunities for cultural, cross-cultural and educational enrichment.	Art establishments (non-profit and commercial) per 1,000 population Percentage of employment in non-profit and commercial arts establishments as a proportion of all employment Number of non-profit organizations per 1,000 population Number of non-profit community celebrations, festivals, fairs and parades per 1,000 population Contributions to non-profit art organizations per capita	

Section 8 Housing

Purpose

The purpose of this section is to provide an analysis of housing conditions and needs; plans for improvement of housing standards; and plans for the provision of safe, sanitary, and adequate housing, including the provision for low-cost conventional housing, the siting of manufactured housing and mobile homes in subdivisions and parks and on individual lots which are sufficient to maintain a competitive market for each of those housing types and to address the needs of the community (Idaho Code Section 67-6508(l)).

Related Master Plan or Work Plan: NA

Background Information

Rapid development of higher-cost housing in the Wood River Valley over the past decades has contributed to an increased demand for affordable, or "community", housing in the entire valley including Hailey. The term "community housing" has been commonly adopted to refer to housing that is affordable to the workforce of the community, including low income to moderate income wage earners. Housing that is affordable to retired workers, seniors, and disabled residents is also considered "community housing".

In the United States, two commonly used guidelines for housing affordability is a housing cost that does not exceed 30% of a household's gross income, and that a home should cost no more than 300% of a family's income.

The Blaine County 2010 Area Median Income (AMI), for a family of four, is $78,000. This figure may not reflect the true median income for workers due to a number of residents with extraordinarily high incomes. It also excludes workers who are employed in Blaine County but commute from outside the county. Based on the published AMI and the standard above, in 2010 an affordable home price for a family of four would be approximately $234,000.

Hailey Median Home Price	
2005	$430,000
2009	$310,000

A relatively small number of community housing units have been provided in Hailey through private developments. Hailey has also has a large number of mid-range single-family homes. However, due to rapidly rising land and home values through the housing market bubble, peaking in 2005, there was a critical housing shortage for moderate to low-income households in Hailey. The current recession and housing market crisis has had a mixed effect on housing affordability. The decline in market value has brought some homes into the affordability range for the workforce. However, that decline has been, in part, due to the many foreclosures and distressed sales in the area. Despite the recession and accompanying drop in property values, market home prices continue to exceed affordability standards for many working families in the community.

For the many residents who have lost their homes through foreclosure and/or who have experienced lost or reduced incomes, purchasing a home may be out of reach for many years. Furthermore, the unemployment rate is predicted to remain high for several years. The types and methods of providing community housing should be re-examined, but the ongoing need for affordable homes – whether for rent or for sale – remains an important challenge.

There are many benefits affordable housing brings to the community, including economic, social and environmental benefits.

Economic Benefits

- Affordable employee housing is a key element in the decisions of business owners to create new enterprises or expand their businesses. If affordable housing for employees to purchase and/or rent cannot be provided, it will limit the growth potential and sustainability of local businesses. To the extent that attractive, affordable housing is available, employees can better be recruited and retained.
- Productivity of the workforce improves when commutes are shortened.
- The ongoing local spending and taxes generated as a result of homes being occupied by the working community are significant. As of the summer of 2009, it was estimated that annual incomes of the owners of Blaine County Housing Authority-managed community homes (county-wide) totaled approximately $4.8 million. According to the National Association of Home Builders (NAHB), the typical household will generally spend about three-fifths of their income on goods and services in the local economy, suggesting that Blaine County's community homeowners contribute $2.88 million annually to the local economy.

Environmental Benefits

- Long commutes are not only costly to the workers, but to the environment as well. Carbon emissions are reduced and air quality is improved when employees live close to work. In addition, fewer commuters will alleviate the demand for more highway lanes and asphalt.

Social Benefits

- Many social benefits are realized when workers live in their own community. Quality of life and safety improve when critical care employees live within close responding distance. Children do better in school when parents are at home in the mornings and evenings. Homeowners are more active in their communities, creating a greater vibrancy and sense of unity.

Goals	Indicators	Desired Trends or Benchmarks
8.1 Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socio-economic levels.	Supply of Affordable Rental Housing	
	Percent of Income for Housing Costs	
	Home Affordability	
	Housing Costs in Relation to Income	
	Distribution of Community Housing Units	
	Public Dollars Spent for Community Housing	

Section 9 Public Services, Facilities and Utilities

Purpose

The purpose of this section is to provide an analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and fire fighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools, public safety facilities and related services. The plan may also show locations of civic centers and public buildings (Idaho Code Section 67-6508(h)).

Related Master Plan or Work Plan:	**Capital Improvement Plan** **Waste Water Facility Plan** **Water Plan**

Background Information

Public Facilities

The City of Hailey adopted the Capital Improvement Plan as an element of the Comprehensive Plan in 2007 as required by Idaho Code Section 67-8208. The Capital Improvement Plan is overseen by the Public Works Department and updated in the spring of each year as part of the annual budget process. The Capital Improvement Plan projects the costs for street projects, water projects, wastewater projects, sidewalk projects, path and trail projects, park projects, city building projects (city hall, library, police and fire stations, etc) and storm water projects. The City Council prioritizes these projects through the annual budget process.

Emergency Services

In addition to law enforcement, the Hailey Police provide a number of services to the Community, such as bicycle safety, fingerprinting services, vacant home and vacation checks, business checks, theft prevention education, vehicle lockouts, and a traffic school. The Police Department has its headquarters at City Hall.

The Hailey Fire Department is comprised of 3 divisions; Administration, Prevention and Operations. Currently the department has a single station located at 617 S. Third Street. New stations are planned for the central Woodside area, and the Northridge areas, which would allow the existing aging station to be decommissioned.

Health and Welfare

Health services are provided by the St. Luke's Medical Clinic and South Central District Health. Blaine County currently manages Blaine Manor, a nursing home. Several non-profit organizations provide a wide variety of other services to the public which enhance our community.

Public Utilities

Electricity to the City is provided by Idaho Power Company. No generation station or power plant is located within city limits, however a distribution substation is located near the corner of Carbonate Street and Sixth Avenue North in east Hailey. This substation serves the Wood River Valley generally between Bellevue and St. Luke's Hospital just south of Ketchum. A primary power transmission corridor runs through Hailey along the ITD right-of-way corridor. A second power transmission corridor enters the Wood River Valley from the southwest. The two transmission corridors converge at a transmission switching station located north of Hailey. Natural gas service within the City is provided by Intermountain Gas Company. Telephone service is provided by Qwest Communications and by a number of wireless companies. Fiber optic lines are currently being installed. A number of internet providers also serve the City and surrounding area.

Solid Waste and Recycling

Rubbish collection and curbside recycling services are provided by Clear Creek Disposal, through a franchise contract with the City of Hailey. The City provides billing services for collection. There are no solid waste disposal sites within the City of Hailey; a solid waste transfer station is located at Ohio Gulch, north of the City.

Goals	**Indicators**	**Desired Trends or Benchmarks**
9.1 Plan for the long-term utilities, service and facility needs of the City while minimizing impacts to the greatest extent possible.	Percent of population with access to adopted service levels	

Section 10 Transportation

Purpose

The purpose of this section is to provide an analysis prepared in coordination with the local jurisdiction(s) having authority over the public highways and streets showing the general locations and widths of a system of major traffic thoroughfares and other traffic ways, and of streets and the recommended treatment thereof. This component may also make recommendations on building line setbacks, control of access, street naming and numbering, and a proposed system of public or other transit lines and related facilities including rights-of-way, terminals, future corridors, viaducts and grade separations. The component may also include port, harbor, aviation, and other related transportation facilities (Idaho Code Section 67-6508 (i)).

Related Master Plan or Work Plan:	**Transportation Master Plan** **Complete Streets Plan**

Background Information

The 1982 Comprehensive Plan recognized the importance of connections between neighborhoods. As new neighborhoods came on line, the City required provisions be made for future connections in addition to Highway 75/Main Street but allowed developers to defer those connections. Northridge and Woodside residents were not connected to the rest of Hailey without using Highway 75 until 1998 and 1999. In 1999, Deerfield and north Hailey residents were connected to the Wood River High School and the Blaine County Aquatic Center with a connection through Foxmoor. The 1982 Plan also reflected the community's forethought regarding the need for transportation options. The plan called for minimizing the adverse impacts of all forms of transportation on land uses and mass commuter systems in and around Hailey. The plan urged cooperation with Ketchum that had a transit system serving the northern part of the valley, called for shelters at pick-up points and encouraged the city to generate ridership.

The focus of the 1998 – 2003 Comprehensive Plan was the safe and efficient movement of people (not just cars), while minimizing the adverse impacts of all forms of transportation with recognition of the importance of transportation choices, street design, and land use patterns. The 1998 – 2003 Plan detailed the three components to manage traffic and create a healthy transportation system: Engineering, to build multi-modal and pedestrian-friendly transportation elements; Enforcement, to provide both incentives for positive actions and disincentives for undesirable actions; and Education, to increase social awareness and encourage personal change (see Appendix D).

The Hailey Transportation Master Plan (TMP) was adopted by the City Council in November 2007. The TMP was intended as the City's implementation of the 1998 – 2003 Comprehensive Plan. The TMP made recommendations pertaining to specific policy decisions involving pedestrian and bicycle infrastructure improvements; the 2010 Complete Streets Plan, with associated amendments to the street standards and procedures, was intended to be the next step in the implementation process.

Goals	Indicators	Desired Trends or Benchmarks
10.1 Create and maintain a pedestrian and bicycle-friendly community that provides a safe, convenient and efficient multi-modal transportation system for all Hailey residents.	Transit Ridership	
	Percent of population within ¼ mile of a transit stop	
	Percent of residents who walk, bike, use transit, or carpool to work	
	The length and proportion of major streets that meet the city's minimum Complete Streets standard	
	Percent of the residential neighborhoods connected to 'destination' areas (schools, shops, restaurants) by pedestrian friendly streets	

Section 11 Community Design

Purpose

The purpose of this section is to provide an analysis of needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification (Idaho Code Section 67-6508(m)).

Related Master Plan or Work Plan: NA

Background Information

Good community design will create a legacy of well-planned public and private improvements for future generations and will include the conservation and enhancement of structures of architectural or historic value, and assure that new development does not detract from the city's historic character, which is one of Hailey's main assets.

The City of Hailey adopted Design Review guidelines in 1990. Since then the guidelines have been regularly amended to improve the results of their implementation.

Goals	**Assessment**[28]
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. 11.2 Ensure building height and mass respects the scale of the traditional and historic built environment.	Annually tour newly constructed projects to identify areas for improvement in design review standards
	Periodically tour different neighborhoods.

Section 12 Private Property

Purpose

The purpose of this section is to provide an analysis of provisions which may be necessary to ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in chapter 80, title 67, Idaho Code (Idaho Code Section 67-6508(a)).

Related Master Plan or Work Plan: NA

Background Information

Guidelines have been established and are updated by the Idaho Attorney General (Idaho Code Section 67 - 8003) to evaluate whether a contemplated land use action or decision may result in an unconstitutional taking of private property.

As part of every application to be heard only by an administrator or the Planning and Zoning Commission under the Local Planning Act, a statement is included which advises those applicants that decisions may be appealed to the Hailey City Council. After a final decision has been rendered by the City an applicant has the right to request a regulatory taking analysis pursuant to Idaho Code Section 67-8003.

Goals	Assessment[29]
12.1 Evaluate whether proposed regulatory or administrative actions may result in an unconstitutional taking of private property.	Review guidelines established by the State of Idaho Attorney General pursuant to Idaho Code Section 67–8001 et. seq.

Section 13 School Facilities and Transportation

Purpose

The purpose of this section is to provide an analysis of public school capacity and transportation considerations associated with future development (Idaho Code Section 67-6508(c)).

Related Master Plan or Work Plan: NA

Background Information

Public schools and non-profit educational facilities provide the community with continuing education programs, recreational uses, and public meetings and venues. Throughout the 1990s the growth rate of Hailey has ranked among the fastest in the state and the public school system experienced annual increases in enrollment of 3-4%, equal to approximately 90 students and 4.5 additional classrooms each year.

Current Public School Capacity and Student Growth Projections

	Hailey Elementary	Woodside Elementary	Wood River MS	Wood River HS	Silver Creek HS
Classroom Capacity at 22 students	506	506	792	1232	66
2008-09 Enrollment	437	396	630	831	14
Percent of Capacity	86	78	80	67	21
Projected 2009-010 Enrollment	449	426	654	885	16
Percent of Capacity	89	84	83	72	24
Projected 2010-11 Enrollment	429	435	721	916	14
Percent Capacity	85	86	91	74	21
Projected 2011-12 Enrollment	419	456	759	929	16
Percent of Capacity	83	90	96	75	24
Projected 2012-13 Enrollment	420	467	784	916	16
Percent of Capacity	83	92	99	74	24
Projected 2013-14 Enrollment	416	467	821	981	24
Percent of Capacity	82	92	104	80	36
Projected 2014-15 Enrollment	423	476	854	1035	25
Percent of Capacity	84	94	108	84	38

Colleges, Universities and Institutes

	Location	Programs	2009-2010 enrollment fall and spring semesters
College of Southern Idaho	Community Campus – Fox Acres Road	Academic Enrichment English as a Second Language	1,000 271 not available

Goals	**Indicators**	**Desired Trends or Benchmarks**
13.1 Encourage and facilitate the development of school facilities that are planned consistently with the city's other land use policies.	Percent of population within walking distance of schools	
13.2 Ensure the provision of safe, adequate, convenient multi-modal transportation access to all existing and future school sites.	Sidewalk connections and other designated safe routes to school infrastructure	
	Average amount of time a student spends on a school bus traveling between home and school	

PART FOUR IMPLEMENTATION

Purpose

The purpose of this section is to provide an analysis to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan (Idaho Code Section 67-6508(n)). This section describes the implementation process that leads to actions, programs, budgets and ordinances to ensure the goals set forth in the Hailey Comprehensive Plan are addressed and the desired trends are achieved.

Background Information

Process for Implementation

The Comprehensive Plan is only as effective as the commitment to adopt and implement policies and standards and allocate funding in a manner that is consistent with the direction provided by the goals of the plan. If not, the Comprehensive Plan should be amended to reflect the current council policy direction.

Successful implementation is dependent on how well the Comprehensive Plan is coordinated with the Council's annual strategic planning process and the Capital Improvement Plan budget. The annual strategic planning process is undertaken to set goals for each City Department and set budget priorities. This process is linked to the Comprehensive Plan through the Capital Improvement Plan. The annual Capital Improvement Plan and budget directs the funding priorities for any applicable public infrastructure projects. Figure 4.1 shows the relationship between the Comprehensive Plan, Strategic Planning process and Capital Improvement Plan. Part Five describes the Capital Improvement Plan in detail.

While the Mayor and City Council are responsible for implementation of the Comprehensive Plan, the Mayor and Council depends on the work of appointed Commission members, staff and citizens. The City of Hailey has created several formal commissions to advise the Council on matters related to land use and design review, historic preservation, trees, parks, the arts and development impact. Table 4.1 describes the resources currently established within the City of Hailey and the primary responsibility of each. In addition, citizen advisory committees are often utilized by the Mayor or Commissions to work on an issue and provide recommendations.

Commissions and committees typically fulfill the following roles to help implement the goals of the Comprehensive Plan:

- examine the tools available to implement goals,
- research best practices, and
- recommend municipal code amendments, programs and/or new tools and approaches.

Master plans, either functional (e.g. transportation) or related to a geographic area (e.g. downtown), are often drafted as an intermediate step between the Comprehensive Plan and amendments to the Municipal Code to help the City Council assess the best methods and tools to implement a Comprehensive Plan goal.

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Process for Monitoring

Data associated with the indicators will be tracked and used to evaluate whether the desired trend is being achieved; the results will be reported annually by the Planning Department to the City's established Commissions, committees, Mayor, City Council and staff. The indicators will be reviewed for their effectiveness in measuring progress and may be updated and expanded for future reports. If the analysis of the indicators shows a trend is occurring that is contrary to the desired trend, this will inform whether an implementation strategy should be adjusted. During the implementation process more specific short, mid or long term targets may be added as a more directed benchmark to monitor a goal and the effectiveness of an implementation strategy.

Figure 4.1

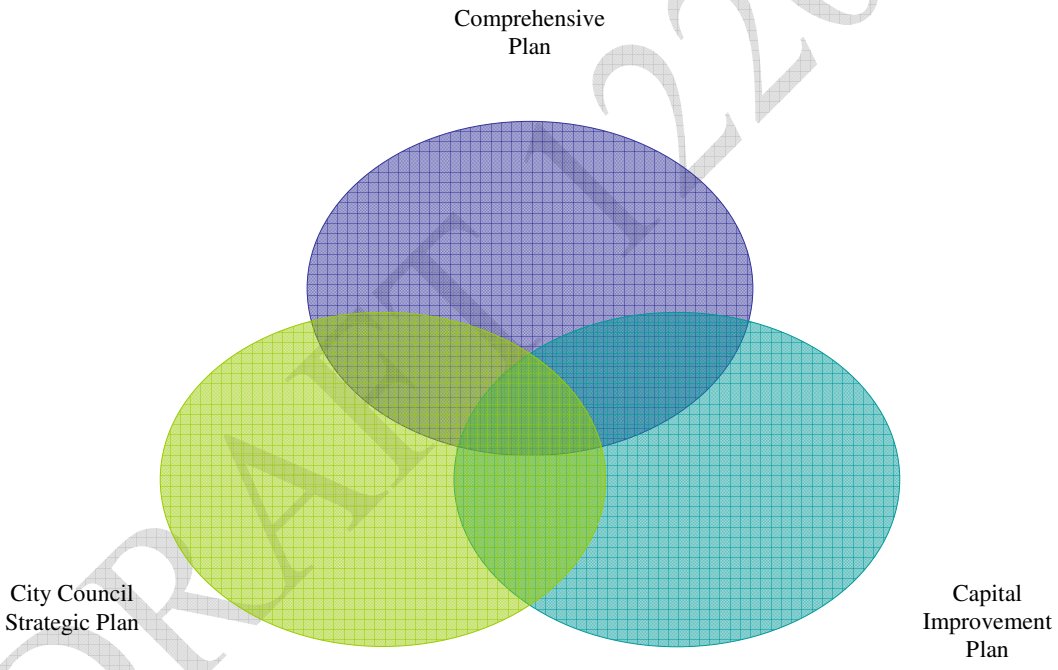

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Table 4.1

Committee/Commission/Department	Master Plan and Municipal Code Sections
Public Works Department	Transportation Master Plan – November 2007 Water Master Plan – March 2002 Wastewater Master Plan – 1997, revision in process Municipal Code Titles 12 and 13
Parks and Lands Board	Board established by Resolution 2001-23 Hailey Parks, Lands and Trails Master Plan – March 2002 adopted by Resolution 2002-11 Municipal Code Titles 15 and 16
Historic Preservation Commission	Municipal Code Title 2
Tree Committee	City of Hailey Tree Selection and Planting Guide, 1995 Municipal Code Titles 2 and 12
Arts Commission	Municipal Code Title 2
Planning Department Planning and Zoning Commission	Comprehensive Plan Downtown Strategy Municipal Code Titles 16 and 17
Industrial Development Corporation	Municipal Code Title 2
Library Board	Municipal Code Title 2
Development Impact Fee Advisory Committee	Municipal Code Title 15
Hailey Environmental Leadership Program (HELP)	Resolutions 2007-2 and 2008-12

Goals	Assessment
Encourage and facilitate established commissions and committees to examine the tools available to implement goals, research best practices, and recommend municipal code amendments, programs and/or new tools and approaches.	Resources available to commissions and committees to fulfill work objectives.
Evaluate whether the desired trend is being achieved; the results will be reported	Annual report prepared by the Planning Department to the City's established Commissions, committees, Mayor, City Council and staff

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PART FIVE CAPITAL IMPROVEMENT PLAN

Purpose

The Hailey Capital Improvement Plan section of the Comprehensive Plan addresses the specific requirements of Idaho Code Section 67-8208. The page and figure numbers cited below refer to the TischlerBise report "Growth-Related Capital Improvements Plan and Development Impact Fees" dated March 23, 2007.

Idaho Code section 67-8208 states, "For governmental entities required to undertake comprehensive planning pursuant to chapter 65, title 67, Idaho Code, such capital improvements plan shall be prepared and adopted according to the requirements contained in the local planning act, section 67-6509, Idaho Code, and shall be included as an element of the comprehensive plan. The capital improvements plan shall be prepared by qualified professionals in fields relating to finance, engineering, planning and transportation. The persons preparing the plan shall consult with the development impact fee advisory committee." The following table describes what is required to be included in the Capital Improvements Plan and how the 2007 TischlerBise report addresses each.

CIP Requirement Summary	2007 TischlerBise Analysis
a) Description of existing facilities and deficiencies	Existing parks and trails are described in Figures 9 and 10. For the transportation facilities, see page 18 for documentation on intersection improvements. The City Shop and rolling stock are listed in Figure 16. See Figure 22 and related text for a description of the police buildings. Fire/EMS infrastructure is itemized in Figure 28. By using existing infrastructure to establish the current standards in the City of Hailey, there are no existing deficiencies.
b) Commitment to use other available sources of revenue for existing deficiencies	Because there are no existing deficiencies, this requirement is not applicable.
c) Analysis of capacity and usage	Capacity and usage are utility concepts that are not directly applicable to infrastructure standards for parks, transportation, police and fire. The City of Hailey has documented the current relationship between existing infrastructure and demand, or service units. The existing infrastructure is fully utilized and there is no surplus capacity to accommodate future development.
d) Description of land use assumptions	A detailed discussion of the land use assumptions and demographic data is in Appendix A. Key demand factors are also discussed on pages 2-4.

CIP Requirement Summary	2007 TischlerBise Analysis
e) Quantity per service unit and ratio of service units to various types of land use	Infrastructure standards are summarized in Figure 3. For each type of infrastructure, the service unit is specified and a conversion table for various types of development is provided on the following pages: parks (see page 14), transportation (see pages 19-20), police (see pages 25-26), and fire (see page 32).
f) Description of system improvement and their costs	Growth-related system improvements and their costs are summarized in Figure 4. A narrative description of the system improvements is provided on the following pages: parks (see page 15), transportation (see page 22), police (see page 28), and fire (see page 34).
g) Number of service units attributable to new development	The increase in demand or service units is summarized in Figure 2. A detailed discussion of the demographics and land use assumptions is in Appendix A.
h) Demand for system improvements	See item "f" above.
i) Identification of funding available for system improvements	The first two pages of our report recommends a policy framework for infrastructure funding in the City of Hailey. Funding sources for capital improvements are also documented on page 7. Specific funding for each type of infrastructure is discussed on the following pages: parks (see page 15), transportation (see page 22), police (see page 28), and fire (see page 34).
j) Applicable inter-governmental agreements	The City of Hailey will provide the infrastructure funded by impact fees. No inter-governmental agreements are necessary.
k) Estimated dates for commencing and completing construction of improvements	A narrative description of system improvements to be completed over the next five years is provided on the following pages: parks (see page 15), transportation (see page 22), police (see page 28), and fire (see page 34). As specified in 67-8208(3), Hailey must annually adopt a capital budget. Specific projects to be undertaken each fiscal year will be approved by the elected officials as part of the on-going budgetary process.

The document, "Growth-Related Capital Improvements Plan and Development Impact Fees" dated March 23, 2007 and prepared by TischlerBise follows this page.