

Agenda
DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE
Monday, May 5, 2025
5:00 p.m.

Hailey Development Impact Fee Advisory Committee Meetings are open to the public, in person, and by electronic means when available. The city strives to make the meeting available virtually but cannot guarantee access due to platform failure, internet interruptions or other potential technological malfunctions. Participants may join our meeting virtually by the following means:

Join on your computer, mobile app, or room device.

[Click here to join the meeting](#)

Meeting ID: 249 576 139 181

Passcode: Ge6Z7Q

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[+1 469-206-8535,,602369677#](#) United States, Dallas

Phone Conference ID: 602 369 677#

Call to Order

New Business–ACTION ITEM

- **NB 1** Consideration of the proposed amendments to the 2025 City Capital Improvement Plan Budget. The Development Impact Fee Advisory Committee will form recommendations around the proposed budget and review updates to the FY 2025 Capital Improvement Plan for review and consideration by the Hailey City Council pursuant to Idaho Code [67-8205](#). **ACTION ITEM**

Adjourn – No later than 5:45 PM –ACTION ITEM

Memorandum

To: Hailey Development Impact Fee Advisory Committee
From: Lisa Horowitz, Brian Yeager
Date: May 5, 2025
Overview: Report on FY 25/26 Capital Improvement Plan and Capital Budget

Background: Hailey's Development Impact Fee Advisory Committee (the DIF Committee) will meet on May 5, 2025, to make recommendations to the Hailey City Council on Hailey's General Fund Capital Improvement Plan and Capital Budget for FY 26. This annual review is conducted under the authority of Idaho Code 67-8205.3 (b-d). Development Impact Fees (DIF) are also addressed in Idaho Code 67-8204.

Idaho Code 67-8205

- (3) The development impact fee advisory committee shall serve in an advisory capacity and is established to:
- (b) Review the capital improvements plan, and proposed amendments, and file written comments;
 - (c) Monitor and evaluate implementation of the capital improvements plan;
 - (d) File periodic reports, at least annually, with respect to the capital improvements plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the development impact fees;
 - (e) Advise the governmental entity of the need to update or revise land use assumptions, the capital improvements plan, and development impact fees.

Completed/Nearly Complete Capital Projects: Hailey completed several projects in FY 25, and several major projects are underway, which will be completed prior to the end of the FY 25 construction season, including:

- **River Street Project/Local Highway Technical Assistance Council (LHTAC) Grant underway.** The LHTAC grant project, or funding to complete reconstruction of a central portion of River Street (one block north and south of Bullion Street), was successfully bid this spring and construction is underway. Due to high bids, the project was "value-engineered" to exclude the block in front of UPS. Substantial underground utility work is complete.

To prepare for this project, seven (7) trees were relocated from the Hailey Park-and-Ride lot to the west side of the Hailey Fire Station (see image below).



- Quigley Road Pathway.** A separated pathway connecting the Sunbeam/Quigley Road pathway east to the Quigley trailhead was completed last fall. This project included the reduction of four (4) feet of asphalt roadway, effectively narrowing the travel roadway as a traffic calming measure. Drought-tolerant landscaping was added between the vehicular travel lanes and the new pathway, creating a safety separation for walkers and bikers.

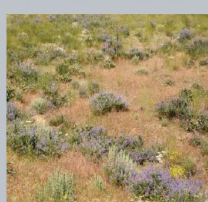
QUIGLEY ROAD BIKEWAY | CONCEPT

PLANT SELECTIONS QUIGLEY ROAD BIKEWAY

The Quigley Road Bikeway Plant Selections are recommended species for use in the landscape strips within the right-of-way along Quigley Road. These native plantings have been chosen for their heartiness, drought-tolerance, and ability to survive in Hailey's climate with little to no maintenance. These species also bring pollinators to the area which increases ecosystem health and biodiversity. We make the following recommendations for all planting strips:

- Import soil and mix in compost
- Minimum 3" of mulch for weed control and to keep moisture in the soil
- Use of drip irrigation initially to establish plants
- Source plants from nursery in close proximity and with similar climate

NATIVE MEADOW MIX



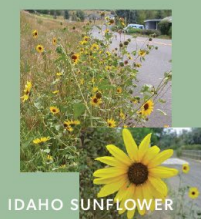
MOONSHINE YARROW



RABBIT BRUSH



SAGEBRUSH SPP.

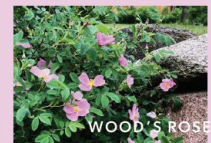


IDAHO SUNFLOWER

LILAC



SHEEP FESCUE



WOOD'S ROSE

RUSSIAN SAGE



- **Hailey Town Center West Upgrades.** The addition of restrooms and substantial interior upgrades for Hailey Town Center West, which was purchased in 2021 for public purposes and future municipal expansion, including a Town Square. Town Center West usage quadrupled in 2024, with 13,042 attendees/participants at 373 hosted events. Plans continue to integrate the building with the Library and City Hall.



Fashion show at Hailey Town Center West 2025

- **Complete Rebuild of Laurelwood Drive.** Laurelwood Drive was deteriorating and had not been rebuilt since its initial construction in the mid 1970's. The street was milled up and completely rebuilt, with upgraded drainage added.
- **Hop Porter Park Play Structure, Stage, and Master Planning.** The City of Hailey has no outdoor public stage for ongoing concert series and other public events. Planning began in earnest with the adoption of the Hop Porter Park Master Plan and the award of grant funding in the amount of \$30,000 from the Wood River Women's Charitable Foundation, and the Kiwanis Club. The City matched these grant funds with an additional \$80,000, and the stage base, electrical, and stage access will be completed by June of this year. See upcoming projects for a description of the fundraising underway for the stage roof.

The much-loved Hop Porter Play Structure also received substantial safety and maintenance improvements this year, extending the life of this iconic locally constructed play structure.



Hailey Alive Summer Concert Series
photo credit: Carol Waller

- **Downtown In-Fill Safety and Maintenance Projects.** City crews made a variety of safety improvements over the last year, such as curb and sidewalk rebuilding on Bullion and First Avenues; curb and sidewalk improvements on Main and Carbonate Streets; and matching the County Buttercup Road project within City limits with repaving and improved storm drainage.
- **Fox Acres Pathway Reconstruction:** To be completed this summer (2025), this project entails complete reconstruction of the aging Fox Acres Pathway from the Wood River Trail east to the intersection of Foxmoor Drive.
- **Third and Fourth Avenue Sidewalks.** Development Impact Fee funds will be used to construct sidewalks on Third and Fourth Avenues adjacent to the Ellsworth Inn.
- **West Elm Street Sidewalk:** Completed Summer 2024.
- **Hailey City Hall Rooftop Solar.** A \$100,000 grant from Idaho Department of Environmental Quality will fund a rooftop solar array on Hailey City Hall, offsetting energy use. This project is planned for this summer.

- **Growing Our Urban Forest – Kiwanis Park Tree Planting.** A grant from the USDA Forest Service will plant 30 trees and shrubs along the west edge of Kiwanis Park, providing shade and a natural barrier from the highway and airport traffic. This project is planned for bidding in the near future and must be installed by end of June. Any complications in funding or schedule might eliminate this project.

Upcoming Projects and Planning Studies



Excerpt: public workshops, Downtown Master Plan Phase 1, Spring, 2025

- **Downtown Master Plan, Phase 1 Implementation: Bullion Pathway.** The 2024 Hailey Downtown Master Plan guides street sections, tree selection, downtown and adjacent park improvements, private site redevelopment, and other downtown priorities over the next 15 years. Phase 1 is underway with numerous public meetings and workshops guiding the development of the Bullion Pathway. Adoption of the Phase 1 concepts are anticipated this summer, with construction anticipated next year. The Hailey Urban Renewal Agency is committing over \$2 million towards the project.
- **Comprehensive Plan.** 2024/2025 Hailey Comprehensive Plan Update is nearing completion and is scheduled for adoption this year.
- **Hop Porter Park Master Plan and Hop Porter Stage.** This [Master Plan](#), completed in 2024, establishes a plan for improvements in Hop Porter Park. A centerpiece element of the master plan is the design and completion of a stage. The base of the stage will be completed this summer. The roof of the stage is planned for next year, based on city funds coupled with a fund-raising effort. \$200-300,000 is needed.

Hop Porter Park

Event Stage



- **Pocket Parks.** Pocket Parks are seen as an effective tool to provide small areas for gathering and downtown vitality. Two (2) pocket parks are under consideration:
 - a) **Bullion Pocket Park.** This pocket park, located along Bullion Street, would be integrated with the Bullion Pathway into a small portion of the Park-and-Ride lot. Signature trees and benches would be added.
 - b) **Wellhead Park.** A pocket park is planned for the corner of River and Silver Streets within the public right-of-way and adjacent to the City's River Street Well Building. This pocket park will serve residential developments planned for River Street as well as a corner café. \$100,000 was allocated in the FY24/25 Capital Plan for this project but adjoining development has been delayed. Capital funding is now anticipated at a TBD future date.



- **Pathway Connectors:** These funds will be used to connect pathways in existing neighborhoods to the Wood River Trail, such as creating a pedestrian/bicycle bridge to the WR Trail across the canal west of Glenbrook that connects to the asphalt pathway from Alturas School or adding a pathway along Countryside Boulevard between Woodside Boulevard and the Wood River Trail.
- **River Street South.** Connecting the River Street pathway in its entirety from north to south is a key project for overall connectivity. Funding from Hailey Urban Renewal is also expected to contribute substantially towards this project.
- **New Street & Pathway Projects.** Active development in the Quigley & Sunbeam area is the impetus for new roadways and trails in east Hailey. City projects have been identified to increase connectivity of this area, with projects such as 8th Avenue relocation and pathway.
- **Winterhaven Parking Improvements.** These funds would augment private sector funds to organize parking (pave, stripe, street trees, curb and gutter) along Winterhaven Drive adjacent to the Lido Home Apartments.
- **Meriwether Curb and Sidewalk.** Sidewalk, curb, and gutter in this area were installed poorly and are in need of replacement. Staff recommend that this project be conducted as a Local Improvement District so that adjacent property owners participate in the cost of the repairs.
- **Skate Park Shade Structure.** The Hailey Skate Park, one of our most used park facilities, is in need of a shade over the skate bowls. Additional user campaign funding will be needed in addition to City funds.
- **Woodside Light Industrial Area.** A new Hailey South Urban Renewal District is in the planning stages. Streets within the Woodside Light Industrial area are deteriorating with poor drainage, no sidewalks and inadequate parking. If approved, reconstruction of Glenbrook Drive is anticipated as an early project of the new District. This is a revenue-neutral project, as funds earmarked for this (\$2.5 million) are 100% Urban Renewal funds and are contingent on the enactment of the new District. If the District is not enacted in FY 26, this project will be dropped from the list.
- **Housing.** The City of Hailey has identified that it, like most other significant employers within Blaine County, needs to provide housing for its employees in transition in order to recruit and retain employees. Hailey has identified funding within the Capital Fund for this purpose. The last three (3) Capital Improvement Plans have funded \$500,000 each fiscal year towards this effort.
- **National Guard Armory Land /Building Acquisition.** The City has leased the National Guard Armory from the National Guard since 2016 for use by the Hailey Police Department. The building and site are ideal, and the city wishes to be granted or to acquire the building and site from the National Guard. The building has been listed for surplus, and discussions continue.
- **Fire Station Remodel and/or New Build.** The City has contracted with an architect to study the future needs of the Fire Department, including possible needs of consolidated fire and EMS services. A line item has been created for this effort, with no funds proposed to be allocated at this time.
- **Grant Match/Contingency Reserve.** This category allows the City to be opportunistic with grants that may become available. This also provides important reserves in the event that projects come in for bid over the estimate or run over budget during construction.

Contractual Obligations: Some of the monies within Hailey’s Capital Fund are obligated under direct contracts or by ordinance. These funds should be held until the projects for which they are earmarked can be constructed. These contractual obligations include:

- Colorado Gulch sidewalk in-lieu fees in the amount of \$60,000 were collected in 2018 and are intended for the Broadford Road pathway, when it is constructed in the future. These funds will be supplemented by Development Impact Fees to complete the Broadford Road Pathway project.
- Sidewalk in-lieu fees, in general, are not specifically tied to contracts but are obligated by ordinance to be used on sidewalks within Hailey. The amount of sidewalk in-lieu fees available for projects is \$225,864 and will be expended in FY 25 and FY 26 capital projects.
- Park in-lieu fees held at year-end FY 24 amount to approximately \$133,474 and will be applied to FY25 and FY 26 capital projects.
- The City has \$200,000 remaining from its Pathways for People tax, which voters approved for use on bike/ped infrastructure.
- Development Impact Fees must be spent only within the categories they are collected. On hand at year-end FY 24 and available for budgeting on projects in FY 25&26 are development impact fees in the following amounts and categories. Note that portions of these totals are likely to be expended in FY 25, such as the Hop Porter Stage and the Fire Truck purchase.

Transportation DIF for street capital projects & equipment to serve growth:	\$239,129
Park DIF for city-wide park improvements:	\$199,205
Fire DIF for the portion of fire trucks & stations that serve growth:	\$ 66,631
Studies DIF to be used for 5-year CIP Study Update and master plans:	\$0
<u>TOTAL DEVELOPMENT IMPACT FEES</u>	<u>\$504,965</u>

Report Filed: This constitutes the Annual Report, which should be discussed, debated and potentially amended by the Development Impact Fee Advisory Committee, after which a final motion will be to recommend the report to the Hailey City Council for consideration in its annual budgeting process. The attached Capital Improvement Plan and Budget Spreadsheet are part of this report.

9/30 Audit For FY26

Total Governmental Funds Balance			\$8,902,110
New Operating Reserve: % of OP Budget	35.0%	\$9,256,539	(\$3,239,788.65)
New Capital Reserve: Fixed			(\$1,500,000.00)
Assigned Funds			
Clear Creek Rate Stabilization		\$272,222	
In Lieu: Parks		\$133,474	
In Lieu: Sidewalk		\$225,864	
DIF: Parks		\$199,205	
DIF: Police		\$0	
DIF: Transportation		\$239,129	
DIF: Fire		\$66,631	
DIF: CIP		\$0	
Pathways for People		\$200,000	
Housing LOT		\$94,155	
Fireworks		\$33,542	
		<hr/>	
		\$1,464,222	(\$1,464,222)
Unassigned			\$2,698,099

FY 26 CAPITAL PROJECTS LIST - General Fund

Capital Fund Balance Expenses					Current Revenue & Funding	Anticipated FUTURE Revenue	Revenue Source
Project Description	Estimated Cost	Anticipated Rebudget/carryover into next FY	FY 26				
					2,698,099		Unassigned Governmental Fund Balance
					(1,683,520)		Expenditures in progress this FY, previously budgeted
Streets	1 Relocate 8th further west between Bullion & Croy, Concept Development	15,000	15,000	15,000			
	2 Relocate 8th further west between Bullion & Croy, Construction	175,000	20,000	20,000			
	3 Winterhaven Parking Improvements	120,000	0	60,000			Needs Development Match
	4 Ellsworth Estate Sidewalk	108,745	108,745	108,745	97,036		Sidewalk In Lieu Reserve
	5 Old Town Sidewalk Repairs and/or Removal	50,000	0	50,000			
Pathway	6 Construct new pathway along east side of relocated 8th Street, Concept Development	5,000	5,000	5,000			Sidewalk In Lieu Reserve for pathway
	7 Construct new pathway along east side of relocated 8th Street, Construction	75,000	75,000	75,000	84,829		Sidewalk In Lieu Reserve for pathway
	8 East Croy Pathway Reconstruct	150,000	0	100,000			Add to operations plan, results in trees/new curb line/etc.
	9 South River Street Pathway	475,000	0	200,000	200,000		Apply Last of P4P funds previously allocated to HES to Skate Park; Need Gateway URA to finish
	10 Pathway Connectors	150,000	0	150,000			Alturas PUE Bridge, Countryside add on, other TBD
Parks	11 DTMP: Hop Porter Stage Phase 1	110,000	0	0	143,474		\$30k from WR Womens Foundation via Kiwanis, \$113,474 Parks In Lieu Reserve
	12 Hop Porter Stage Phase 2: Roof & vertical structure	200,000	0	200,000	199,205		100% of Parks DIF in Reserve or substitute Capital Campaign
	13 Park Master Planning and Implementation Projects	200,000	0	20,000			
	14 Play structure expansions & installations	30,000	0	10,000	20,000		Parks In Lieu Reserve; Installation for Kiwanis provided structures, etc.
	15 Bullion Pocket Park	75,000	0	75,000			
	16 Skate Park Shade Structure	150,000	0	75,000			Consider Parks in Lieu Reserve or??
	17 Town Center Plaza & Town Center Building West/Library External Restrooms	1,600,000	0	25,000			
	18 City Housing	500,000	0	400,000	207,330		FY 25 Revenue & LOT in Reserve at time of audit
	19 2026 DIF Update Study	20,000	0	0			
	20 2025 Comprehensive Plan Update Continuation	100,000	0	0			Small CIP DIF in Reserve, if any
Admin	21 Pathway Wayfinding/Branding	10,000	0	10,000			
	22 Transportation Master Plan & Area Specific Study Updates	10,000	0	0			
	23 Police Car Leases (one time transitional payment)	50,000	0	50,000			
	24 City Hall Elevator	200,000	0	0			
	25 Grant Match Reserve/Estimating Contingency Reserve	290,000	0	250,000			
Fire	26 Pumper Truck Payment (previously Rolling Stock spreadsheet)	112,000	0	112,000			Use DIF in FY 27
Art/CD	27 Public Art Maintenance	0	0	0			
	28 Public Art Contributions	0	0	0			
	29 FY Capital Project Art & Maint. Contribution (1.25% of eligible projects)	Calculated	0	16,922			1.25% of Applicable Current FY Allocations
Revenue Neutral	30 Glenbrook Typ. Section Update	2,500,000				2,500,000	South Woodside URA if established
	31 South Woodside Industrial Park Other Typical Section Upgrade Concept Development	1,500,000				1,500,000	South Woodside URA if established
	32 River Street STP	3,550,000				3,550,000	STP Grant Funding, URA Match
	33 Airport Way Typical Section Upgrade, Aviation Dr. to SH-75: Concept/Design	50,000				50,000	Airport URA
	34 River Street South URA Project	850,000				850,000	Gateway URA
	35 DTMP: Bullion Pathway & Pocket Park	1,800,000				1,800,000	
	36 River Street Wellhead Park	200,000				200,000	Gateway URA, Water Enterprise for \$63,101
	37 Meriweather Building Curb, Gutter & Sidewalk	200,000				200,000	LID??
	38 Grant Contingency: Projects not yet funded but possible Grant awards	500,000				500,000	
	39 URA Contingency: Projects not yet funded or identified but possible URA funding	500,000				500,000	
	40						
	41					0	
Totals:				\$2,027,667	\$1,966,453		
Total Revenue Minus Total Appropriations:					(\$61,214)		
Long Term CIP Project Funding Amounts (See 3 - 20 Year Project List)				years 3 - 5	\$17,887,500		
				years 6 - 10	\$38,025,000		
				years 11 - 20	\$18,841,500		

CIP Projects: Years 3-20			Prelim. Cost per Schedule Group		Abbreviations DTMP: 2024 Downtown Master Plan TMP: 2020 Transportation Master Plan Update HGMP: 2018 Hailey Greenway Master Plan		
			\$17,887,500	\$38,025,000		\$18,841,500	
Cost estimates shown below are either pulled from the identified planning study when available or are VERY RUDIMENTARY Planning estimates and warrant further confirmation as a project advances.							
	Project Description	Planning Estimates	Schedule Years			Notes	Funding
			2025	2026 - 2030	2031 - 2040		
Streets	DTMP: Main St Enhancements Phase 1	\$2,400,000	X			3 blocks between Walnut St & Carbonate St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distances; expand planters and plant consistent Hybrid Elm or American Linden trees with silva cells; install consistent street furnishings and street lighting.	
	DTMP: Main St Crossings Phase 1	\$750,000	X			Crossing at Main St & Bullion St: implement curb bulbs to shorten crossing distance and enhance crosswalks. Crossing at Main St & Croy St: install HAWK, implement curb bulbs to shorten crossing distance and enhance crosswalks.	
	DTMP: River St Enhancements Phase 1	\$0	X			5 blocks between Croy St & Myrtle St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distances; provide protected bike lanes; install planters with silva cells and plant consistent Northern Acclaim Honey Locusts along streets and Swamp White Oaks at curb bulbs; install consistent street furnishings and street lighting; provide outdoor cafe space at mixed use development and public art at curb bulbs.	URA
	DTMP: Croy Festival St	\$1,000,000	X			1 block between Main St & River St: install specialty paving, plantings, and street furnishings using materials consistent with the future Town Center Plaza; install removable bollards to safely shut down the festival street for events.	
	DTMP: Croy St Enhancements	\$1,600,000	X			3 blocks between the alley west of River St & 1st Ave: provide safety enhancements by implementing consistent sidewalks with protected bike lanes and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	
	DTMP: Bullion St Enhancements	\$1,600,000	X			3 blocks between the alley west of River St & 1st Ave: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	
	DTMP: Main St Enhancements Phase 2	\$1,600,000		X		2 blocks between Walnut St & Elm St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distances; expand planters and plant consistent Hybrid Elm or American Linden trees with silva cells; install consistent street furnishings and street lighting.	
	DTMP: Main St Crossing Enhancements Phase 2	\$750,000		X		Crossings at Main St & Carbonate St, Main St & Walnut St, and Main St & Pine St: provide safety enhancements by implementing curb bulbs at all intersections to shorten crossing distances and enhancing crosswalks.	
	DTMP: River St Enhancements Phase 2	\$0		X		3 blocks between Croy St & Elm St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distances; provide protected bike lanes; install planters with silva cells and plant consistent Northern Acclaim Honey Locusts along streets and Swamp White Oaks at curb bulbs; install consistent street furnishings and street lighting; provide outdoor cafe space at mixed use development and public art at curb bulbs.	URA
	DTMP: Walnut St Enhancements	\$1,600,000		X		3 blocks between the alley west of River St & 1st Ave: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	
	DTMP: Carbonate St Enhancements	\$1,600,000		X		3 blocks between the alley west of River St & 1st Ave: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	
	DTMP: Main St Enhancements Phase 3	\$3,200,000			X	4 blocks between Carbonate St & Myrtle St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distances; expand planters and plant consistent Hybrid Elm or American Linden trees with silva cells; install consistent street furnishings and street lighting.	
	DTMP: Main St Crossing Enhancements Phase 3	\$750,000			X	Crossings at Main St & Spruce St, Main St & Silver St, and Main St & Galena St: implement curb bulbs to shorten crossing distance and enhance crosswalks. Crossing at Main St & Maple St: install HAWK, implement curb bulbs to shorten crossing distance and enhance crosswalks.	
	DTMP: 1st Ave Enhancements	\$800,000			X	1 block between Carbonate St & Bullion St: provide safety enhancements by implementing an enhanced mid-block crossing and curb bulbs at intersections to shorten crossing distances; expand planters and plant consistent street trees with silva cells; install consistent street furnishings and street lighting.	
	DTMP: Pine St Enhancements	\$1,600,000			X	2 blocks between the alley east of Main St & the alley west of River St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	
	DTMP: Galena St Enhancements	\$1,600,000			X	2 blocks between the alley west of River St & the alley east of Main St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	
	DTMP: Silver St Enhancements	\$1,600,000			X	2 blocks between the alley west of River St & the alley east of Main St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	
	DTMP: Spruce St Enhancements	\$1,600,000			X	2 blocks between the alley west of River St & the alley east of Main St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	
	TMP 202: Myrtle Street Reconstruction	\$63,000			X		
	TMP 203: Airport Way Reconstruction	\$2,000,000			X		
	TMP 304: Cobblestone Reconstruction	\$100,000			X		
	TMP 504: Intersection Improvements - Cedar/Broadford/SH-75	\$350,000			X		
	TMP 505: Intersection Improvements - Maple/SH-75	\$200,000			X		
	TMP 506: Intersection Improvements - Woodside/SH-75	\$350,000			X		
	TMP 507: Intersection Improvements - Airport Way/SH-75	\$350,000			X		
	TMP 508: Intersection Improvements - Fox Acres/SH-75	\$350,000			X		
	TMP 510: Intersection Improvements - Bullion/SH-75	\$350,000			X		
TMP 511: Intersection Improvements - Myrtle/SH-75 (Signal)	\$800,000			X			
TMP 512: Intersection Improvements - Elm/SH-75 (Signal)	\$800,000			X			
5th Avenue Upgrade & Traffic Calming	\$350,000			X			
Bullion Street Upgrade	\$200,000			X			
Salt Storage Shed (Initial Phase)	\$100,000			X			
Indian Creek Tailwater/Buttercup ROW Drainage Improvements	\$30,000	X			Need Partnership: HOA, BC, Others		
Wertheimer/Blaine Manor Area Road & Parking Improvements (Estimate Pending)	\$250,000		X				
Myrtle Street Pathway/Roundabout/road surface	\$200,000	X					
Traffic Calming: Roundabouts/etc., locations TBD	\$200,000	X					
Bullion Sidewalks Upgrade	\$250,000	X					
Woodside Bus Pullouts	\$350,000	X					
Airport Way URA Improvements, other URA TBD	\$0		X				
Enhanced Main Street Crossings: Bulbs/underpass/other	\$400,000	X					
Traffic Signal Interconnect	\$100,000		X				
Pathways	DTMP: Bullion St Promenade Phase 1	\$1,800,000	X			Provide a protected multi-use pathway from Main St to Hop Porter Park; line with planters featuring Japanese Tree Lilacs and understory plantings; install specialty furnishing zones per plan.	
	DTMP: Bullion St Promenade Phase 2	\$1,750,000		X		Provide a protected multi-use pathway from Hop Porter Park to Lions Park; line with planters featuring Japanese Tree Lilacs and understory plantings; install specialty furnishing zones per plan; create new pedestrian crossing over Big Wood River; install plaza crossings at bridge per plan.	
	HGMP A2: Convert road to Draper Pavilion to pathway	\$81,000			X	City, WRLT	
	Broadford Road Pathway	\$350,000	X			Airport URA?	
	HGMP A5: Trail connections to adjacent neighborhoods	\$90,000			X	City, WRLT, land-owners	
	HGMP A8: Greenway Branding	\$50,000	X			City, WRLT	

CIP Projects: Years 3-20			Prelim. Cost per Schedule Group				Abbreviations DTMP: 2024 Downtown Master Plan TMP: 2020 Transportation Master Plan Update HGMP: 2018 Hailey Greenway Master Plan
Cost estimates shown below are either pulled from the identified planning study when available or are VERY RUDIMENTARY Planning estimates and warrant further confirmation as a project advances.			\$17,887,500	\$38,025,000	\$18,841,500		
Project Description	Planning Estimates	Schedule Years				Notes	Funding
		5-7	8-10	11-20			
Parks	DTMP: Hop Porter Park Enhancements Phase 1	\$350,000	X			Enhance park with reconfigured parking, entry, and a new connection to the Bullion St Promenade.	
	DTMP: Lions Park Enhancements Phase 1	\$1,000,000	X			Enhance park with river access, recreational amenities, reconfigured parking, and native landscape restoration; preserve existing ball fields.	
	DTMP: Hop Porter Park Enhancements Phase 2	\$500,000		X		Enhance park with a new pavilion, stage, and event lawn.	
	DTMP: Lions Park Enhancements Phase 2	\$500,000		X		Complete park enhancements, extending through area that currently holds ball fields.	
	HGMP A1: Relocate Lions Park Entrance	\$247,500		X		City, WRLT, land- owners	
	HGMP A3: Road and Parking Improvements at Lions Park	\$165,000		X		City, WRLT, COE	
	HGMP L1: Reconstruct ball field in Lions Park or, if the opportunity arises, con- sider another lo	\$112,500	X			City, BCRD, special interest groups	
	HGMP L2: Recreational play wave with grade control and boat launch	\$150,000		X		City, special interest groups, COE	
	HGMP L3: Restrooms at Lions Park	\$195,000	X			City	
	HGMP L4: Construct concessions area at Lions Park	\$20,000		X		City, BCRD, special interest groups	
	HGMP L6: Heagle Park Tennis Courts : or, if the opportunity arises, consider anoth- er location	\$200,000	X			City, BCRD, special interest groups	
	Campground: Land acquisition	\$1,500,000		X			
	Campground: Construction	\$850,000		X			
	Heagle Park Pavilion and Restroom Improvements	\$200,000	X				
	Balmoral Novice Scooter Park Improvements	\$250,000		X			
	Intermediate Skill level skate/scooter park (pump park?)	\$600,000		X			
	Hop Porter Play Structure Replacement	\$750,000		X			
	Skate Park Concrete Replacement	\$150,000		X			
Admin	Hop Porter Stage Phase 2/Parking/Other	\$0	X			Included in DTMP Estimate	
	Lions Park Improvements	\$0	X			Included in DTMP Estimate	
	RV Dump Relocation	\$100,000		X			
	Arena Multi-use flooring/shade/Pickleball/other	\$200,000		X			
	DTMP: Town Center Plaza	\$2,500,000		X		Create a new civic plaza with specialty paving, planters, furnishing, and art features; renovate Hailey City Hall entry; provide art feature at curb bulb; install parking with retractable bollards; provide service parking; install specialty paving across alley.	
Fire	DTMP: Civic Building	\$2,000,000		X		Construct new civic building in Town Center Plaza.	
	Fox Building Council Chambers Remodel	\$150,000		X			
	Town Square Library Expansion	\$0		X		Part of Civic Building	
	City Hall Elevator Replacement	\$200,000		X			
	City Hall Carpet	\$25,000		X			
Police	Fire Station	\$15,000,000		X			
	FD SH-75 Emergency Signal	\$300,000		X			
Other	Armory Purchase	\$1,500,000			X		
	DTMP: Development Opportunity at River St & Bullion St	\$0	X			Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above.	
	DTMP: Development Opportunity at River St & Croy St	\$0	X			Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above.	
	DTMP: Parking Deck Development at River St & Bullion St	\$0		X		Construct mixed use parking deck with active retail/commercial storefronts at ground floor.	
	DTMP: Development Opportunity at Bullion St & River St	\$0		X		Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above.	
	DTMP: Development Opportunity at Main St & Croy St	\$0		X		Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above.	
	DTMP: Development Opportunity at Bullion St & 1st Ave	\$0		X		Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above.	
	DTMP: Development Opportunity at 1st Ave	\$0		X		Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above.	
	HGMP R1: Stream stabilization and resto- ration from Bullion Bridge to Bow Bridge	\$1,125,000	X			City, WRLT, Flood Con- trol Dist, County, FEMA, COE	
	HGMP R2: Recreational pond / sediment trap and floodplain reconnection in Lions Park with project R1	\$2,000,000	X			City, WRLT, Flood Con- trol Dist, County, COE	
	HGMP R3: Stream stabilization and resto- ration from Bow Bridge through Heagle Park to address bedload migration	\$1,125,000		X		City, WRLT, Flood Con- trol Dist, County, FEMA, COE	
	HGMP R4: Setback barrier berm at edge of neighborhood through Draper Preserve with project R3	\$750,000		X		City, WRLT, Flood Con- trol Dist, County, COE, neighbors, owners	
	HGMP R5: Construct conveyance swales through Heagle Park	\$750,000		X		City, Flood Control Dist,	
	HGMP R5A: Floodplain reconnection and removal of tennis courts in Heagle Park	\$1,500,000	X			City, Flood Control Dist, County, BCRD	
	HGMP R6: Conveyance ditch and neighbor- hood drainage improvements	\$1,200,000		X		City, Flood Control Dist,	
	HGMP R7: Stream stabilization and resto- ration from Heagle park to Colora- do Gulch	\$1,125,000		X		City, WRLT, Drainage Dist, County, FEMA, COE	