

Two main objectives of the update process are to make the Comprehensive Plan more user-friendly (for the public, Council, Commission and staff) and more easily digestible to the average citizen and to ensure the major goals are still in step with the desires of the community.

Neighborhood Workshops were held every Thursday in October, 2009. Participants were asked to map what they considered to be their neighborhood and discussed what they liked and did not like about their neighborhood and envisioned how they would like their neighborhood to be in 20 years. Notes from each workshop were compiled and presented to the Commission and posted on the city website.

- West of River Street
- North Woodside and East Hailey
- Old Hailey Townsite and Northridge
- Central and South Woodside
- Commercial Areas

The first draft of Hailey Comp Plan Update was posted on the city website on December 4, 2009. A meeting was held on Monday December 14 at Hailey City Hall for anyone interested to discuss the first draft with staff. This meeting generated only a few additional edits to the draft. The draft was distributed to the Hailey Planning and Zoning Commission on January 4, 2010 to provide ample time for the Commission to review the draft prior to the first public hearing on January 19, 2010. The Commission held public hearings on the following subsequent dates February 16, March 1, March 15, March 29, April 5, April 19, May 3, May 17 and June 21.

The Commission, staff and citizens have reviewed and edited the draft at almost every Commission meeting held. The following is a summary of the dates and focus of previous drafts:

- April 19 Identifying Benchmarks and Indicators
- April 5 Changing the format and consolidate information, goals, and objectives
- March 29 Recreation, Parks & Lands, Energy & Environment sections
- March 15 Public Facilities, Transportation, and School Facilities sections.
- March 1 Economic Development, Housing, and Community Design Sections
- Feb 16 Land Use, Population & Private Property
- Jan 4 1st Draft to Commission

The Commission recommended the amendments to the Council on June 21, 2010.

**Neighborhood Workshop Notes**  
**East Hailey & North Woodside 10/08/09 Attendance: 18**

**Like:**

- Bike/walk Accessibility
- Pride in ownership
- Diversity in age
- Better transportation options
- Public transportation
- Trees on Main St.
- Sidewalks
- Police speed trailer
- Outdoor recreation

**Would Like:**

- Better drainage
- Infill encouraged
- Character maintained
- A vital downtown
- Revitalize existing properties within Hailey
- Light control
- Noise control
- Affordability of housing
- Jobs
- Small businesses supported
- Sustainability
- South entrance to Hailey
- Sidewalk connections
- More safe routes for school paths
- More traffic and speed control measures
- Better property owners/managers
- More responsible irrigation practices
- More neighborhood businesses – develop vacant NB districts
- Greater connection to other neighborhoods
- More community events
- More central/gathering locations
- Quigley preserved for wildlife
- Pet waste controlled
- Less traffic around school areas
- Limit sprawl
- Reevaluation of commercial areas
- Protect rivers
- More drought tolerant landscaping/grasses
- More vibrancy on Main St. and within core
- Emphasize alternative modes of transportation and public transp.
- More affordable public transportation

**Neighborhood Workshop Notes****Business Areas      10/29/09      Attendance: 9****Question #1 – Likes**

## Main Street

- Attractive, accessible, friendly, has parking, walkable
- How to fund re-development in the area?
- Partnering with development – applicable zoning to address in-fill.
- How do we change old uses in businesses w/out incurring huge building costs
- Likes dark sky ordinance.

## South Woodside Industrial

- businesses enhance the community
- Like the flexibility of zoning
- like the lack of sidewalks

## Airport West

- like rural feel, small town feel

**Question #2 – Changes you would make if you were king for the day?**

## Main Street

- More funding for Economic development (e.g. River Street re-development through an urban renewal district)
- Healthy business attracts healthy business
- Friedman property offers more potential for other businesses

## South Woodside

- Would like more street lights.
- Would like to see the setbacks removed from this area to enable greater development areas.
- Want to look at bulk regulations and how they limit the development on the small lots. W
- Would like to see less restrictive signage to enable better marketing.
- Want a traffic light into Woodside. Want to move countryside light to Woodside.
- Address specific loading, delivery issues of area.
- Want solutions to drainage and drywell issues.

## Airport West

- Allow ADU units, live/work areas.
- No double tax impact fees allow more businesses to move into the area instead of construction. Look at fee structures and how they impact development.
- Creating an urban growth boundary and stick to it.

**Neighborhood Workshop Notes  
Business Areas (continued)****Question #3 – In 20 years:**

## Main Street

- Want businesses to thrive – but like small quiet Hailey with boundaries, safe –
- Allow biking and pedestrian accessibility in downtown.
- Support outdoor recreation - ice rink.
- Support dining/shopping in downtown core.

## South Woodside

- Want to continue making this area a viable business area without restrictions.
- Look at specific needs of an LI area to help facilitate/support healthy growth.
- Need accessibility to businesses without encroaching into residential areas – move traffic light on Highway from Countryside to Woodside.

## Airport West

- Golf course at airport site
- Business park but don't want to extend the downtown core.

## Common Thread in Group Discussion

- Balance of residential with business
- City should look at each area and its unique requirements to help support viable businesses

## Other Comments

- Complements to city on parks, and creating a sense of community and small town feel.
- Like sidewalks in Foxmoor, creates nice feel on Halloween.

**Neighborhood Workshop Notes****Central and South Woodside      10/22/09      Attendance: 5****Question #1 – Likes**Neighborhood

Quiet. Easygoing and safe neighborhood. People are great. Power lines are buried! No bright street lights; we have the best stars and the Toe of the Hill Trail. Know all the neighbors. Responsive neighbors – can talk to them about issues. Keefer Park. Horseshoe pits and basketball courts. Pride of ownership of homes. Established neighborhood defined by its urban forest. Diversity of landscaping and diversity of people. Interactivity of neighbors.

Hailey

Separation of Business and Residential. Current city size is great. People are wonderful. Low crime rate, sidewalks, etc. Small-town feel. Residential town with a neat downtown core.

**Question #2 – Changes you would make if you were king for the day?**Neighborhood

Sidewalks an important safety issue; kids should be considered  
Floodplain mapping and insurance issues need to be addressed.  
Outlaw loud base music. Stoplight at South Woodside and Hwy 75. Enforce speed limit.  
Make new sidewalks which provide a safe barrier for kids. Night lighting for safety.  
Easy access to canyons. Would like motorized access to canyons. Make Woodside Boulevard go away.  
Another park, not quite as large as Keefer park. Control density. Rather than expanding amenities, make sure we can maintain what we have. Sweetwater style development is nicer than apartment style development. Owner occupied are better than rentals. Need more affordable housing so that housing can be owner occupied. Contain the scale of the development – make sure it fits into the neighborhood scale already existing. Make sure the neighborhood character, pedestrian friendly, is retained.

Hailey

Do more of what Hailey has been doing.  
South Woodside is the poor stepchild of Hailey. It is a good neighborhood; a melting pot of people. Tired of poor press. Create more areas where vehicles aren't allowed. It shouldn't be all about the cars. Open a huge bookstore/coffee shop. Leave it as is.

**Neighborhood Workshop Notes  
Central and South Woodside (continued)**

**Question #3 – In 20 years:**

Neighborhood

Another park in Woodside. More landscaping.

Expansion of Trail system. Friendly like it is now. More pedestrian and bike friendly on Woodside Boulevard. Noise ordinance enforced. Control on density in Woodside – retain small town feel and not overpressurize through dense development. Same as now, more trees and enhancement of urban forest. Traffic calming measures on Woodside Boulevard. Asphalt bikepaths for kids so the snow melts off them – safety for kids year round. Connect Woodside with other parts of the community. Connect Woodside east/west across highway to old airport, creating an east/west vehicular connectivity to reduce the north/south vehicular connectivity. Reduce traffic on Woodside Boulevard and Glenbrook and move it more directly onto the highway. Draw out the distinction of Woodside so that in 20 years it has a historic nature such as Hyde Park.

Hailey

Inter-neighborhood accessibility. Pedestrian friendly, Small, locally owned businesses. Campus like feeling in downtown. Same as now, but with proper accommodation of growth.

**Neighborhood Workshop Notes**  
**Northridge and Old Hailey Townsite**

10/15/09

Attendance: 13

## Likes/Desires:

- Less emphasis on cars
- Control noise
- Infill
- More walkable
- Sidewalk maintenance.
- Clean energy at neighborhood level
- Traffic free zones
- Intra-city public transportation
- Redevelop airport w/parks/recreation opp.
- Electric transport system to north valley.
- Quite
- Trees
- Architecture and varied character
- Historic homes
- Proximity to open space
- Bike racks
- River St. one-way
- More pedestrian friendly
- Maintain current zoning
- Larger open/green space
- Maintaining bldg heights
- Proximity to commercial and recreation
- Access to open space
- Relatively bike friendly
- Quality of schools
- Better maintenance Of sidewalks

- Consistent development of sidewalks
- Maintain central core, reduce north south commercial sprawl
- Ensure safety across Main St.
- More sustainable bldg and energy
- Keep development in town
- Def. of infill: redevelopment or dev. Of existing vacant lots, not increased density.
- Maintain view sheds
- Accommodate alternative transp. infrastructure
- One-way street development – to increase ped./bike activity
- Light rail connection to new airport
- Reduce or eliminate vehicle storage in right-of-ways
- Existing airport space reserved for transp. terminal

## Dislikes:

- Pace of development
- Traffic control w/one-way streets, roundabouts)
- Commercial creep into residential areas
- Water pressure

**Neighborhood Workshop Notes****West Hailey 10/01/09 Attendance: 5****Question #1 – Likes and dislikes**

Della View – Likes: Friendly community

Dislikes: would like two culverts on War Eagle Dr.

Della View – Likes: quiet, friendly, parks, scenic views, access to natural resources

Dislikes: flood control issues, inadequate natural hazard planning in Della View area

China Gardens – Likes: friendly, eclectic, family oriented

Dislikes: Safety concerns regarding fire, vandalism and fire works. Concerned about river connectivity and access, and development of nearby land.

West Croy – Likes: Parks, open space, river access

Dislikes: Snow removal issues, concerns of maintaining access and affordability

West Bullion – Likes:

Dislikes: concerns regarding pedestrian connectivity and lack of infrastructure.

North Star – Likes: close to city core, pedestrian infrastructure and connectivity

Dislikes: dog waste

**Question #2 – Changes you would make if you were king for the day?**

- More small businesses
- More full-time residents
- Prosperous
- Well maintained city
- Controlled growth
- Growth contained within existing city boundaries
- More police patrol in Hailey parks
- Maintain public access to natural resources
- Preserve land adjacent to Big Wood River
- Prioritize safe routes to school sidewalks vs. placement in other areas
- Provide pedestrian infrastructure and amenities along River and Bullion
- River access/greenway adjacent to Big Wood River
- City core to move east and west vs. north south

**Question #3 - Hailey in 20 years:**

- Connectivity and access to recreation and natural resources
- River Street bike infrastructure
- More small-scale commercial on River St.
- Secure and safe
- Opportunities for youth
- Preserve wildlife corridors
- Recreation opportunities in appropriate places
- Preserve recreation opportunities – especially by the river
- Maintain small scale airport – if it remains in Hailey
- Preserve agriculture/rural character
- Maintain residential neighborhood on Bullion, west of River St.



**Airport Site Workshop Notes  
December 10, 2009**

- Encourage uses that do not currently exist in Hailey
- Encourage bike/ped/transit connections
- Provide incubator spaces for start up businesses
- Diversity and integration of lot sizes and uses
- Provide range of housing opportunities
- Provide public use/space
- Green space – greenbelt
- Soccer fields
- Convention Center
- Community gardens or green house
- Discovery center
- Mixed use
- Provide space for large businesses (not necessarily LI)
- Cultural Center – Performing Arts
- Intelligent phasing
- Integration and compatibility with existing goals (downtown, etc) and neighborhoods
- Soften Hwy 75
- Provide way to cross Hwy 75 (connect neighborhoods)
- Set portion aside to attract business or industry
- University (or other institute of higher learning) campus integrated with residential and commercial
- Lodging on north end

**Airport Site Workshop Notes  
December 17, 2009**

- Designate portion of the site to incentivize / attract new businesses (or expand existing)
- Develop site for long term benefits
- Complement downtown (do not replace downtown)
- Promote / Utilize Grey water – Green Building – Geothermal (ground heat exchange)
- Consider areas of higher density (taller buildings)
- Create Visitor attractions
- Adaptive reuse of hangers
- Hotels
- Long term rentals (e.g. visiting professors)
- Include single family homes
- Avoid lengthening Main Street (limit curb cuts between Fox Acres and S. Woodside Blvd)
- Provide a diversity of housing
- Provide short term RV space
- Facilities for sports tournaments
- Campus with coaching programs
- Convention Center
- Provide vehicular and non-vehicular connectivity east/west (river to canyons) and to downtown
- Parks and green space
- Shared parking
- Transit hub
- Include in URA
- Gateway
- Clean Industry
- Liberal Arts College
- Entertainment District
- Art District
- Civic use/space – e.g. city offices, auditoriums, performing arts venue, convention hall
- Public use/space – e.g. plazas, parks, community garden, athletic field.
- Commercial vibrancy
- Live/Work space
- Maximize profit for current property owners (well planned = most profit)
- Mixed use
- Mutually benefiting businesses
- No car zones (even if only 2 blocks)
- Agriculture and/or engineering campus (e.g. U of I)
- Attract an elite university
- Provide student housing with open space at southern end
- Create “future” historic district

**FOR IMMEDIATE RELEASE****September 18, 2009****Contact: Beth Robrahn, 208 788-9815 x 13****City of Hailey Planning Department to Kick Off 2010 Comprehensive Plan Update**

The City of Hailey Planning Department will kick off an update of the Hailey Comprehensive Plan in October with a series of neighborhood workshops.

The success of the update depends on the involvement of citizens, businesses, community groups and appointed and elected officials. In the past, public meetings have been held that were geared toward specific topics like housing, recreation, natural resources, growth and transportation. For the 2010 update the City still wants to hear what people have to say about these topics, but with a focus on what is important in their neighborhood. The City especially wants to hear from people who do not normally come, or have never been, to a city meeting. A diversity of thoughts and experiences are welcomed.

Individuals may participate in their Neighborhood Workshop scheduled for a Thursday in October and sign up to participate in a Community Focus Group. Individuals may also provide their thoughts on sections of the comp plan that are of interest to them. The current Comprehensive Plan can be found at [www.haileycityhall.org/planning](http://www.haileycityhall.org/planning). To share ideas or ask questions contact the Planning Department [2010compplan@haileycityhall.org](mailto:2010compplan@haileycityhall.org) or 788-9815 x 13. People interested in the update process can visit the Hailey website for news on the update. People are encouraged to spread the word about the Neighborhood Workshops and other opportunities to be involved. Brochures explaining the process are available from the Planning Department.

The 2010 update will involve three parts:

**Part 1 – Neighborhood Workshops**

Neighborhood workshops will be held every Thursday in October. The workshops will facilitate a lively discussion among neighbors on 3 questions; what do you like about your neighborhood and Hailey? What would you change if you were “king for the day”? What do you want your neighborhood and Hailey to be like in 20 years?

<b>Neighborhood Workshop</b>	<b>Date and Time</b>	<b>Location</b>
West Hailey (west of Main St)	October 1 6:00pm to 7:30pm	Hailey City Hall
North Woodside (north of Baldy View) and East Hailey (all subdivisions east of Wood River Trail)	October 8 6:00pm to 7:30pm	Community Campus Room 301-302
Hailey Townsite and North Ridge	October 15 6:00pm to 7:30pm	Wood River Middle School
Central and South Woodside (all subdivisions south of Baldy View Dr)	October 22 6:00pm to 7:30pm	Woodside Elementary Library
All commercial areas	October 29 8:00am to 9:30am	Hailey City Hall

**Part 2 – Community Focus Groups**

Throughout the months of October, November and December input from citizens, businesses, city appointed commissions and community organizations will be contacted, and work sessions scheduled as necessary, to update the factual information contained in the Comprehensive plan and identify goals, policies and implementation steps that have been accomplished. The focus groups will also generate recommendations for revisions. This work will also incorporate the input gathered from the Neighborhood Workshops.

**Part 3 – Planning Commission and City Council Public Hearings**

Parts 1 and 2 will culminate in a draft document with proposed revisions to the Comprehensive Plan. A series of public hearings will be held by the Planning Commission to review and receive comment on the draft document. It is estimated that 6 to 8 public hearings will be required to sort through all 15 sections of the Comprehensive Plan. These public hearings will take place as part of the Commission's regular monthly meetings in January, February and March, 2010 with the goal of having recommendations to the City Council for review starting in April, 2010. Final adoption of the revisions is targeted for June 2010.

**What is a Comprehensive Plan?**

The Hailey Comprehensive Plan guides changes within the City over 20-30 years. The purpose is to ensure that changes within the community retain, enhance, and create the kind of place valued by the people who live here. The Plan sets out the goals and objectives that are valued in the present and desired for the future.

The Plan does not sit on the shelf; it is used regularly by the Planning Commission and City Council to evaluate projects submitted to the city for approval and provides direction for well-informed land use planning and zoning and subdivision regulations.

**Why Update the Hailey Comprehensive Plan?**

A comprehensive plan is not a permanent document. In order for the comprehensive plan to be relevant to the community it must remain current. A plan should be updated every five to ten years. The Hailey Comprehensive Plan was last updated in 2003. Now is a good time to touch base with each other and make any needed adjustments.

**The Current Hailey Comprehensive Plan...**

- Emphasizes the creation of community rather than the mere development of land.
- Encourages a population which has ethnic, cultural, generational, and economic diversity; and community in which families can thrive, has attractive homes and neighborhoods, safe streets, clean air and water, open space, cultural amenities, and compact form.
- Calls for lessening dependency on the automobile, ensuring adequate infrastructure, facilitating a strong and viable education and social support system, and providing abundant open space and parks.
- Challenges the citizens of Hailey to find ways to preserve community history and character, manage and accommodate anticipated growth, and maintain a healthy and viable city center with sustainable economic growth for both business and individuals.

## **Components of a Comprehensive Plan Updated**

**Identify Issues.** Current issues of concern to residents, workers, property owners, and businesses and the emerging issues that will be important in the future are identified by citizens, community organizations and community leaders.

**Determine Goals.** Once the community identifies issues, goals can be established. Goals are community visions and establish priorities for the community and help community leaders make future decisions. In the 2010 update the Planning Department will compare each of the goals stated in the current Comprehensive Plan with the input community members give at the neighborhood workshops and community focus group sessions to ensure the goals are still relevant and consistent.

**Collect Data.** Data is needed in order to evaluate current city conditions and to predict future conditions. Data about the environment, traffic, economic, social (such as population and income), and land use conditions (such as housing and zoning) and public services will be updated by the Planning Department. Outcomes of the data collection process include population projections, economic condition forecasts, and future housing needs.

**Prepare the Plan.** The Plan is prepared by the Planning Department using the information gathered during the data collection and goal assessment stages. The Comprehensive Plan begins by giving a brief background of the current and future conditions found in the data collection step. Following the background information are the community goals and the policies that will move those goals forward into the future. The goals and policies are organized by issue, such as transportation or housing.

**Create Implementation Steps.** Methods to implement the goals of the Plan are discussed by City staff. These methods, or steps, focus on issues such as cost and effectiveness. When more than one alternative is possible, each alternative is weighed given its potential positive and negative impacts on the community and city government. One alternative should be chosen that best meets the needs and desires of the community for meeting the goal.

**Adopt a Plan.** The Comprehensive Plan is officially adopted by the City Council after public hearings are conducted. The City Council may choose not to adopt the plan, which would require the draft to be refined. Once the plan is accepted by the City Council it becomes a legal statement of community policy in regards to future development.

**Implement and Monitor the Plan.** Using the implementations steps defined in the earlier stages, the city will carry out the goals in the comprehensive plan. The Planning Department monitors the outcomes of the plan and may propose future changes if the results are not desired.