

# Area of City Impact

## City of Hailey

Board of County Commissioners

September 22, 2020



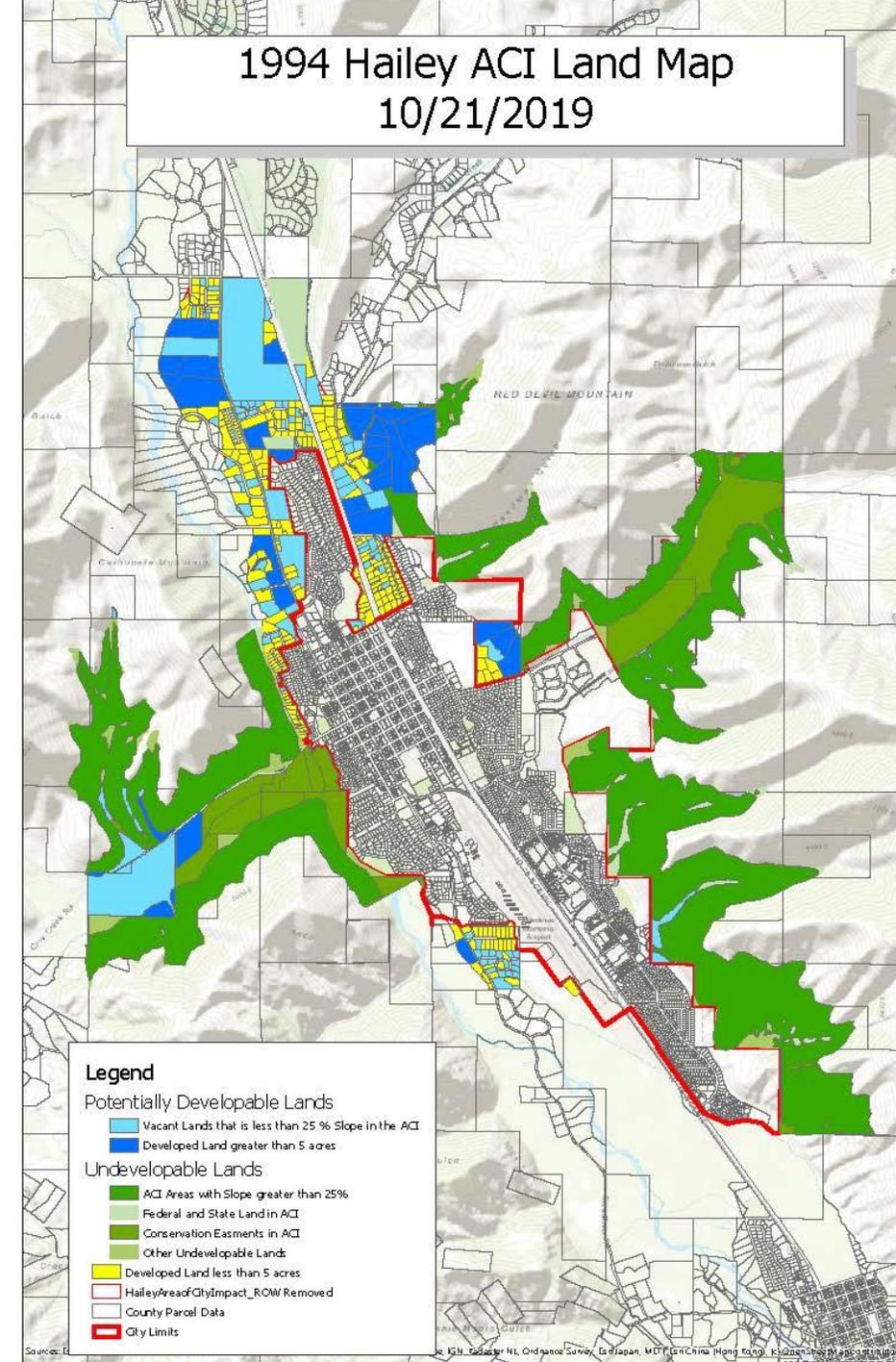
# Hailey ACI History & Overview

- Current Hailey/County ACI Agreement dates to November 14, 1994 (amended June 14, 1999).
- Comprehensive Plan Land Use Map contemplates amended ACI

The ACI Agreements have served both the City and County well; however, **only lands to the north, east and west** sides of Hailey are addressed.

Existing Hailey/County ACI has been successful. Planning efforts to the N, E and W made possible by the existing ACI include:

- **East:** 1,600 acres of permanent open space protected in exchange for 200 homesites
- **West:** adoption of the Hailey Greenway Master Plan, protection of the river corridor, a new snow storage site, and the procurement of 118 acres between Lions Park and the new Mountain Humane Complex
- **North:** a recent annexation proposal, which brought to the City's attention the need for a water pressure study for water service to this part of our ACI
- **South:** Not addressed by current Hailey/County ACI. The City is ready to focus its efforts to the south. **Hailey and Bellevue Mayors have been meeting to discuss issues and goals**



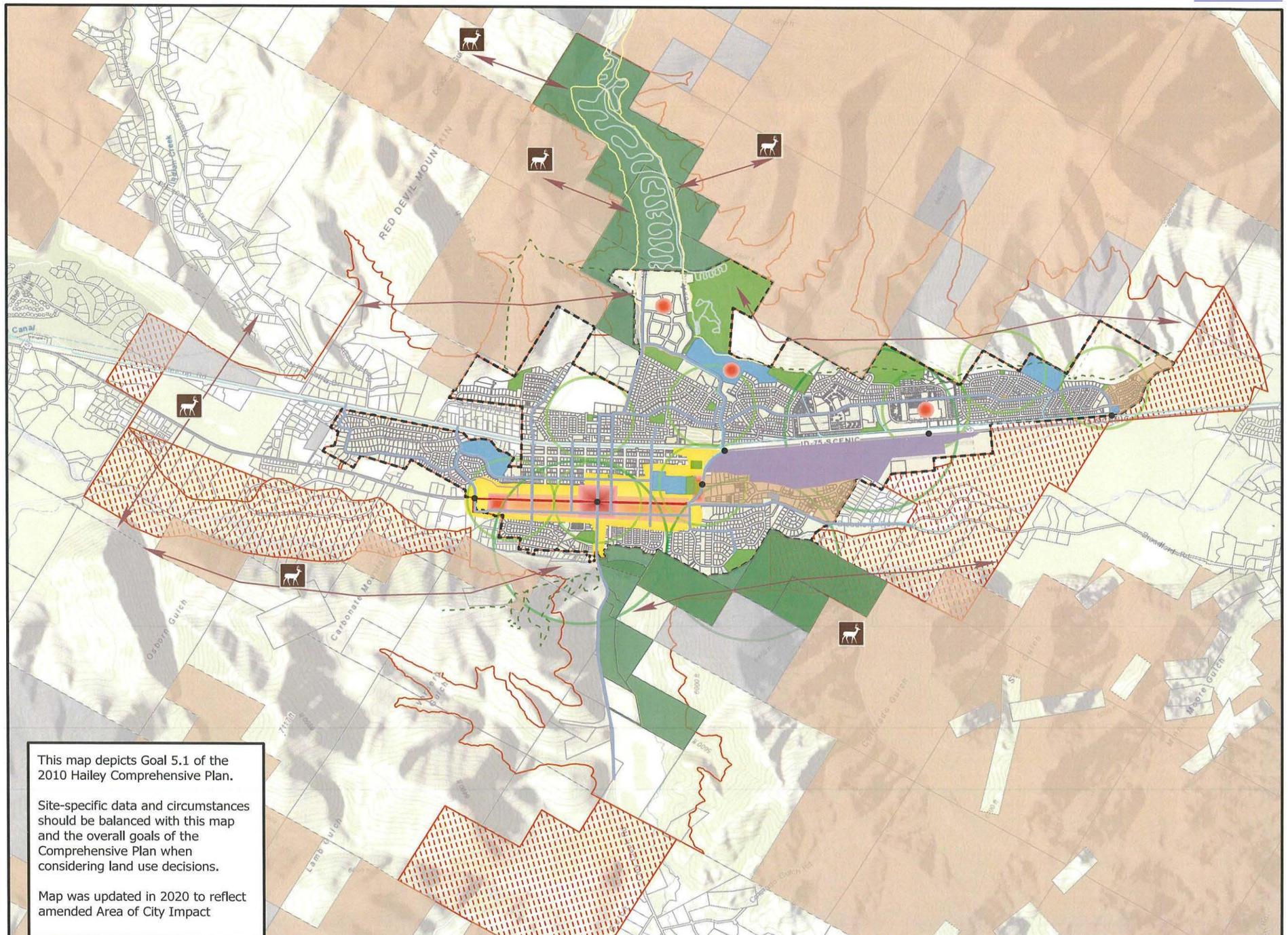
# Draft Hailey Comprehensive Plan Land Use Map Resolution 2010-18 and \_\_\_\_\_

## Legend

- Neighborhood Service Centers
- Community Gateways

### Type

- Mixed Traffic Facility, Advisory Shoulder
- Mixed Traffic Facility, Bicycle Boulevard
- Physically Separated, Side Path
- Physically Separated, Shared Use path
- Planned Physically Separated, Side Path
- Quigley Summer Trails
- Quigley Winter Nordic Trails
- - - Trails
- Visually Separated, Bike Lane
- Conservation Easements
- ▨ Proposed Area of Impact Addition
- ▭ Area of City Impact
- ▭ Quarter Mile Service Area
- ▭ Half Mile Service Area
- ▭ Main Street Corridor
- ▭ Educational Sites
- ▭ Park Recreation Sites
- ▭ High Density Residential
- ▭ Community Activity Areas
- ▭ Downtown
- ▭ Traditional Residential
- ▭ County Parcels
- - - Hailey City Limits
- ↔ Wildlife Corridors and Winter Range
- 🦌 Wildlife Points
- Pedestrian and Bicycle Routes
- ▭ Residential Buffer
- ▭ Airport Site Redevelopment
- ▭ Light Industrial/Business Park
- ▭ BLM Lands
- ▭ Idaho Department of Lands



This map depicts Goal 5.1 of the 2010 Hailey Comprehensive Plan.

Site-specific data and circumstances should be balanced with this map and the overall goals of the Comprehensive Plan when considering land use decisions.

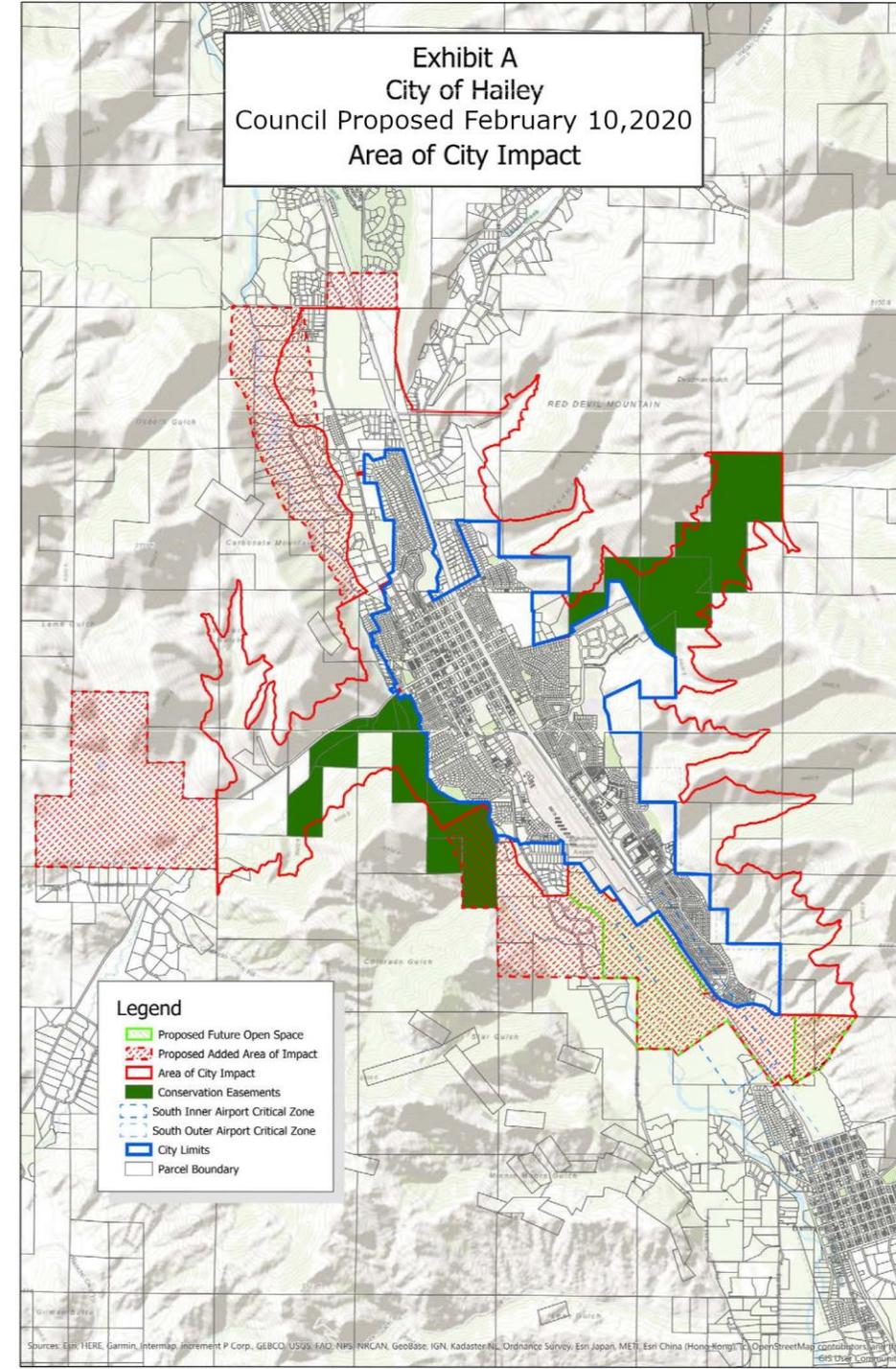
Map was updated in 2020 to reflect amended Area of City Impact

# Hailey ACI

## City Council 2020 ACI

### Overview

- Extensive planning process with P&Z and Council to analyze and contemplate ACI boundary amendments
- Amendments respond to development that has occurred over past 25 years, current trends, and airport. Amendments build upon other planning efforts (Greenway Master Plan, airport)
- Amendments continue respect of sensitive lands and facilitate incremental growth in logical areas contiguous to city limits
- North and West boundaries updated, East boundary unchanged, South of Hailey now included
- Emphasis given to health, safety, welfare (airport) and most logical area (south of city limits)
- Felt it was important to set forth a vision for land south of city limits



# City Council 2020 ACI

Hailey felt it was critical to go through a planning exercise for the land area south of city limits in order to analyze and vision how that land could be utilized to support city needs.

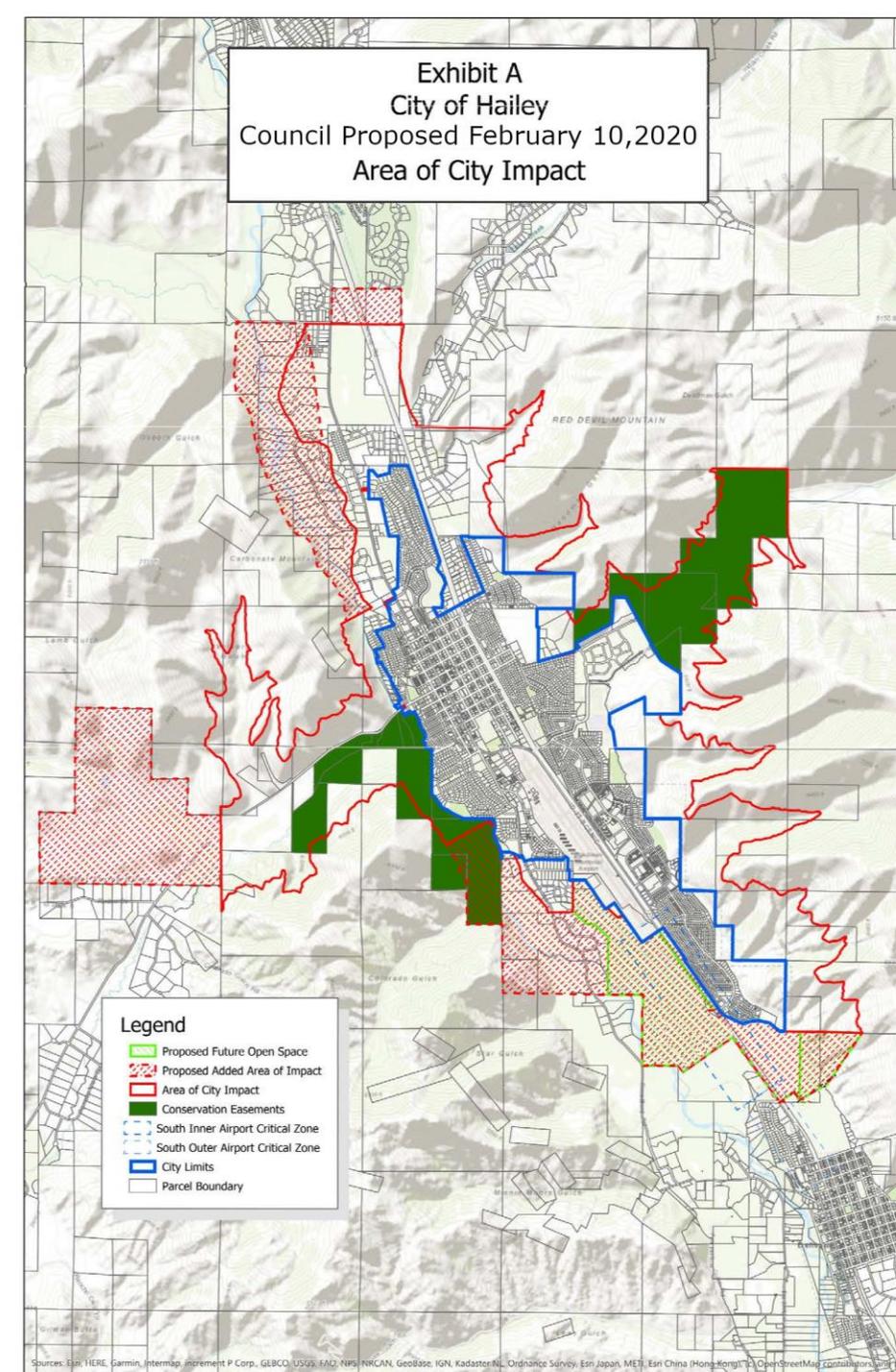
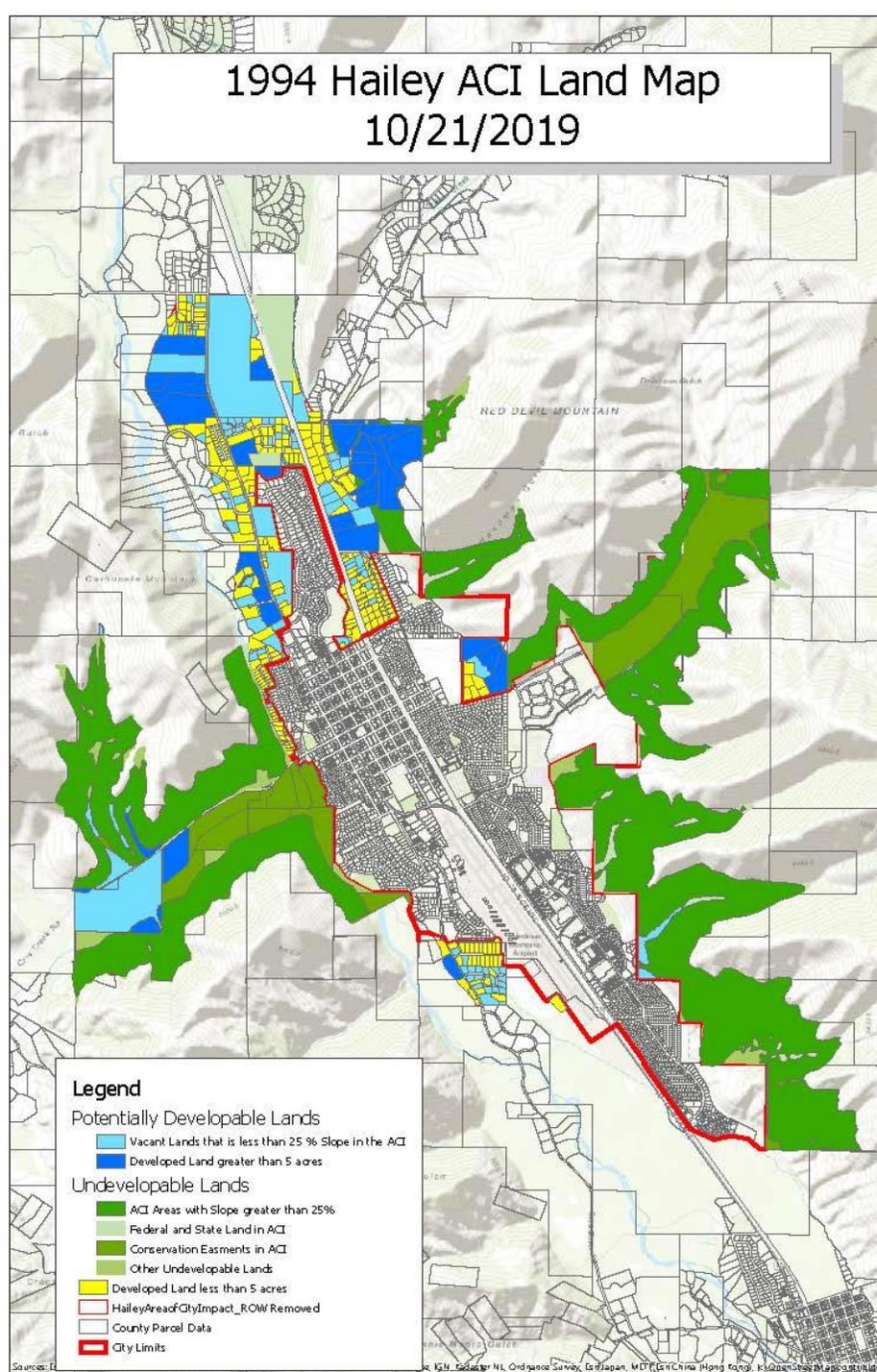
Since those Council meetings, the two Mayors have met. Mayor Burkes goals:

- On the east side of Highway 75, Mayor Burke proposes a 27-acre open space park dividing the two towns. She envisions this park being active open space (soccer fields, baseball diamonds and the like) for the benefit of all of our youth. The two Mayors will continue to discuss ways in which this regional park can be jointly managed.
- On the west side of Highway 75, Mayor Burke proposes Airport-compatible open space uses, with no Light Industrial uses south of the airport. Lands west of Highway 75 should either be split between the two city's Areas of City Impact, or left in the County, in neither city's Area of City Impact.
- Mayor Burke is hopeful that we can all agree not to annex outside of our Areas of City Impact, so that we can rely on these agreements for future planning.

# Hailey ACI

## Comparison

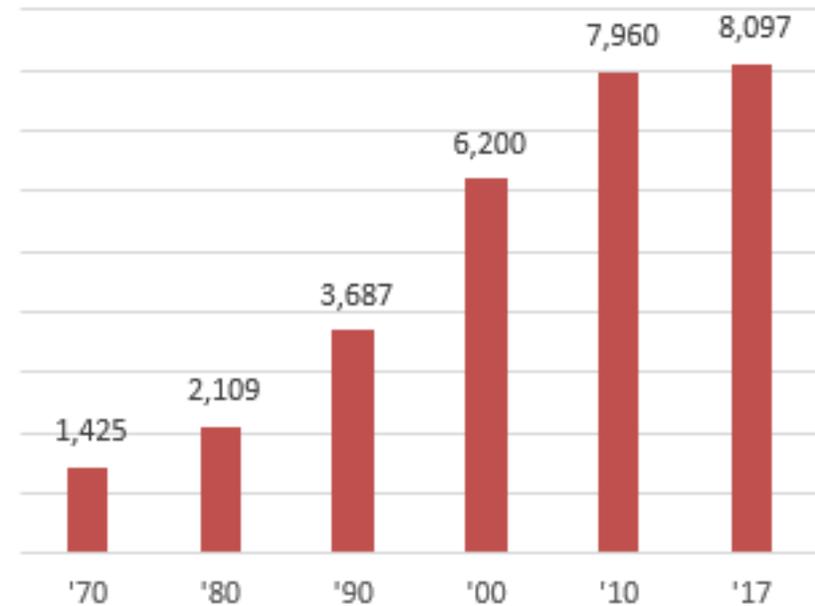
Existing 1994 and  
City Council 2020 ACI



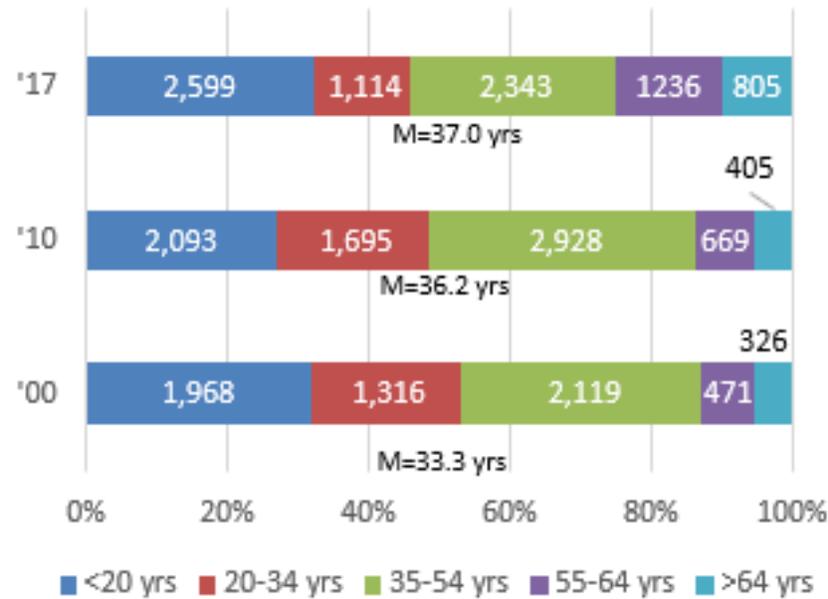
# Hailey Growth Trends

## CITY DEMOGRAPHICS

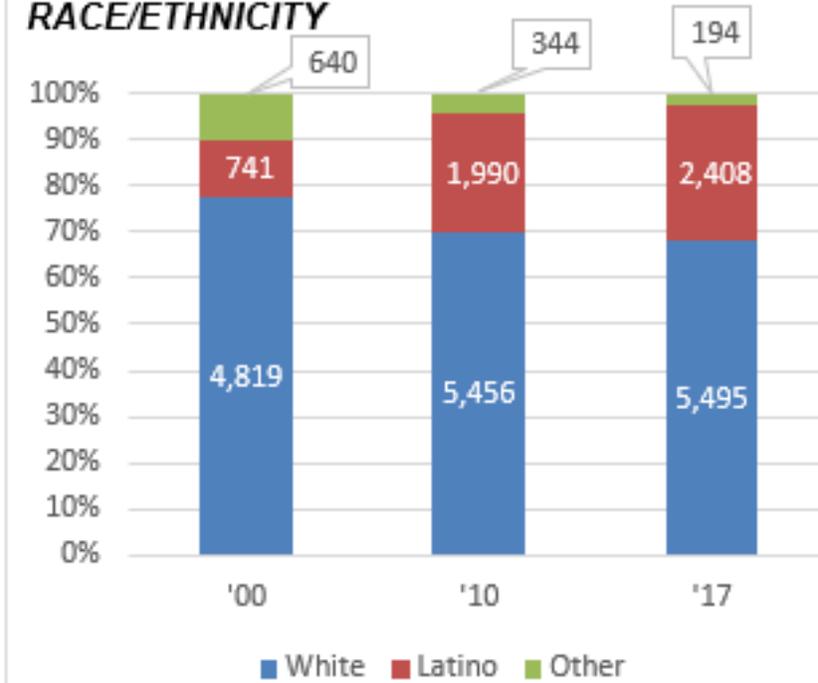
### POPULATION



### AGE



### RACE/ETHNICITY



## Hailey Growth Rate 2010-2018: 0.9%

- Proportion of families with children remains high.
- Share of young adults (20-34) decreasing, older adults rising (55-64). Median age rising.
- Housing types to accommodate families and individuals/couples needed.

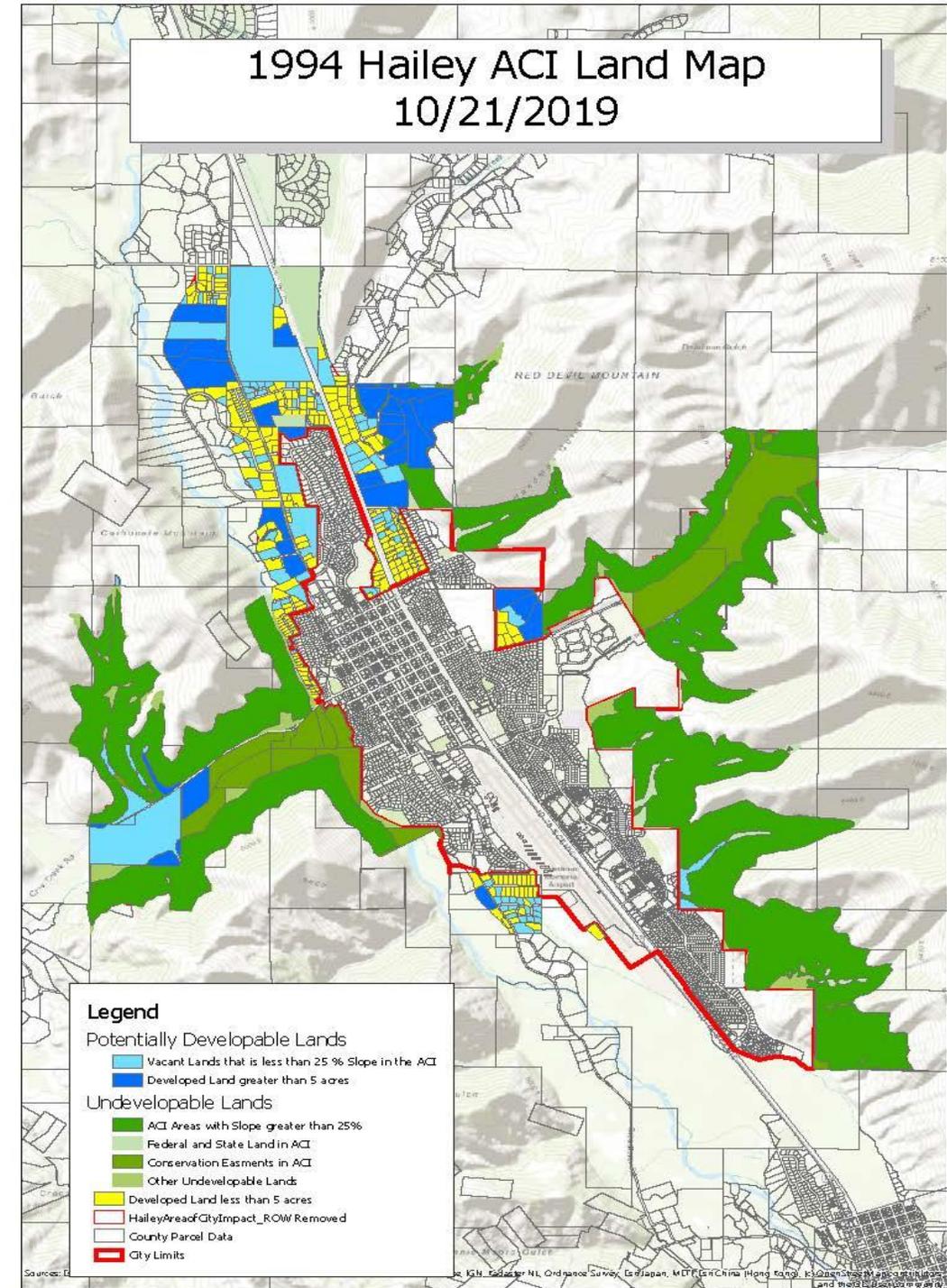
# Q1: Is there a 'trade area' that applies to the lands in or around Hailey that are not currently in the Hailey ACI?

- 'Trade Area' was historically considered to be the geographic area from which businesses or cities draw their customers.
- It identifies whether the City is providing services and goods to people outside of their jurisdiction. If so, those people should be residents of the community in which services are provided.
- For most Cities today, per Association of Idaho Cities toolkit, the best way to determine a 'trade area' is to focus on the provision of City services; to analyze who is using said services and where these people live.
- Hailey happens to be the county seat; additional trade draw due to county governmental services. Residents of new development, regardless of where in the County, inevitably need to make trips to Hailey for these services.
- All public schools, except two (2), are located in Hailey.
- Hailey has over 400 businesses (business license registrations on file with the city).
- **The Commission considered the following 'Trade Areas':**

# Trade Areas

**North:** Current Hailey ACI extends approx. one mile to the north. This area and areas north to mid-valley are closer to Hailey. Residents and businesses would likely use Hailey as their trade area.

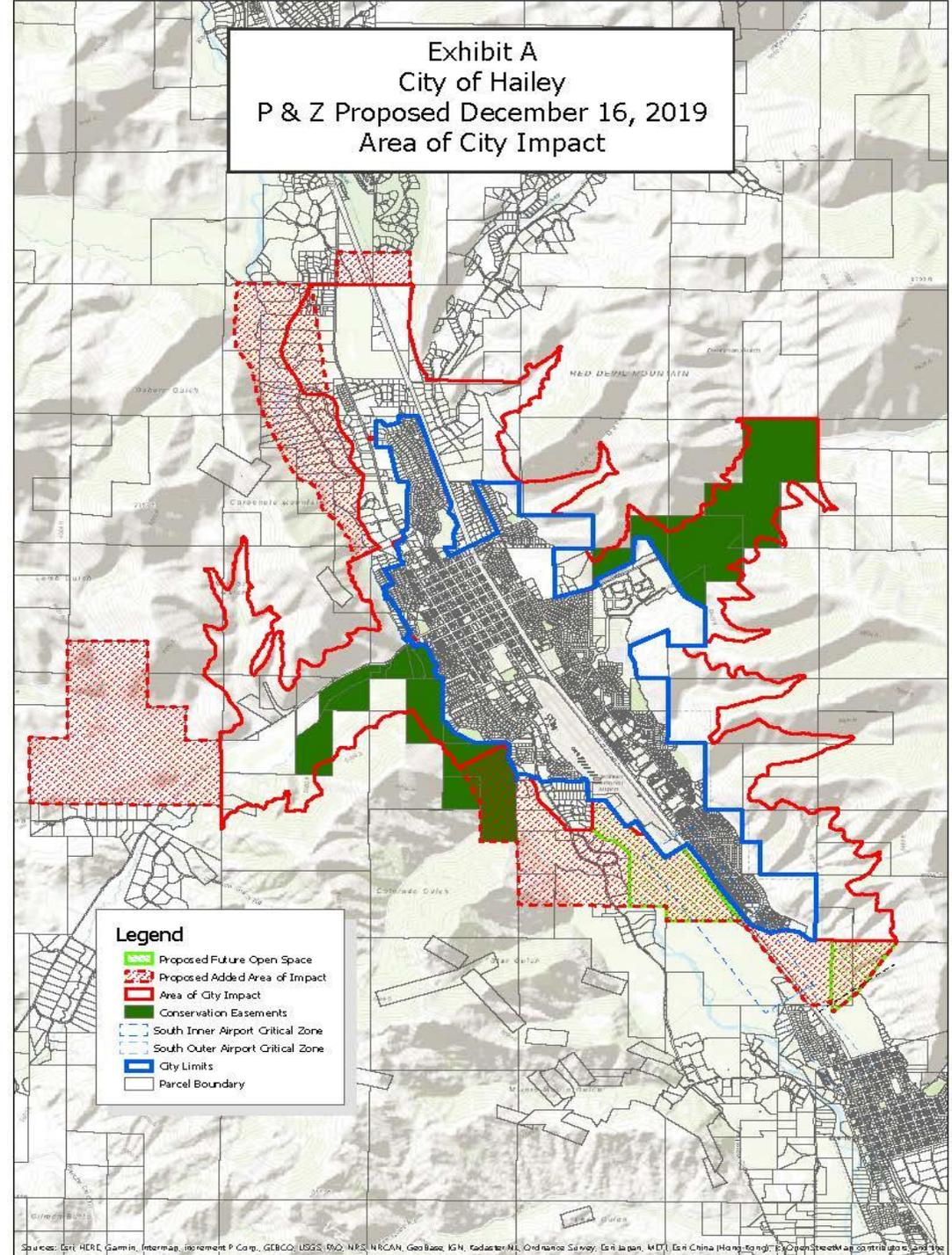
**East:** All developable areas to the east are within the conservation easement, with the exception of Deerfield and Quigley Farm Subdivisions. These areas must travel through Hailey to get to services, so Hailey would likely be their primary trade area.



# Trade Areas

**South:** New residents in this area would likely travel north (to Hailey) or south (to Bellevue) **depending on the nature of the trip.** Middle and high school services are located in Hailey, as are county services; Hailey is the county seat.

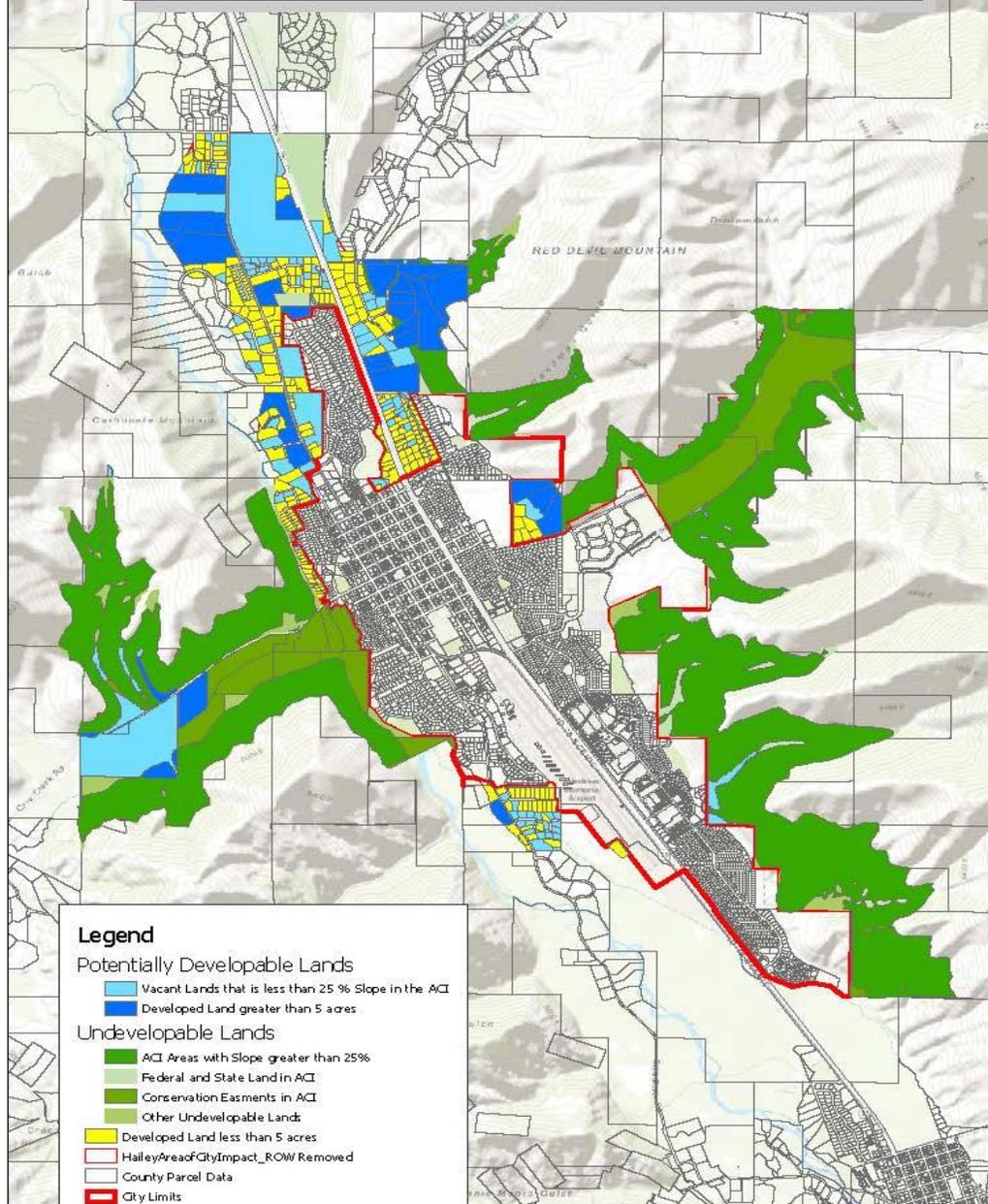
**West:** Most development to the west of Hailey must travel through Hailey to get to services, as travel via the Richardson Summit is unpaved and access is seasonal. It is likely that lands west of Hailey use Hailey as their primary trade area.



## Q2: Are there 'geographic factors' that would direct the Hailey ACI Boundary?

- Geographic factors are both natural and manmade. Natural features can provide logical boundaries for an Area of City Impact.
- The most relevant natural geographic features are water, landform and ecosystems
- Manmade considerations include roads, bridges, canals, buildings, land ownership patterns and regulatory provisions.
- **Bellevue city limits, airport, and existing county subdivisions are geographical impediments to Hailey's ability to expand to the south or north.**
- Hailey's existing ACI and development patterns respects natural geographical features (steep slopes, confined canyons), development is limited in sensitive geographical areas.
- **The Commission considered the following 'Geographic Factors':**

# 1994 Hailey ACI Land Map 10/21/2019

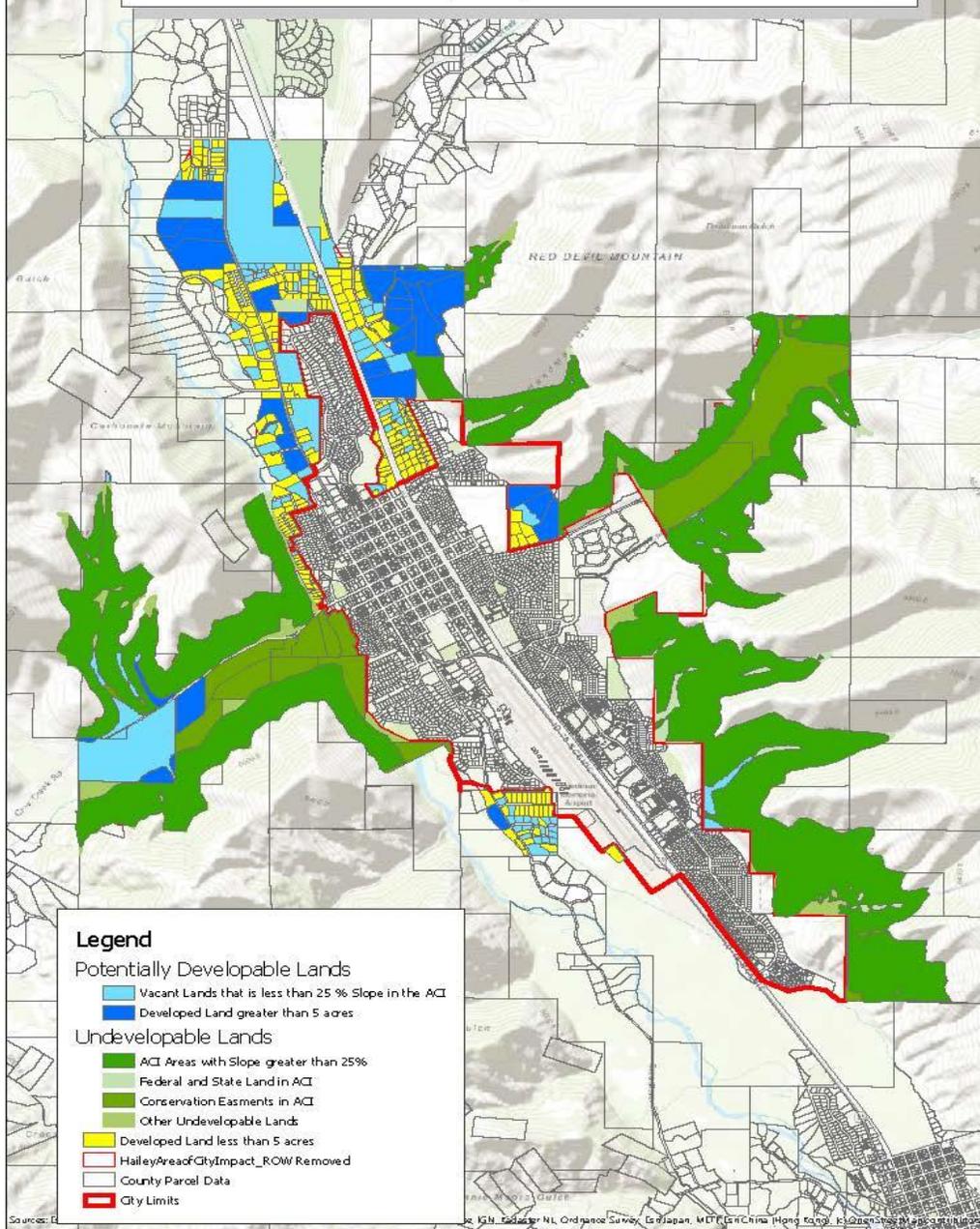


# Geographic Factors

**North:** Current Hailey ACI extends approximately one mile to the north. There are no clear natural geographic factors to the north to guide ACI but existing county subdivisions limit Hailey's ability to bring new development of city-level density into city limits. The Commission recommended and the Council found that the Valley Club be used for the north ACI boundary.

**East:** All developable lands are within the conservation easement, with the exception of Deerfield and Quigley Farm Subdivisions. The residential neighborhoods are land-locked by geographic features, such as hillsides.

1994 Hailey ACI Land Map  
10/21/2019



# Geographic Factors

**South:** Lands to the south are all in one ownership. On the southeast, no clear geographic factor exists, but Bellevue city limits constrain Hailey's ability to grow to the south. On the southwest, the airport constrains growth potential. Woodside traffic light provides an infrastructure element that could create a break between Hailey and Bellevue.

**West:** To the west, part of the ownership of the property known as Sweet Potato Ranch is shown in the ACI. The remainder, a 1,612-acre parcel, is not included. This parcel includes lands on the valley floor along Croy Creek Road and Democrat Gulch. The Commission recommended and the Council concurred that these contiguous parcels be included in the ACI.

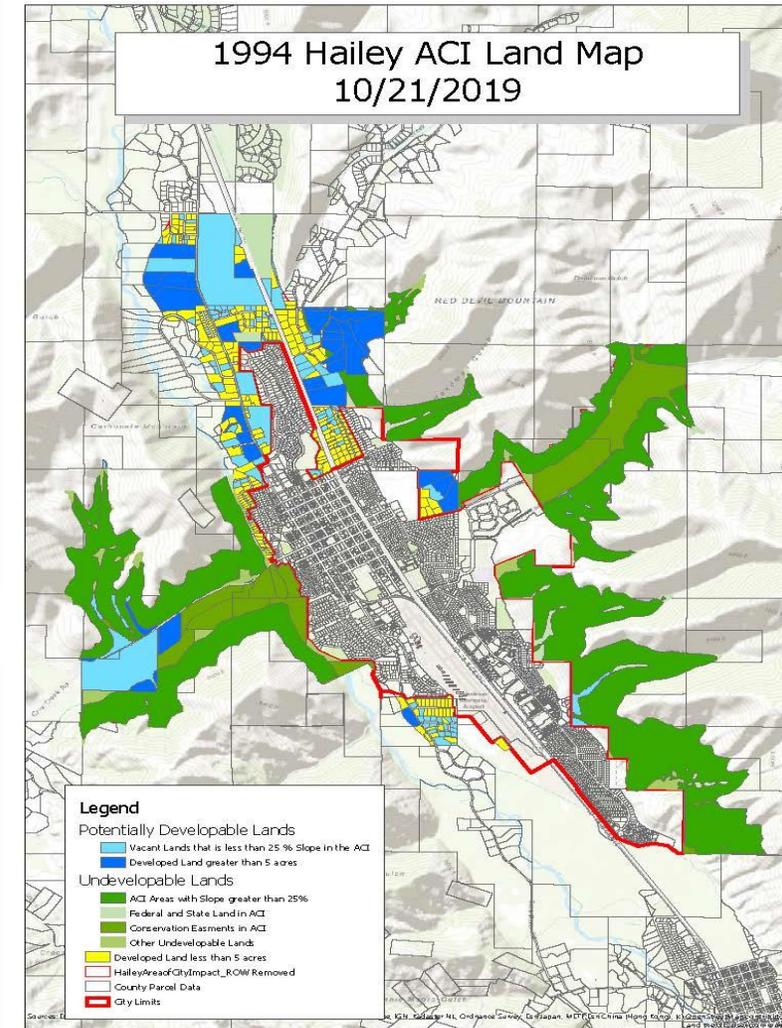
# Q3: Are there areas that ‘can reasonably be expected to be annexed into the City in the future’?

**North:** The City is in the process of undertaking a water pressure study. Undeveloped lands between Highway 75 and the Northridge Subdivision could be reasonably annexed, based on results of the study.

**East:** All developable lands are within the conservation easement, with the exception of Deerfield and Quigley Farm Subdivisions. The residential neighborhoods could be annexed, but it is unlikely desired by their residents.

**South:** Lands to the south are all in one ownership and are directly adjacent to Hailey City limits. **The Council finds that portions of land to the south are needed to serve Hailey in the future, as limited vacant land adjacent to the City exists, and Bellevue city limits are a barrier as well.** This area is critical for future planning. **The City Council draft map shows 41.1 developable acres in the Hailey ACI and 64 developable acres in the Bellevue ACI.**

**West:** To the west, adjacent lands are being purchased by the Wood River Land Trust as a conservation easement. The next vacant parcel, Sweet Potato Ranch, is not contiguous; therefore, is unlikely to be annexed in the foreseeable future. If annexed and developed it would create “leapfrog” development.



# Q4: Approximately how much vacant, developable land is available in Hailey City limits and what percent?

## Total Vacant Land in Hailey City Limits

Classification	Acres
Total land area in Hailey City Limits	2,542
Less rights-of-way	2,035
Less park/open space lands zoned RG-B	1,660
<b>Remaining developable vacant lands in Hailey City Limits</b>	<b>324 (12.7%)</b>

## Residential Vacant Land in Hailey City Limits by Zoning District

Classification	Acres
<b>TOTAL vacant residential land</b>	<b>186 (7.3%)</b>
GR (General Residential)	105
LR-1 (Limited Residential)	39
LR-2 (Limited Residential)	42

## LI Vacant Land in Hailey City Limits by Zoning District

Light Industrial	Total Acres	Vacant Acres
<b>TOTAL</b>	<b>92</b>	<b>26 (28%)</b>
LI	39	5
SCI-I	41	14
SCI-SO	14	7

**Q4: Approximately how much vacant, developable land is available in Hailey City limits?**

Zoning District	# of parcels	# of vacant parcels	Total Acres	Vacant Acres
Airport	54	2	216	2
Business	367	37	72	12
General Residential	1774	150	612	150
Limited Business	132	9	37	9
LR-1	1433	124	463	93
LR-2	247	81	137	41
Neighborhood Business	3	3	7	7
Recreational Green Belt	20	---	378	---
SCI Industrial	138	38	40	14
SCI Sales Offices	39	13	15	7
Technology Industry	19	---	7	---
Transitional	32	---	6	0.3

**Quantity and Utilization of Land by Zoning District**

## Q4: Approximately how much vacant, developable land is available in Hailey and Bellevue City limits?

	Total Area	Vacant Preserved*	Vacant Developable	Percentage Developable
<b>All City</b>	973 acres	275 acres	152 acres	16%
<b>Residential</b>	650 acres	240 acres	130 acres	20%
<b>Light Industrial</b>	53 acres	10 acres	2 acres	4%
<b>Commercial</b>	118 acres	25 acres	20 acres	17%
<b>Rights-of-way</b>	200 acres			

Table 1: Sources: Blaine County GIS, Wikipedia, Bellevue Community Development

\*includes ROW, parks, open space, WR Trail, floodplain, hillside, etc.

Total Vacant Land in Hailey City Limits		Residential Vacant Land in Hailey City Limits by Zoning District		LI Vacant Land in Hailey City Limits by Zoning District		
Classification	Acres	Classification	Acres	Light Industrial	Total Acres	Vacant Acres
Total land area in Hailey City Limits	2,542	<b>TOTAL vacant residential land</b>	<b>186 (7.3%)</b>	<b>TOTAL</b>	<b>92</b>	<b>26</b>
Less rights-of-way	2,035	GR (General Residential)	105	LI	39	5
Less park/open space lands zoned RG-B	1,660	LR-1 (Limited Residential)	39	SCI-I	41	14
<b>Remaining developable vacant lands in Hailey City Limits</b>	<b>324 (12.7%)</b>	LR-2 (Limited Residential)	42	SCI-SO	14	7

Hailey	Bellevue
Pop: 8,392 Acreage: 2,452 People/Acre: 3.4	Pop: 2,544 Acreage: 973 People/Acre: 2.6

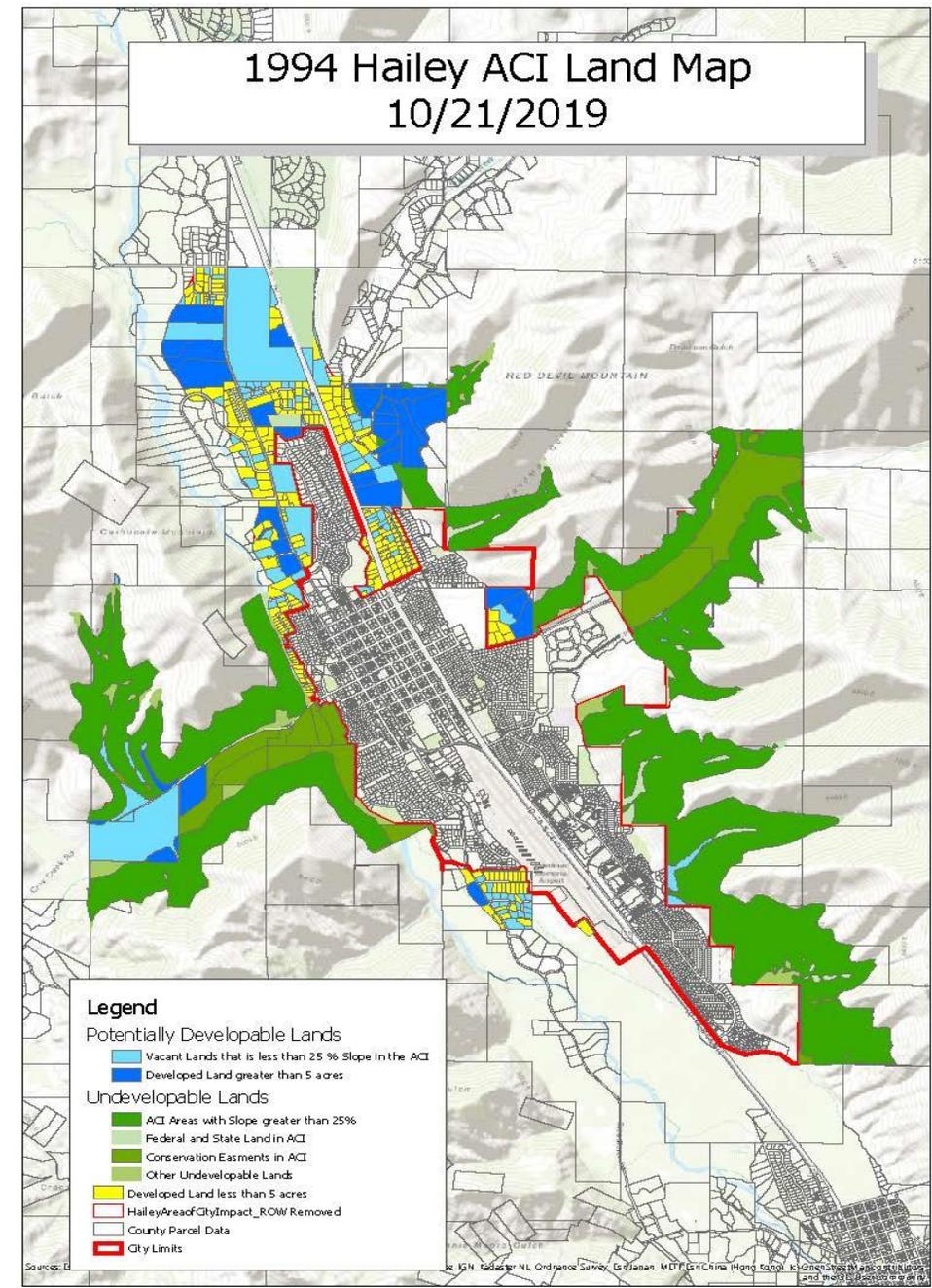
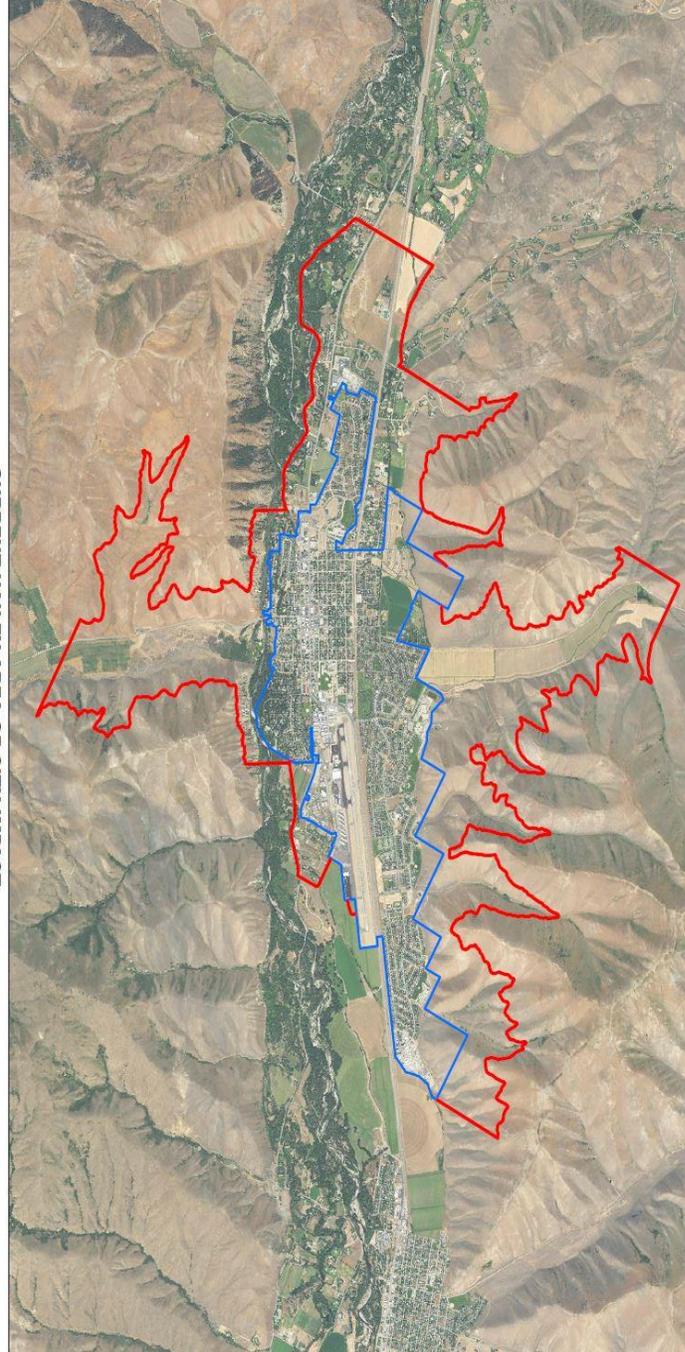
**Q5: Approximately how much vacant, developable land is remaining in the current Hailey ACI?**

**Legend**  
  
 Area of City Impact  
 City Boundary

**CURRENT HAILEY AREA OF CITY IMPACT**

ORDINANCE # 649  
 PREPARED BY GALENA ENGINEERING  
 PREPARED ON 01/23/2017

1 inch equals 3,000 feet



# Q5: Approximately how much vacant, developable land is remaining in the current Hailey ACI?

**Table of Vacant Lands within the 1994 Hailey Area of City Impact**

Data	Total Land Area in Acres	Less City Rights of Way (Acres)	Less lands over 25% slope (Acres)	Less federal lands and lands in conservation easement and lands over 25% slope	Developed lands in ACI on parcels less than 5 acres	Developed Lands in ACI on parcel greater than 5 acres
Lands within 1994 Hailey Area of City Impact	3,738	3,597	1,819	454	331	468

## **Q6:What is the current population of each City and what are the population projections?**

- Hailey's **2018** population was estimated to be **8,501**. The **2010 Census** showed **7,930** people, or a **growth rate of .9%**
  - 1990-1999: 5.0% and 2000-2008: 3.0% (source: Comprehensive Plan)
- It's imperative that Hailey, Bellevue and Blaine County agree on general parameters and assumptions that will guide both towns.

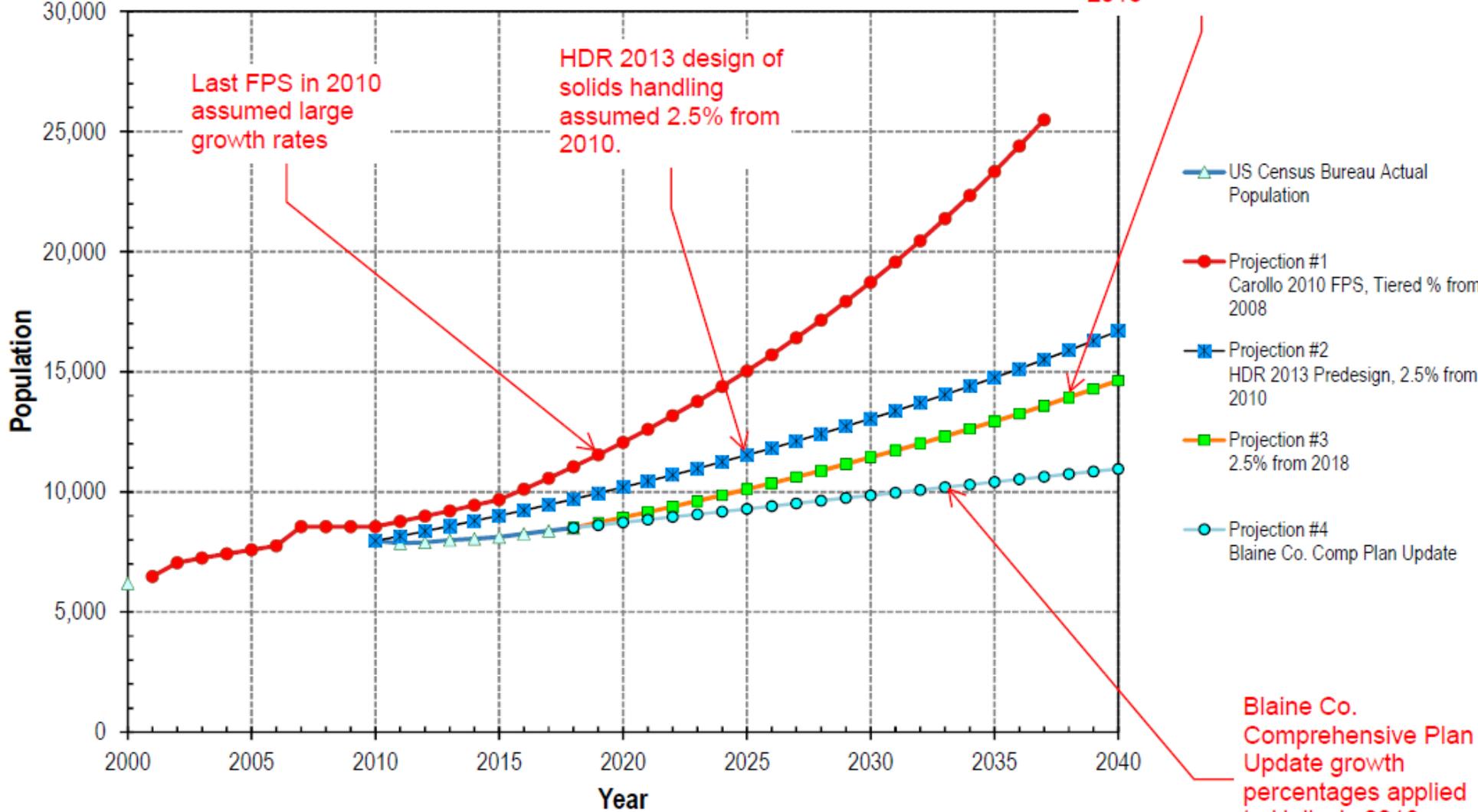
Projections are at an annual growth rate of 1.2%.

Year	Hailey	Bellevue
2017	8,097	2,551
2018	8,194	2,582
2019	8,292	2,613
2020	8,392	2,644
2021	8,493	2,676
2022	8,595	2,708
2023	8,698	2,740
2024	8,802	2,773
2025	8,908	2,806
2026	9,015	2,840
2027	9,123	2,874
2028	9,232	2,909
2029	9,343	2,944
2030	9,455	2,979
2031	9,569	3,015
2032	9,683	3,051
2033	9,800	3,087
2034	9,917	3,124
2035	10,036	3,162
2036	10,157	3,200
2037	10,279	3,238
2038	10,402	3,277
2039	10,527	3,317
2040	10,653	3,356

# Population & Planning for Infrastructure

HDR Recommended for wastewater treatment planning purposes, 2.5% from 2018

### Population Projections for City of Hailey



Last FPS in 2010 assumed large growth rates

HDR 2013 design of solids handling assumed 2.5% from 2010.

- US Census Bureau Actual Population
- Projection #1 Carollo 2010 FPS, Tiered % from 2008
- Projection #2 HDR 2013 Predesign, 2.5% from 2010
- Projection #3 2.5% from 2018
- Projection #4 Blaine Co. Comp Plan Update

Blaine Co. Comprehensive Plan Update growth percentages applied to Hailey's 2018 current population.

## Q7. Can the cities efficiently utilize the land within the proposed ACI areas for population growth?

What zoning districts exist or are proposed to accommodate housing efficiently?

- Hailey has a track record of planning efforts to utilize its land efficiently and most of Hailey's subdivisions, new and old, have lot sizes under a quarter of an acre. (median lot size in new subdivisions is 8,600 sq ft as of 2015, [source](#). China Gardens, a lot of Woodside, some lots in Quigley, etc have ~6,000 s.f. lot sizes)
- Hailey has a track record of facilitating creative, dense development to efficiently utilize its existing lands – examples: through processes like subdivision platting and PUDs (cottage courts in Cutters, negotiating to rework Sunbeam) and zoning code amendments (downtown residential overlay, allowing residential ADUs in some LI zones, efforts to expand ability of ADU infill).
- It is in the interest of Hailey to continue using, and expand, tools for efficient land utilization. Reasons are many:
  - Supply and demand. There is only so much land, one day it will be built out.
  - Housing already more expensive than most local wage earners can afford, supply and demand means over time the demand will be higher for the limited land here. It's in Hailey's interest to do everything it can to plan well to mitigate high housing costs.
  - Dense residential development also facilitates multi-modal and active transportation: walking, biking, and riding the bus are good for health and good for the environment.

**Q7. Can the cities efficiently utilize the land within the proposed ACI areas for population growth?  
What zoning districts exist or are proposed to accommodate housing efficiently?**

Hailey Zoning Districts

- **GR-H** (10 units/acre)
- **Downtown Residential Overlay** (no maximum density- work backwards from parking requirements)
- **SCI-I, SCI-SO and LI:** almost built out
- **Accessory Dwelling Units**
  - Infill
  - Efforts to facilitate ADU development underway



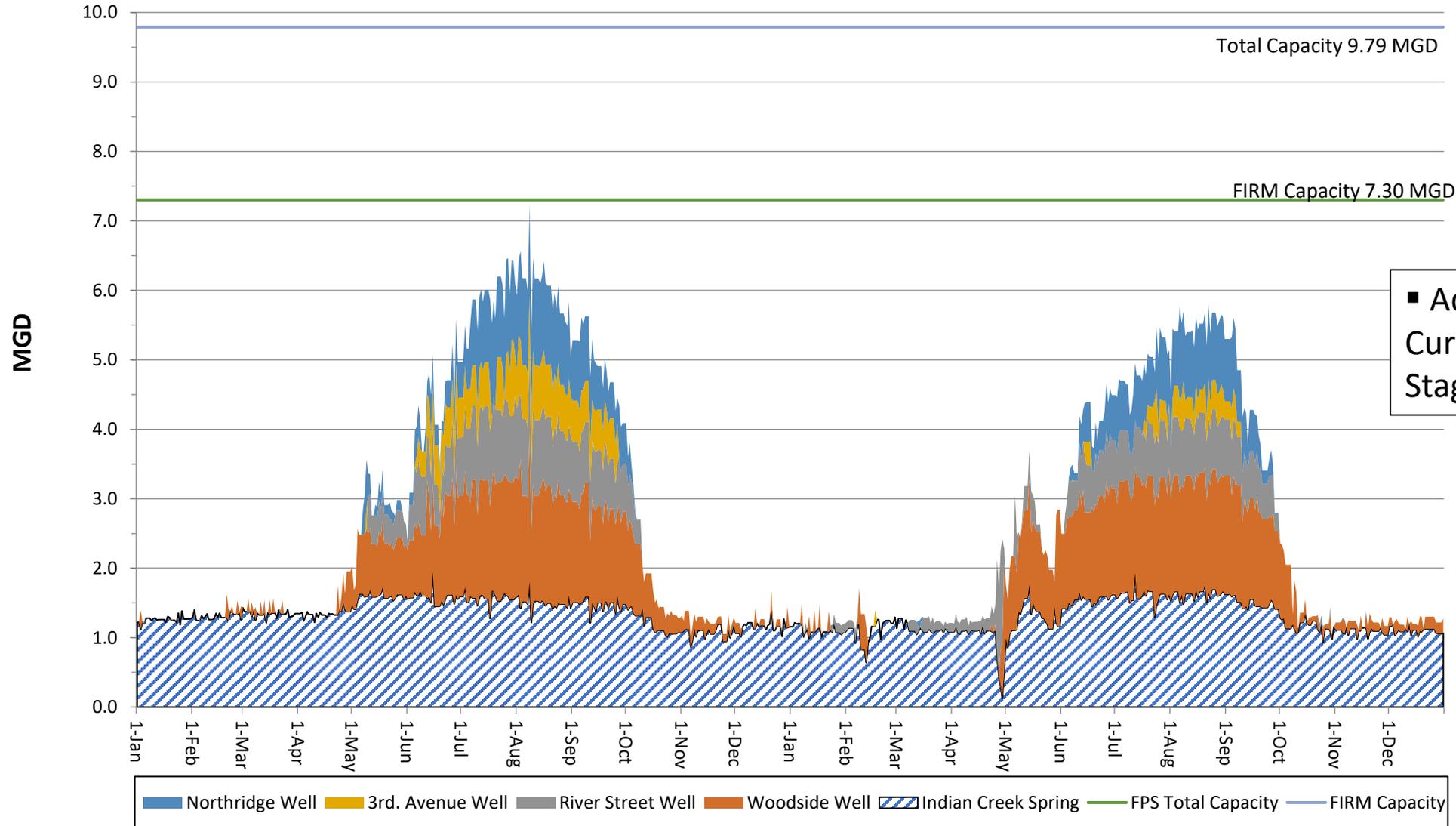


**Q9: Are water  
and sewer  
capacity available  
to serve the areas  
under question?**



# Hailey water capacity

## 2018-2019 Daily Water Production By Source



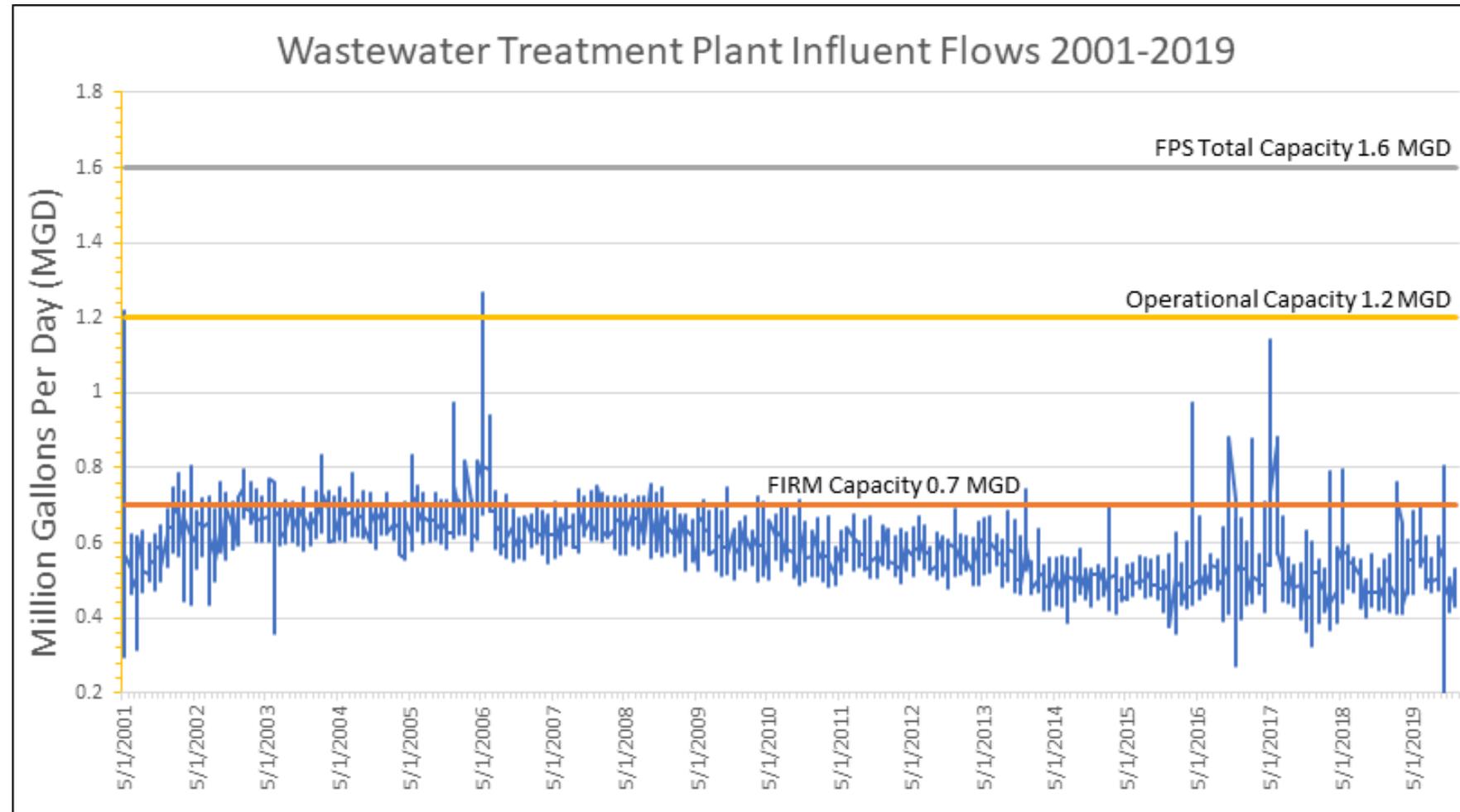
Total Municipal "Water Right" Diversion Rate is 10.9 mgd

Additional Supply Currently in Planning Stages



# Hailey wastewater capacity

- Data shows inflows for 19 years
- Peaked at 6 mgp day peak
- **Well below operational capacity**
- Planning growth rate in Wastewater Facilities Planning study is 2.5%

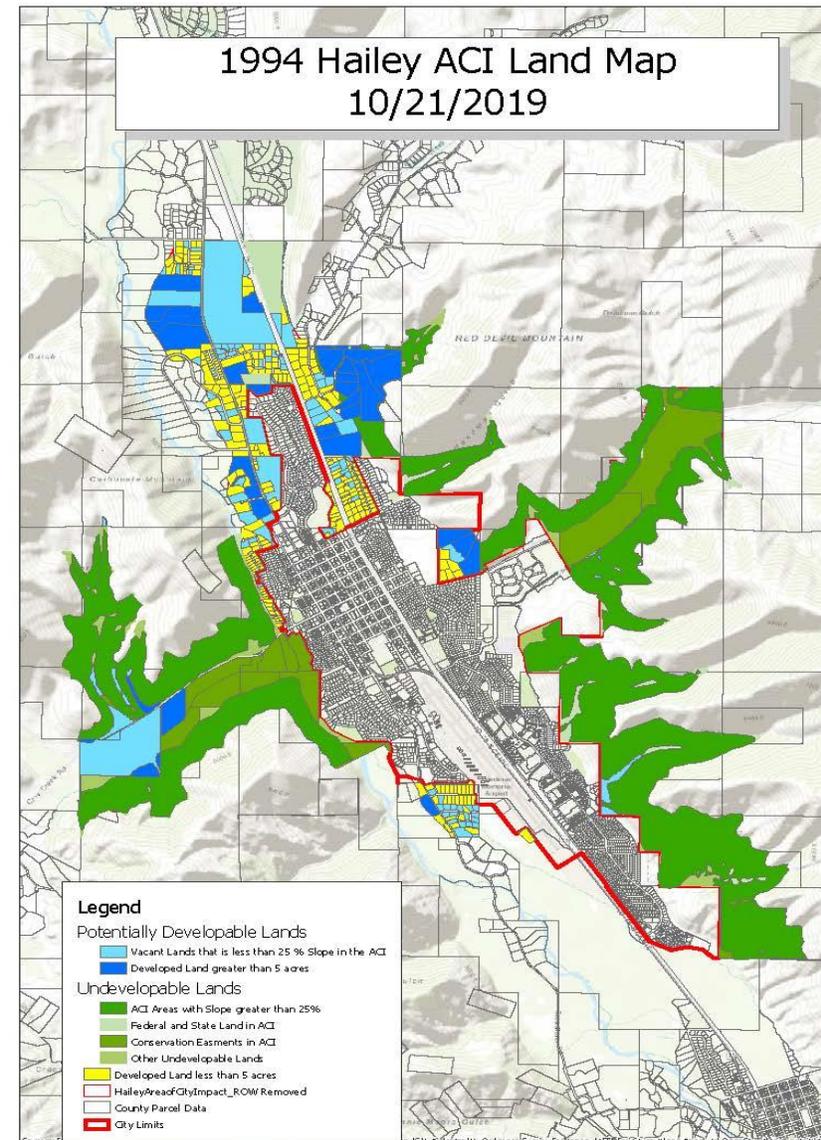


## Q9: Are water and sewer capacity available to serve the areas under question?

- The Hailey Water Division has reserve capacity for both production and available water rights
- The Hailey Sewer Division has reserve capacity for treatment
- **Answer: Yes, water and sewer capacity is available to serve the area in question**

# Q10: How do the proposed ACIs achieve common goals set forth in the Bellevue, Hailey and Blaine County Comprehensive Plans?

- Visual Separation between cities
- Limited commercial uses outside commercial cores
- No Hillside development
- Toe of the hill trail connection
- Wood River trail protection
- Scenic Highway
- Airport Vicinity Issues
- Floodplain and Riparian
- Wellhead protection



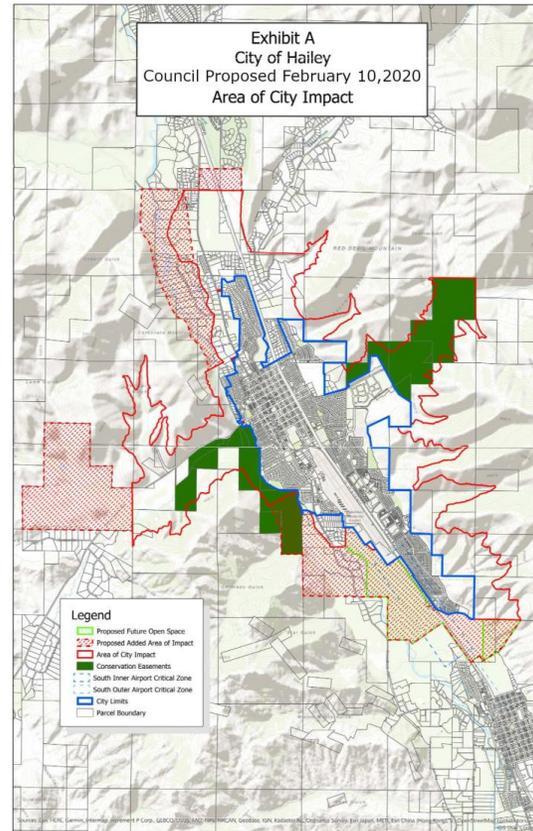


# Hailey ACI "Map" Ordinance

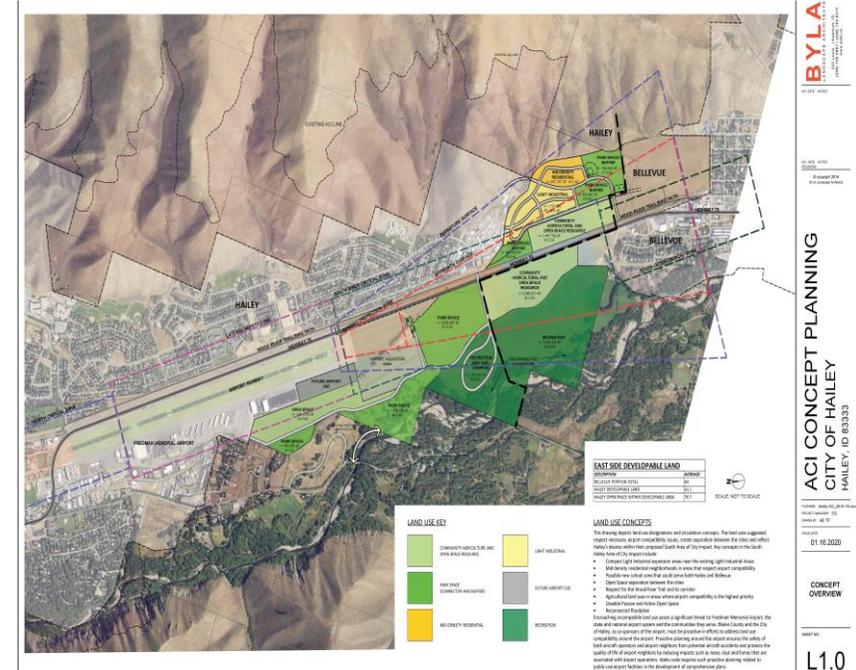
Simple Ordinance adopting a "Map"

We have two maps, as Map 1B is a "detail" of Map 1A

Map 1B indicates land use policy direction



Map 1A



Map 1B

# Hailey ACI “Agreement” Ordinance

“Agreement” ordinance references the “Map” Ordinance

“Agreement” Ordinance spells out roles and responsibilities between Blaine County and Hailey in the Hailey ACI

Key clause carried forward from the 1994 Agreement:

**“Annexation by Hailey shall be limited to those lands lying within its Area of City Impact. If the City of Hailey wishes to consider annexing lands outside of its Area of City Impact, it shall renegotiate its Area of City Impact boundary with Blaine County.”**