

**PART I**

**INTRODUCTION**

## **PREAMBLE**

The Comprehensive Plan of the City of Hailey is created to guide the development and growth of the City. The purpose of the Plan is to ensure that expansion of the community in the future retains, enhances, and creates the kind of place prized by the people who live here. The Plan emphasizes the creation of community rather than the mere development of land. The Plan encourages the use of traditional community planning methods which help to create and preserve a population which has ethnic, cultural, generational, and economic diversity; and which create a community in which families can thrive, has attractive homes and neighborhoods, safe streets, clean air and water, open space, cultural amenities, and compact form. The Plan calls for land use policies which lessen dependency on the automobile, ensure adequate infrastructure, facilitate a strong and viable education and social support system, and provide abundant open space and parks. The Plan challenges the citizens of Hailey to find ways to preserve community history and character, deal with and accommodate anticipated growth, and maintain a healthy and viable city center with sustainable economic growth for both business and individuals. The Hailey Comprehensive Plan is about a town we know as our home, about which we are proud, and for which we are willing to work.

(Adopted by Hailey City Council, February 28, 2000)

### **1.0 PURPOSE**

It is the purpose of a comprehensive plan to serve as an effective planning guide to future (20-30 years) land uses. The goals and policies provide direction, which will be implemented through such measures as well-informed sound land use planning, zoning ordinances, and subdivision regulations. A plan prescribes consistent land use legislation, administration, and enforcement.

It is important to recognize the interrelationship of each component of the Comprehensive Plan. The Plan is a working whole. Therefore, singular components must not be separated from the whole plan for reasons of arbitrary illustration.

Finally, the comprehensive plan is only as effective as the local commitment to adopt and implement the plan. Elected and appointed officials will have the responsibility to further the aims of the Comprehensive Plan.

## **2.0 AUTHORITY**

This Plan is adopted under the authority of Idaho’s Local Land Use Planning Act (I.C. 67-6501, et. seq.) I.C. Section 67-6508 requires a comprehensive Plan to analyze and provide an implementation strategy on the following areas:

- 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

I.C. Section 67-6508 also allows for the consideration of additional planning components or subject matter. Hailey’s Plan includes a Growth Management component.

## **3.0 PHYSICAL ENVIRONMENT**

### **3.1 Geography**

The bulk of the City of Hailey lies in Sections 9, 10, 15, 16, 22, 23, Township 2 North, Range 18 East, Boise Meridian. State Highway 75 runs SE to NW through the city, with Ketchum 11 miles to the north and Twin Falls 75 miles to the south. Hailey is the county seat for Blaine County.

The Hailey city boundaries are constantly changing. At present, the City lies primarily on the valley floor with development beginning to reach up nearby drainages running perpendicular to the valley floor.

### **3.2 Topography**

A topographical discussion of an area normally includes such aspects as general elevations, ground slopes and natural drainage patterns. All of these play a major role in shaping land use, population growth and population density. They also influence the development and cost of public utilities and facilities. Topography dictates the boundaries of natural drainage basins and flood plains that are an essential part of the approach to long-range planning. Topographic contours within the City of Hailey and surrounding area are shown on Figure 1.

Topographically, Hailey is located within the narrow valley of the Big Wood River. The width of the valley floor is approximately 1.5 miles within the Hailey area. The hillsides in this region normally range between 35% and 40% in slope, with the valley floor ranging from 0-10% in slope from the river to the base of the hills. In the vicinity around Hailey, the peaks are 1,200 – 2,200 feet above the principal stream valleys.

### **3.3 Geology**

There are several geologic characteristics of an area that play a significant role in the consideration for all types of development and construction of utilities, buildings, and open space. The most important of these are surface features, subsurface strata including rock formations and soil types.

Geologic formations in the Hailey area include Challis volcanic and pre-tertiary rocks. The area around Hailey is formed of igneous, basaltic, and glacial deposits. The Wood River Valley is characteristic of river deposited gravels.

### **3.4 Soil Characteristics**

Typical of alluvial and glacial areas, the Big Wood River Valley has a wide variety of soil types. Hailey can, however, be characterized into two predominate soil associations, Little Wood gravelly loam and Hutton gravelly loam. The Hutton series is a somewhat poorly drained clay loam.

While the general Soil Characteristics shown in Table 1 are useful in broad planning, and should be reviewed in major land use proposals, the detailed information in the 1991 Soil Survey of Blaine County Area, Idaho is a more detailed guide for planning with regard to specific sites.

### **3.5 General Climatic Conditions**

Hailey, at an elevation of 5,330 feet, has a yearly average temperature of 43.5 degrees F. The recorded record high for Hailey is 109° F., and record low of minus 36° F. Hailey has considerable wind exposure resulting from canyon winds in the lower county from lack of mountain enclosure. Frost-free days number around 90 in the Hailey vicinity, and the lower valley is usually free of snow by May.

### **3.6 Precipitation**

Hailey averages about 16.2 inches of precipitation a year. The least precipitation can be expected in July, while most occurs in December and January, with an average annual snowfall of 78.2 inches.

### **3.7 Hydrology**

The hydrologic characteristics of an area influence the location, construction and design of developments and the operation of facilities and utilities such as municipal wells and distribution locations and sewage collection and treatment facilities.

The City of Hailey presently receives its domestic water supply from Indian Creek Spring, and six wells drilled into the ground water. The flow for each is shown in Table 2. Hydrologic sensitivity is high for the six wells and Hailey has therefore developed a Comprehensive Wellhead Protection Plan.

### **3.8 Surface Water**

The main watercourse in the area is the Big Wood River. The principal source of water for the river is spring runoff from snow melt, with high flows occurring from April through July. The mean annual flow at Hailey is estimated to be 316,000 acre feet per year with volumes varying from 123,000 acre feet to 609,000 acre feet at the Hailey gauge station. The water quality is generally excellent and suitable for domestic and agricultural uses. The Big Wood River has been designated by the Department of Environmental Quality as a “Special Resource water.”

The largest flood on record occurred on May 25, 1967. On that date a peak discharge of 4790 cubic feet per second (cfs) was measured at Hailey. Duration of flood periods may be on the order of a month or more for large floods.

### **3.9 Ground Water**

The principal groundwater aquifer in the study area is the coarse permeable alluvium which overlies the impermeable volcanic and well consolidated sedimentary rocks in the valley floor. It is estimated by the U.S. Geological Survey that the groundwater flow past Hailey is about 34,000 acre feet per year. The analysis of groundwater samples show the waters to be moderately hard to hard, and of high quality suitable for domestic and agricultural purposes.

### **3.10 Wildlife**

Wildlife populations and habitats are diminished by the encroachment of civilization. Local policies in conjunction with the County and State Fish and Game Department can assist in preserving wildlife values. At present, the City of Hailey is not in conflict with any deer or elk migration corridors or winter range areas. However, as expansion occurs in nearby drainages and canyons, migration routes and winter ranges may be encroached upon and should be respectfully addressed and protected at the proper time.

The destruction of fisheries and streamside habitat by development in flood prone areas is discussed in the Hazardous Areas; Natural Resources; and Special Sites, Areas and Features sections of this Plan. Increased attention directed toward flood plain management policies and implementation of recreational facilities which seek to preserve the natural character of the area are of major importance.

### **3.11 Vegetation**

The Hailey area can be classified as a semi-arid desert zone; Hailey is in Zone 4 for cold-hardiness. Little native vegetation still exists within the City limits, although there are certain areas of relatively undisturbed vegetation on hillsides surrounding the City and in some floodplain and wetland areas. The urban forest includes many introduced species of trees. Diversity in tree species is encouraged, and the City has published a Tree Selection and Planting Guide to further that goal.

## **4.0 HISTORIC DEVELOPMENT**

The town's founder, John Hailey, was an early pioneer in the Northwest who took part in the Boise Basin Gold Rush in 1862. Betting that the Wood River Valley was going to be a center of mining and commercial activity, Hailey filed a homestead of the future townsite in 1879. Calling themselves the Hailey Town Company, Hailey, A.H. Boomer, U.S. Marshal E.S. Chase, and W.T. Riley had the townsite surveyed April 20, 1881 and officially platted at the county seat in Rocky Bar on May 10, 1881. The speculation paid off. By July 6, \$30,000 worth of lots had been sold. On August 24, 1882, the townsite was amended, expanding from 72 blocks to 140 blocks.

Hailey was a social center for the area with the opening of the Hailey Hot Springs Hotel and rapidly expanding business and residential areas. Then came the big fire of 1889, which destroyed the entire business section. Little time passed before the town was rebuilt and, according to Mrs. J.C. Fox, "Hailey now is a city of attractive homes. It is the gateway to the Switzerland of America."

The annexation process has continued throughout Hailey's history, reaching a peak with the Woodside extension to the south in the 1970s and the Northridge addition in the 1980s. The original Old Town plat, however, remains the heart of the town.

(Much of the above information was taken from the 1992 "Historic Hailey" brochure.)

**TABLE 1**  
**Soil Characteristics of Hailey, Idaho**

<b>SOIL SYMBOL</b>	<b>SOIL NAME</b>	<b>NATURAL DRAINAGE CLASS</b>	<b>SUBSOIL PERMEABILITY</b>	<b>RUNOFF</b>	<b>SUSCEPTIBILITY TO FLOODING</b>	<b>EROSION HAZARD (bare soil)</b>
AdA	Adamson loam, 0-2 percent slopes	Well drained	Moderate	Very Slow	Common May – June	None or slight
AdB	Adamson loam, 2-4 percent slopes	Well drained	Moderate	Medium	Common May – June	Moderate
BDA	Balaam and Adamson soils and 0-2 percent slopes	This mapping is 40 percent BaA, 35 percent AdA, and 25 percent RV. (see SCS soil survey.)				
BeA	Bruneel gravely loam, 0-2 percent slopes	Somewhat poorly drained	Moderate	Very slow	Common May – June	Slight
BSP	Black Spot Prudy stony loam, 30-60 percent slopes	Well drained	Moderately slow	Very rapid	None	Very high
CaA	Carey Lake loam, 2-4 percent slopes	Moderately well drained	Moderate	Very slow	Common June – September	None or slight
DaC	Drage gravely loam, 4-8 percent slopes	Well drained	Moderately slow	Medium	None	High
DaD	Drage very stony loam, 8-12 percent slopes	Well drained	Moderately slow	Rapid	None	High
DBAF	Drage very stony loam, 0-30 percent slopes	Well drained	Moderately slow	Slow to rapid	None	Slight to high
HEG	Heiner stony loam, 30-60 percent slopes	Well drained	Moderate	Very rapid	None	Very high
HhA	Hutton clay loam, 0-2 percent slopes	Somewhat poorly drained	Slow	Very slow	Rare June – September	None or slight
HnA	Hutton gravely clay loam, 0-2 percent slopes	Somewhat poorly drained	Slow	Very slow	Rare June – September	None or slight

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LdB	Little Wood very gravelly loam, 2-4 percent slopes	Well drained to somewhat excessive drained	Moderate	Slow	Rare May – June	Slight
LeA	Little Wood gravelly loam, 0-2 percent slopes	Moderate	Moderate	Very slow	Common May – June	None or slight
MnA	Molyneux loam, 0-2 percent slopes	Well drained	Moderate	Very slow	None	None or slight
MnC	Molyneux loam, 4-8 percent slopes	Well drained	Moderate	Medium	None	High
MnD	Molyneux loam, 8-12 percent slopes	Well drained	Moderate	Rapid	None	High
MOE	Molyneux loam, 12-20 percent slopes	Well drained	Moderate	Rapid	None	High
OLG	Ola sandy loam, 30-60 percent slopes	Well drained	Moderate	Very rapid	None	High
RV	Riverwash	Excessively drained	Very rapid	Slow	Common May – June	High
TX	Terrace escarpment	Well drained	Variable	Rapid	None	High
VAG	Vitale very stony loam, 30-60 percent slopes	Well drained	Moderate	Very rapid	None	Slight to high

(See Soil Conservation Service Photo Index for Soil Type Locations)