



City of Carey Comprehensive Plan 2015

Table of Contents

<u>Introduction.....</u>	<u>3</u>
<u>Historical Background.....</u>	<u>5</u>
<u>Population.....</u>	<u>8</u>
<u>Land Use</u>	<u>10</u>
<u>Transportation System.....</u>	<u>27</u>
<u>Housing.....</u>	<u>30</u>
<u>Hazardous Areas.....</u>	<u>33</u>
<u>Economic Development.....</u>	<u>37</u>
<u>Natural Resources.....</u>	<u>40</u>
<u>Recreation.....</u>	<u>42</u>
<u>Public Service, Facilities and Utilities.....</u>	<u>44</u>
<u>Implementation.....</u>	<u>50</u>
<u>Appendix.....</u>	<u>52</u>

INTRODUCTION

In 1919 the City of Carey (or, the Village of Carey as it was known then) became incorporated. See attached 1919 Minutes. With the arrival of the 1930's depression and World War II, the government functions of the city discontinued. In the early 1990s these historic facts existed in the conscious memories of the Carey area residents. What was unknown was that Carey never dis-incorporated, although the city/village had ceased to operate for almost 60 years.

In 1995 a group of Carey residents began investigating the process of incorporation, only to learn that the city was still incorporated. In 1996 the Idaho Secretary of State Pete T. Cennarusa recognized the Carey's incorporated status and a 5-member city council (including the mayor) was appointed. In that same year a vote to dis-incorporate the city narrowly failed to meet the required two-thirds majority vote. In this manner, Carey became recognized as Idaho's 200th City.

PURPOSE OF THE PLAN

The purpose of the Carey Comprehensive Plan is to provide a guide for growth to the citizens of Carey in the near and distant future. The guide was developed through public input, by incorporating the concerns and desires of Carey's citizens in foreseeing how they wish their community to be.

The plan meets the requirements of Idaho Code, and the Idaho Planning Act.. Goals, objectives and policies as well as maps delineating land use and transportation patterns, are included.

The components listed in the Local Planning Act and are contained within this plan and include: special areas and sites, population, land use, transportation, housing, hazardous areas, economic development, natural resources, recreation, public services, facilities, and utilities.

The Comprehensive Plan is not a zoning ordinance; however it provides direction for land use. Idaho Code specifically requires that a zoning ordinance be adopted and be in compliance with the comprehensive

plan. The implementation component specifically identifies the creation of such a document as a high priority for Carey.

PLAN ADOPTION AND REVIEW

This plan was prepared by a dedicated group of volunteers, who live in and around the City of Carey. Continued refinement, modification and expansion of the material contained herein are anticipated on a regular basis.

Notices of public hearings were duly published and the public hearing was held on February 6, 1997. At the Carey City Council hearing a motion was made to adopt the City of Carey Comprehensive Plan by Resolution, including the for mentioned components and a general land use map. The motion carried and the Comprehensive Plan was adopted. In January/February of 2015 the Comprehensive Plan was reviewed and updated and adopted on .

COMPREHENSIVE PLAN AMENDMENT PROCEDURE

The plan may be amended at any time upon recommendation of the Planning and Zoning Commission and direction of the City Council. Changes may be initiated by citizens upon a request for such a change to the City.

Upon each request for a change, the City must give notice for a public hearing in accordance with Idaho Code, and give citizens an opportunity to comment. The City is restricted from amending the plan any more often than once each six months. The procedures set forth in Idaho Code, shall be followed when recommending adoption or amendment of the Comprehensive Plan.

Change will occur in Carey as growth happens. It is important that the plan stay current with these changes, requiring review and amendments as deemed needed.

HISTORICAL BACKGROUND, SPECIAL AREAS AND SITES SECTION

INTRODUCTION

The three (3) major components of this section are: historical background, special areas and special sites; the historical background of Carey is quite pertinent to the City's planning needs. Consideration of this additional material is permitted, because, as set forth in Idaho Code, "nothing shall preclude the consideration of additional planning components or subject matter."

The Historical Background and Special Areas and Sites Section incorporate the planning components specifically referenced within Idaho's Local Planning Act. (See Idaho Code). This section considers previous and existing conditions, trends and desirable goals and objectives.

HISTORICAL BACKGROUND

During the mid-1800's we find an account of the early settlers of Muldoon, Fish Creek and the Carey Valley. Early pioneer settlers often came by way of the immigrant trail, which runs east and west, north of the city of Carey and is now known as Goodall's Cutoff.

The mining settlement of Muldoon was the earliest community in the Little Wood River area. At the height of the mining boom approximately two hundred men were employed at the mines. The post office and coke ovens that still stand are a reminder of the lifestyle that now lives in stories handed down from generation to generation. As the ore from the mines dwindled so did this thriving boom town and the people began to migrate to

the lower valley. They joined families that had arrived with the stage lines, cattlemen, trappers, sheep men and other pioneers. By this time Carey was beginning to become a solid community itself.

The 1900's brought lovely homes and clusters of families and many businesses to Carey. One of the oldest homes that is still standing was known as the Bunnell Home and it is located at 20509 N Main st. It was built in early 1900's, many businesses did well during the early 1900's. Indians mostly, the Bannock Tribe were still migrating through the valley from season to season and it was not uncommon for them to trade with town people. In the 1920's the population in Carey was able to support such businesses as a bank, drug store, butcher shop, several restaurants, bars, a hospital, millinery shop, blacksmith shop, Carey Co-op, cheese factory, school, sport shop dance hall, soda shop, grocery store, service stations, mercantile and others.

Agriculture had become a major economic source as land was "improved upon" and small and large farms and ranches began to dot the countryside as more land was cleared. The sheep and cattle industries had grown into thriving businesses, some of which remain today.

As more agricultural land was improved upon it became necessary to control and store the water needed for crops. The spring runoff would cause flood damage each year and by fall the ground would be packed hard and dry. In the year of 1918 articles for the Carey Valley Reservoir Company were drawn up, and the construction of the Fish Creek Dam began. It remains today with the distinction of being one of the longest multiple arch dams in the world. The financial stress of building this dam caused many ranches and homes to be lost, about the same time the Carey State Bank was robbed, and it became the last bank in the county to close its doors during the depression.

Through the 1900's the community has survived the highs and lows of a constantly fluctuating economy from prosperous to lean depending on cattle, sheep and crop markets and the years of drought that forced unforeseen financial hardships. With the closing of the Cheese Plant (1936

to 1993), the one manufacturing opportunity that had been a stable employer for many families was lost. This loss has had an influence on the economic base of Carey. Its closing caused the loss of approximately forty incomes, which when combined with a lack of other job opportunities in the city, has resulted in people leaving the valley in search of employment. Fortunately, the job base in the region is strong enough that many families are still able to live in Carey, but commute to such cities as Hailey and Ketchum for work. At this time Carey is seeing a steady growth pattern in both housing and businesses and a stabilizing economy which includes the influx of bronze and woodworking companies.

The quality of life the citizens of Carey enjoy is in part due to the rich heritage that has been left to this community from the hard work, hardships, toil and strife that was endured by the founding fathers of this valley. It is not only our responsibility but our privilege to preserve our history for the generations that follow.

SPECIAL AREAS AND SITES

The citizens of Carey have identified several sites within their community that have special or historical significance to them. These are Old Brick Hospital, Fish Creek Dam, Pioneer Cemetery, Carey Motor Building, Old Church, Old One Room School Building, and Sports Shop.

There still remain several homes in Carey of distinct historical background. Some have been refurbished and look much as they did when constructed. Others have been changed and only parts of the original buildings still exist.

DESIRABLE GOALS AND OBJECTIVES

1. Locate and compile all family histories that have been written about the valley.
2. Continue to gather data and photos to help compile a more complete history.
3. Appoint a city historian. Seek a person or group from the community to become community historian, and cooperate with that person or group with respect to access to city records.

4. Maintain areas of interest in the community, whether for lessons in education, historical preservation or to maintain a sense of community.
5. Keep a historic record of each site for future generations.
6. Research the possibility of sites being named to the National Register of Historic Places.

POPULATION

PURPOSE

An understanding of future populations and their potential impact on the county is essential to most of the policies in the Comprehensive Plan. Using past experience plus current population studies enables the City of Carey to make estimates about the future. In accordance with Idaho Code.

- 1) Analyze past, present, and future conditions and trends in population including such characteristics as total population, age, sex, and income.
- 2) Addresses desirable goals and objectives for population issues in the county.

Accordingly to the Department of Commerce in 1990, Carey had approximately 427 residents and 165 housing units. A 1996 survey of Carey showed approximately 440 residents and 149 housing units within the city limits. The 1996 survey results were taken from the boundaries of the 1919 city limit map, which is applicable today. The previous census results are likely inconsistent with these boundaries. Breakdown is as follows:

<u>Population within City Limits</u>	
Total Population	748
Male	386
Female	362
19 and Under	256
Households	258

Families	202

Although past data has focused on growth within the northern end of Blaine County, it is projected that escalating land values and the limited land supply in the Wood River Valley will force more growth into the Little Wood River Valley and the City of Carey. Factors supporting this forecast are Carey's close proximity to Sun Valley, housing shortages in the Wood River Valley, existing wage gaps, the relative affordability of Carey's housing stock, reasonable commuting distances for workers, and desirable rural identity.

CAREY SCHOOL ENROLLMENT

The Carey School reports the following enrollment figures:

School Enrollment Year	Pre-Kindergarten- 6th Grade	7th Grade - 12th Grade	Total Student Body
1989 - 1990	156	99	255
1994 - 1995	123	135	258
1999 - 2000	125	122	247
2004 - 2005	122	116	238
2009 - 2010	134	111	245
2013 - 2014	128	97	225
2014-2015	132	108	240
Source: BCSD 2015			

Of these totals, during the school year approximately 75% of the student body is classified as white or Caucasian. The minority are Hispanic, mostly Mexican. In the 1996-1997 school years the ESL (English as a Second Language) program at the Carey School had 21 ESL students enrolled. In 2015 the school report the ESL is now called LEP and there are 21 students that are receiving full time help from this program.

SUMMARY

The population of the City of Carey, in general, has grown considerably. This growth has not been linear from year-to-year, but has taken place in spurts. Although overall continued population growth is expected in the city throughout the coming years, it is anticipated that the increases may not be even from year-to-year and that peaks and valleys in

the growth curve will occur.

The principal challenges in estimating population growth evolve around the capacity of the existing city infrastructure to accommodate additional growth (both in terms of additional commercial square footage or the addition of dwelling units) and in-migration rates.

The major unknown in the population estimates for the near future is the urban city trends toward relocation in rural areas. The attractiveness of the environment in Carey as a rural city is a substantial lure for in-migration groups and may provide a larger-than-expected population increase.

In a study commissioned by the County in 1990, the growth trend line indicated a modest to "boom" growth in the coming ten (10) years. City officials find this estimate to be consistent with their experience and anticipated that growth in population will continue to take place, even if the growth rate is lower than the last twenty (20) years, and future planning decisions should be based on expectations of continued population increases.

DESIRABLE GOALS AND OBJECTIVE

- 1) Population growth should occur in a responsible fashion, with growth occurring in conjunction with city-wide infrastructure improvements (water, sewer, utilities, roads, school, and park systems) and related considerations to the community's existing rural character.

LAND USE

INTRODUCTION

Carey is a rural, community located in southeastern Blaine County. Carey has a population of 748 and is located on U.S. Highway 93 and State Highway 20/26. The land around Carey is basically irrigated agricultural land fed by the Little Wood River, Fish Creek and Little Wood River Reservoirs. The major land use in the area is agricultural, with active farming, ranching and production uses.

Carey is primarily a residential community, with the majority of

commercial uses (gas station, maintenance shops, bar, cafes, grocery store, and post office) located along main street (Highway 93). Extensive commercial business development is not present in Carey, because many residents are employed in the surrounding cities of Blaine County that provide these conveniences. The residential area is concentrated around Main Street. The Water and Sewer District provide water and sewer services to the majority of city residents. See water and sewer map in the appendix.

Public and semi-public uses are spread throughout the community and include a park, rodeo arena, baseball field, fairgrounds, tennis court, school and churches.

Carey has several sites that are considered significant to its history located throughout the community. These have been identified in the Special Areas and Sites component of the plan.

The Land Use section is based, in part, on the policies adopted in the other components of this Comprehensive Plan. The recommendations and conclusions from those sections are incorporated herein by reference.

PURPOSE

The basic objective of the Land Use section is to plan patterns of future land use which will preserve and enhance the rural atmosphere and character of agricultural, residential, open space, and recreational uses balanced by a respect for private property rights in regulating development and growth. Attendant objectives are set forth in the Idaho Code.

LAND USE COMPONENTS

The Land Use Section of the Comprehensive Plan consists of two (2) parts: text and map.

Map

The land use map illustrates how the text has been applied in a visual perspective. This map shows general land use patterns. It is entitled the City of Carey Comprehensive Plan Land Use Map. It may be found in the

appendix.

The land use maps show general land classifications as follows: Agricultural/Residential Low Density (A/RL), Residential High Density (RH), Commercial (C), , Commercial/Light Industrial (C/LI), and Light Industrial (LI), AV Airport Vicinity District, FP Floodplain Management and Damage Prevention District. This map is not intended to show specific zoning districts, but to represent the general land use classifications described within the text portion of the land use section. The description of these land use classifications are based on such factors as available public services, existing development and community goals and objectives.

Text

The text portion of the Comprehensive Plan verbally describes the map designations and provides the rationale for the designated land use districts.

LAND USE TYPES

There are four fundamental land uses within the City. These are: agriculture, commercial, light industrial and residential.

Agriculture/Residential Low Density (A/RL)

History and Economics

Farming and ranching have been a tradition in Carey for over one hundred (100) years. With one thousand one hundred and eighty-nine (1189) productive acres within the city limits, agriculture is a major industry. Carey's climate is ideal for raising barley of the highest quality. More grain is produced in Blaine County than ever before and many of the farmers are contract growers for major beer companies. Some farmers have raised barley under contract to the same company for twenty (20) years, bringing a level of profit and stability to the industry previously unknown. Additional agricultural commodities such as wheat, oil seed, potatoes, sheep, horses, cattle, and other livestock are also raised commercially in the Carey Valley. The area alfalfa is in demand for the growing dairy industry.

Agriculture has become an increasingly healthy and strong economic asset for the city.

As has been the case throughout the United States, farms in the Carey area have expanded for efficiency with a consequent decrease in mid-size farms. However, many people with other employment still want to live in the city and some need land to raise horses, other livestock, and hay.

Agriculture contributes to the open space and rural character of the city. The open expanse of irrigated green fields and pastures in this arid climate is what makes the valley floor attractive in the summer. The agricultural community keeps these lands green and productive.

The agricultural in this community is an asset to the economy . Furthermore, its demands on city services are not excessive and its contributions are many. Because of its diverse crops and livestock, its business cycle of good times and poor are separated from the historical cycles of boom and bust which affect the more recreationally-driven portions of the city's economy.

Operating these lands, keeping them productive and profitable requires a major financial investment and considerable knowledge. If the agricultural lands were to convert to residential use, much of the city's rural character would be lost. Agricultural lands cannot be preserved solely by zoning.

Agriculture presents a special challenge, with important consequences in planning for Carey's future. The Carey community is situated between the Pioneer Mountains to the North, Silver Creek running from west to south of Carey and Craters of the Moon to the East, thus creating a gateway community and important commercial thoroughfare.

Carey's agricultural open spaces are not guaranteed to remain there. As property values rise above viable agricultural values, it is tempting for the rancher to move to places where it is more affordable to operate and, especially, to where conflicts with a rapidly growing residential population can be avoided. To date, ranchers who have felt compelled to sell have found a market for their lands from other ranchers wanting to expand or from newcomers to the valley who are attracted by a new life on the land,

with its streams and fields uninterrupted by subdivisions or commercial development.

In many states, rapidly rising property taxes have been a critical factor in the loss of family farms and in their transformation into subdivisions and suburban-style developments. Particularly when dispersed throughout an agricultural region, these developments generally make greater demands on city services and infrastructure. The State of Idaho Legislature recognized this in 1980. As set forth in (Compiler's Notes), "the legislature ... recognize[s] the importance of agriculture to the economy and people of this state and to find and declare that ... land scarcity, proximity to residential or commercial development, and recreational demands create excessive and speculative values for land used for farming." See Idaho Code. The Act continues, by declaring that "[t]axes based upon comparable sales would impose an inequitable and unjust tax burden upon agricultural properties which would endanger the economy of the state." See Idaho Code.

The continuation of the market in viable agricultural properties is essential to the survival of the agricultural community and its lands. Ranch and farm owners must find that their land investment is a good one. If ranch values remain strong and healthy, and the ability to carry on agricultural operation is maintained, the market can be preserved and the agricultural community can remain viable.

Water and Climate

The availability of water is what makes agriculture possible in Carey. The ground water and surface water was allocated by the Idaho State Department of Water Resources. A private residential well is entitled to 13,000 gallons per day for domestic use and irrigation of up to 1/2 acre of land. Desires for additional water require a water right for either ground water or surface water. If the water right does not come with the land it must be purchased elsewhere and transferred to the new point of use. This has the potential for drying up some farm ground.

The influence of irrigation on this system needs to be well understood. Water use is governed by the IDWR. A recent 6 year drought should serve to remind residents that water is a special resource. As a result of these dry years almost all the irrigation systems have been converted to sprinkler type of irrigation. Land use decisions affecting the entire Carey

valley directly impact these important water systems, the agricultural economy and the environment dependent upon them.

The Carey area contains many recreational opportunities, including Little Wood and Fish Creek Reservoirs, Carey Lake, and the trails in the Carey hills.

Protection of decreed water for agricultural uses is necessary to maintain the quality and viability of agricultural lands.

The climate of Carey at an elevation of 5,000' with its cool growing season is ideal for small grains and alfalfa. The normally cool, dry summers are conducive to high-quality hay and to harvesting bright plump grain without moisture damage.

Viable agricultural lands within the City should be reasonably protected from conflicts with inappropriate uses, residential and otherwise.

Livestock

Historic livestock businesses continue in the Carey valley. See Historical Background Section. Excessive development on the ranches and farms could degrade a significant portion of the natural values currently preserved in this area.

Land Use Map Designation

In general A/RL lands are located outside the water and sewer district boundaries. These lands are currently at densities below the RH area and are predominantly serviced by on-site septic and/or individual wells.

Residential High Density (RH)

Carey considers manufactured homes meeting certain construction criteria (as specified by the State of Idaho and the City of Carey) to be equivalent to stick-built single-family dwellings, and as such they are allowed in all areas where single-family dwellings are allowed. The neighborhoods of Carey are distinctly single-family. Typical minimal lot sizes are 10,000 square feet.

The City believes that in residential areas appropriate related uses may be allowed after careful consideration. These uses could include, but are not limited to public facilities, churches, schools, rest homes, service clubhouses, and day care facilities.

Residential areas need to be serviced with proper infrastructure, comply with state water quality standards and be built to city standards. See Public Services, Facilities and Utilities Section. In particular, residential high density properties include lands denoted as RH on the land use map and are currently within the Carey Water and Sewer District.

In general, areas within the Agricultural/Residential Low Density (RL) land use category that are permitted to either a) hook-up to the Carey Water and Sewer District infrastructure or b) construct water and sewer facilities on-site in accordance with Health District requirements may be considered for rezone to accommodate increased density under appropriate circumstances.

Under appropriate circumstances properties within both RH and A/RL may be appropriate for a mixture of housing types.

Commercial (C)

The general purpose of the commercial areas is to provide adequate land on which to develop appropriate commercial endeavors to serve the needs of the community and it's visitors; these uses need to be well designed and properly placed in the community and be buffered from adjacent residential uses. Three (2) designations of commercial are appropriate. These include: Commercial (C), and Commercial/Light Industrial (C/LI).

There are two appropriate types of commercial development for Carey:

- a) Community Commercial - those uses serving the community as a whole, including travel/recreation- or highway-related commercial uses.
- b) Service Commercial - those uses serving specific commercial needs that may be semi-industrial in nature.

The City feels that other appropriate uses in the commercial areas may be allowed after careful consideration. These could include, but are not limited to public facilities, churches, clubs, and clinics.

The full range of public improvements will be required when property is developed commercially within the City of Carey, including appropriate improvements, landscaping and other aesthetic requirements.

Commercial/Light Industrial (C/LI)

Commercial/Light Industrial areas include properties along Queen's Crown Road near Main Street at the main highway intersection. These areas are currently in residential uses or abandoned former light industrial uses, and suitable on a conditional use basis for certain non-nuisance, somewhat light industrial ventures in the future.

The general purpose of the Light Industrial (LI) areas is to encourage the grouping of industrial uses within an area in such a manner that the use will not become a detriment to surrounding residential, commercial or agricultural areas, and to provide adequate land to meet development demand.

Only light industrial development is appropriate, as a permitted use, for the city. In general, it is a use which because of design or appearance is not obtrusive to residential or commercial uses. Refer to City of Carey zoning ordinance for permitted uses.

A full range of public improvements are required when property is developed industrially within the City. The City shall encourage the clustering of industrial uses in an industrial park complex wherever appropriate to maximize the efficiency of use of city services and minimize strip development.

DEVELOPMENT STANDARDS

Carey believes that high development standards are necessary in guiding the growth of the community. These standards may include

specifications for construction for paved streets; curb, gutter and sidewalk construction standards in certain circumstances; off-street parking standards; landscaping requirements.

The City also recognizes that persons opting to pursue a more restrictive use in a less restrictive zone should not have recourse against other persons pursuing uses in the zone that are appropriate to its less-restrictive nature. The foregoing notwithstanding, the citizens of Carey feel that each land use should be developed with appropriate buffers that provide smooth transition from one use to another.

LAND USE DEVELOPMENT APPROACH

The City of Carey desires to balance the need of both 1) preserving and enhancing its rural atmosphere and character and 2) respecting private property rights 3) City of Carey would like to recommend using the ¼ mile radius around City limits as a possible annexation property.

PRIVATE PROPERTY RIGHTS

The City of Carey wishes to insure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact private property values or create unnecessary technical limitations upon the use of the property which would constitute an unconstitutional taking of private property rights in accordance with Idaho

In order to evaluate each related regulation or action, the City will ask the following questions of that regulation or action:

- 1) Does the regulation or action result in the permanent or temporary physical occupation of the property?

- 2) Does the regulation or action require a property owner to dedicate a portion of the property or grant an easement?
- 3) Does the regulation or action deprive the owner of all economically viable uses of the property?
- 4) Does the regulation or action have a significant impact on the landowner's economic interest?
- 5) Does the regulation or action deny a fundamental attribute of ownership?
- 6) Does the regulation or action serve the same purpose that would be served by directly prohibiting the use; and does the condition imposed substantially advance that purpose?

REGULATORY LAND PROTECTION TECHNIQUES

The State of Idaho has granted power to local governments enabling them to protect, preserve, and enhance environments which the residents value most. Programs are available to encourage the preservation of agricultural lands, to protect valuable historical and archeological resources, to ensure that beautiful landscapes are preserved, and to design development consistent with these objectives. To implement these programs involves developing a coordinated strategy on land use regulation and public expenditures. This section will explore the various aspects of each of these two (2) strategies.

Land Use Regulations

The City of Carey should have two (2) ordinances, besides the Uniform Building and Fire Codes that regulate land use. These are: the Zoning Ordinance and the Subdivision Ordinance. The Zoning Ordinance should deal with a broad range of issues, including variances, conditional uses, rezones, and other procedural matters, as well as, the special use districts and land use districts (RH, AG/RL 1 acre, AG/RL .4 acre, Ag/SF 4 acre, C, C-LI, LI, FP, AV) described herein. In conjunction with the Zoning Ordinance, a Subdivision Ordinance should be established to address design standards and due process procedures for subdivisions and/or clustered

developments, as in a planned unit development (PUD).

Zoning Ordinance

A number of governmental interests are substantially advanced by the adoption of the city zoning ordinance and are carried out through development agreements, conditional and/or special use permits, variances, and public hearing and notification procedures. These interests include: promoting public health, safety, morals, comfort, and general welfare; securing the most appropriate use of lands; and, regulating the density of population.

Zoning is most effective and defensible if it implements a comprehensive plan based on an environmental inventory. Due to unique hazard or aesthetic conditions, the following overlay classifications have been created to guide development within unique areas:

- 1) Airport Vicinity. This classification is to provide the establishment of air space and to discourage residential uses in aircraft runway approaches.
- 2) Floodplain Areas. The floodplain management overlay classification is designed to guide development in the floodway and floodplains of any water course that floods, and to minimize the expense and inconveniences of flooding to property owners and the general public.
- 3) Hillside. A small portion of the city limits contains hillside areas. This area is characterized by a rock face on the west, a plateau on the top and undulating hills to the South and west. A portion of the property is on slopes in excess of twenty-five percent (25%) and is unsuitable for development. Most of the land suitable for housing is on a plateau. The main viable access at this time is from highway 93 just east of the state highway yard. This access is suitable for its current use, but would pose health and safety concerns in the event of significant construction.

Subdivisions Regulations

While zoning regulates the use of land, including the intensity of use, a Subdivision Ordinance governs the design of new development, including the way it functions, such as traffic circulation. Specifically, a subdivision

ordinance, pursuant to Idaho Code sets forth standards for the: division of larger parcels of land into smaller ones; subdivide property again; vacation, modification, and/or recordation of a subdivision plat, dedication of property. Also included in the city subdivision ordinance are specifications for the location of streets, open space, utilities, public access, and other improvements.

A number of legitimate governmental interests are substantially advanced by the city's use and adoption of subdivision regulation. A few of these interests include, but are not limited to: assuring subdivision projects are in accordance with the comprehensive plan and the zoning ordinance; promoting orderly development; preventing overcrowding of land; providing proper ingress and egress; providing public access to public resources or historically used areas; requiring adequate water and sewage facilities, recreational lands, fire protection, and public streets and ways; and, avoiding the excessive expenditure of public funds for the supply of public services.

Used in conjunction with a zoning ordinance, the subdivision ordinance can be an important rural conservation technique. For example, regulations can mandate that strips of natural vegetation be retained or added to create buffers between residential areas and commercial and/or industrial lands, or encourage the planting of vegetation that will eventually help a new development blend into the rural landscape.

PUD or Planned Unit Development requires a well-established set of development criteria to address such important concerns as open space, public access, vegetation removal, and the siting of roads, building envelopes, and utilities.

DESIRABLE GOALS AND OBJECTIVES- LAND USE INVENTORY

The evaluation of the land use inventory resulted in the following conclusions and recommendations.

General

The city should:

- 1) Arrange future land uses so they are orderly, convenient and compatible to each other and their natural settings. For example, whenever possible, like uses in land should face like uses across streets, and dissimilar uses should back up to each other across alleys.
- 2) Anticipate and provide for a variety of land uses which meet the needs of the community. This should be done in a manner which keeps complementary uses in contiguous areas, provides for smooth transitions among land uses and is done in an aesthetic manner which enhances the safety and welfare of the citizens while protecting and enhancing property values.
- 3) Develop a zoning ordinance consistent with these policies and objectives.
- 4) Input from citizens should be encouraged at every level of the land use process before decisions are made.
- 5) To adopt and actively enforce the Uniform Building Code, National Electrical Code, Uniform Plumbing Code and Uniform Mechanical Code, International Fire Code.

Agricultural/Residential Low Density Areas

- 1) Location. Agricultural areas adjacent to the city water and sewer service area in general, provide the best location for agricultural/residential areas. This is a place to provide for city growth when water, sewer and other infrastructure become available.
- 2) Use Restrictions. Put buyers on notice that agricultural practices such as spraying and all night operations may take place in the neighborhood.
- 3) Housing Setbacks. Housing in agricultural/residential areas should be setback and be buffered from agricultural lands. Refer to the City of Carey ordinance for setbacks.
- 4) Assure that any subdivision within an agricultural designation addresses and eliminates, or minimizes, any negative impact to adjacent property owners.

- 5) Carey supports the legislative intent set forth in Idaho Code. (See Agricultural History and Economics contained herein.)
- 6) Support the agricultural community in protecting their water rights for general agricultural use.
- 7) Recognize that land use decisions throughout Carey valley have a direct impact on water availability for agricultural purposes; that reduced flows have a negative impact on recreation and riparian values; and those methods of recharging the aquifer, especially during wet years, should be explored.
- 8) Viable agricultural lands within the City should be reasonably protected from conflicts with inappropriate uses, residential and otherwise.

Residential Areas, Higher-Density

- 1) The residential areas of the community should be free from noise, odors, smoke and other nuisances generally associated with commercial or industrial use.
- 2) The residential areas should enjoy the strictest of regulations with regard to protecting the aesthetics of the neighborhood, including regulations on abandoned vehicles, weed control, garbage containment and fencing for buffering.
- 3) Home occupations (the operation of a business out of a home) should require a special permit or public hearing to assure surrounding residents have an opportunity to comment. Guidelines should address: a) alterations to the residential character of the dwelling; b) any off-site noises, vibrations or odors; c) employment; and, d) sufficiency of parking.
- 4) Due to the higher population density associated with higher density neighborhoods, this land use should have a higher level of improvement standards dealing with:
 - a) Overall design, including open space requirements
 - b) Landscaping, including irrigation plan

- c) Garbage containment
 - d) Fencing
 - e) Off street parking
 - f) Street, water and sewer construction
-
- 5) The city should encourage the development of an aesthetically pleasing community, encouraging one- and two-family residences that are compatible with existing neighborhoods.
 - 6) The city finds that double-wide manufactured homes are compatible with existing residential structures in the community.
 - 7) Higher-density neighborhoods should provide a buffer between single family and commercial land uses.
 - 8) Whenever possible, like uses in land should face like uses across streets, with the uses backing up to a dissimilar use across alleys.
 - 9) Where appropriate, areas within the Agricultural/Residential Low Density (RL) land use category that are permitted to either a) hook-up to the Carey Water and Sewer Service Area infrastructure or b) construct water and sewer facilities on-site in accordance with Health District guidelines, after careful consideration may be allowed to develop at higher densities through a rezone or conditional use process (and not a comprehensive plan amendment process).

Commercial Areas

- 1) Commercial areas in Carey should be grouped along the state highway for visibility and access and should be compatible with existing land use when possible.
- 2) Improvement standards are important for the development of any commercial area in the community to include standards for:
 - a) Overall design, including open space requirements
 - b) Landscaping
 - c) Off-street parking

- d) Snow removal and storage
 - e) Sign size and location
 - f) Buffering from residential areas
 - g) Street, water and sewer construction
- 3) Commercial development should be appropriate to the area.
 - 4) Transient residential uses, such as motels, hotels and boarding houses are considered commercial uses and should be carefully reviewed for their appropriateness to an area.
 - 5) All building should meet the state and federal fire codes and regulations.

Industrial Areas

- 1) Improvement standards are important for the development of industrial areas in the community to include standards for:
 - a) Overall design, including open space requirements
 - b) Landscaping
 - c) Off-street parking
 - d) Snow removable and storage
 - e) Sign size and location
 - f) Buffering from residential areas
 - g) Street, water and sewer construction
 - f) Prevailing winds
- 2) Typical industrial impacts, such as dust, odor, or noise should be minimized by the placement, design and construction standards for industrial facilities.

Overlay Areas

- 1) Encourage development in the city floodplain area to comply with FEMA standards and preserve riparian vegetation where appropriate.
- 2) Discourage residential development on slopes in excess of 25% (hillside areas) and within an airport overlay district, provided transfer of density is permitted in accordance with the attorney general's private property rights checklist.

Property Rights Policy

- 1) It shall be the policy of the City of Carey to protect, enhance and ensure private property values and rights in compliance with national, state and local law.
- 2) City officials should use the Attorney General's 6-point property rights checklist when making decisions. Refer to Private Properties.

Ordinances

- 1) Develop a Zoning Ordinance consistent with these policies and objectives.
- 2) Develop a Subdivision Ordinance consistent with these policies and objectives.

Future Land Use Objectives

- 1) Adopt uniform Building Code standards for new construction while encouraging upgrading of existing housing stock.
- 2) Encourage as much as possible the utility services be underground.
- 3) Encourage imaginative uses of existing structures as long as it fits within the uses allowed within the zone.
- 5) Encourage energy efficient upgrades of old residences and businesses.
- 6) Encourage businesses that serve residents.
- 7) Encourage the practice of fair housing policies in both the sale and rental of units in Carey.
- 8) The City should continue to foster a strong working relationship with the Carey Fire District and Little Wood Irrigation District to properly address city infrastructure and land use issues.
- 9) Land use should be provisioned upon adequate water, sewer, road, fire

- protection, utilities and other applicable infrastructure services.
- 10) The city council should consider creating a planning and zoning commission.

TRANSPORTATION SYSTEM

PURPOSE

The historic pattern of human settlement has traditionally been determined by transportation systems. These systems are comprised of thoroughfare elements which provide an opportunity for transportation and access to the various types of land use.

The location, and capability, of existing and future systems has a primary effect on future land use. An understanding of these systems provides the planning tools and criteria to implement many of the objectives set forth in the Comprehensive Plan.

The City of Carey desires to address the transportation planning component concerns set forth in the Idaho Code. In particular, the City desires to:

- 1) Provide safe and efficient circulation systems in the city.
- 2) Minimize disproportionate public expenditure which may be the result of poorly planned and executed development.
- 3) Fully evaluate transportation components as part of land use planning.

HIGHWAY/ROAD FUNCTIONS

Highways and roads are classified into operational systems,

functional classes, or geometric types in order for administrators, engineers and the general public to have common terms.

For rural areas, the hierarchy of the functional systems consists of principal arterial (for main movement), minor arterial (distributors), major and minor collectors, and local roads. For example, Highway 93 provides the main movement to the Little Wood Reservoir Road (a distribution or collector road). The Little Wood Reservoir Road then becomes a collector to each of the many local roads.

Under a functional classification system, standards and levels of service vary according to the function of the facility. Traffic volumes serve to further refine the standards for each of the following three (3) classes:

- 1) Arterials are expected to provide a high degree of mobility; therefore, they should provide a safe operating speed and level of service. Since access to abutting property is not their major function, some degree of access control is desirable to enhance mobility.
- 2) The collectors serve a dual function in accommodating the shorter trip and feeding the arterial. An intermediate design speed and level of service is appropriate for collectors.
- 3) Local roads have relatively short trip lengths, so to provide property access they should use a lower design speed and level of service.

Carey's primary source of transportation is vehicular, the town being served directly by U.S. Highway 93, State Highway 20/26 and several prominent county roads. All the agriculture commodities that are produced in the area depend on trucks to move them to market. A small county airport is located east of Main Street within the City Limits. Currently there are no typical alternate transportation opportunities such as bike paths or walking trails. Furthermore, there is no parallel road system to Main Street through the city, which during processions and the moving of cattle, slows or stops traffic on Main Street. The city's dependence upon the highway and local street system is considerable.

Carey experiences an average of 2, 000 cars and trucks per day passing through the city (1995 ID). Idaho State Transportation Department maintenance and overlay schedules indicate no major construction or maintenance in the area in the next 5 years. The remainder of the roads outside the City of Carey that are not considered state highways and are maintained by Blaine County Road and Bridge Department. Carey has approximately five miles of streets, most of which are paved. Improved road surface on both gravel and paved streets are 24 to 30 feet wide, out of a right-of-way that is typically 60 feet in width.

Streets and bridges are in fair to good condition. Currently Blaine County Road and Bridge is under contract with the City to maintain the existing streets and bridges. Carey does not own maintenance equipment, and contracts all street and bridge maintenance work.

OTHER TRANSPORTATION COMPONENTS

Airport

The city residents are served by the Friedman Memorial Airport in Hailey 26 miles north west of Carey. It serves the area with commuter connections to Boise, Salt Lake City and Twin Falls. Also the Twin Falls/Sun Valley Regional Airport serves the Carey area and is located ten miles south of Twin Falls (approximately 70 miles southwest of Carey). The airport is capable of handling single engine aircraft, small private jets and 727's if necessary. Commercial passenger service to Boise and Salt Lake City, with connections to larger cities is also available. Carey Municipal Airport, owned and operated by Blaine County, is located on the east edge of the city. The airport is easily accessible from Airport Lane. It can handle single engine light aircraft and has one grass runway approximately 2,600 feet long. It also is classified as an emergency landing facility for the area. Some private hangers exist on-site. An airport at Picabo 7 miles west of Carey is also in use.

Bus

No commercial bus service is available at this time to or from the City of Carey; however the Sun Valley Company runs a van to Sun Valley from Carey for their employees.

DESIRABLE GOALS AND OBJECTIVES

- 1) It is the intent of the City to work with the Idaho Transportation Department and Blaine County to provide a safe and efficient transportation system that will meet the needs of the community.
- 2) It is the policy of the City to upgrade the transportation system when the opportunity is available. New street development shall be reviewed to determine the effect on existing streets.
- 3) It is City policy to improve the safety and function of the overall transportation system in the city consistent with growth and fiscal conditions.
- 4) Street standards should be developed and adopted.
- 5) Maintenance and improvements of existing streets should have priority over construction of new streets.
- 6) Developers should be required to bear the cost of upgrading City right-of-ways that serve a new development and/or pay for the construction of new streets in a development, which shall be dedicated to the city. These may include such items as the street itself, culverts, street lights and other appropriate improvements.
- 7) Traffic control methods should be kept functional and in good repair to provide for the safe and efficient circulation of traffic and safety of pedestrians.
- 8) Plan for the eventual maintenance of all city owned roadways to include streets, alleys and parks.

HOUSING

INTRODUCTION AND PURPOSE

The principal purposes of the Housing Section are set forth in Idaho Code). Additional goals, which entail inventorying previous and existing conditions and trends (below), are to assure the safe, sanitary, and adequate

housing needs for residents. To achieve this overall purpose, the following individual goals have been developed:

- 1) Create opportunities for a mix of housing types and sizes to meet the needs of current residents and projected growth.
- 2) Develop long-term strategies that will encourage the creation and maintenance of a range of housing types for residents.
- 3) Utilize Uniform Building Codes and Uniform Fire Codes to ensure that housing is safe and sanitary.

HOUSING DEMAND

In recent years Blaine County has experienced a severe shortage of affordable housing, especially rental units. Many of the residents in the north part of the county come from areas of high real estate values. To avoid capital gains taxes the sales of their previous homes, they tend to want to reinvest the entire proceeds in new homes. This combined with relatively low housing supply puts upward pressures on real estate prices. Higher prices inflate assessed valuation, which increase property taxes. Higher prices and taxes place the cost of both new and existing homes beyond the reach of many average families. These higher prices are forcing many residents from the north to look to the south end of the county to find affordable housing.

Carey is now experiencing this problem. Carey has long had a shortage of housing and the influx of people has been pushing prices upward.

The time period from 1992 - 1995 the average assessed value for a home in Carey was \$33,952. From 2005-2015 (54) Fifty Four building permits of all types (residences, remodels, storage sheds, public facilities, and commercial structures) were issued in the city limits.

Build out information is available for the City of Carey in the Appendix. See Appendix. Therein, scenarios are developed for potential numbers of residential dwelling units if various densities are assumed for the residential and agricultural/residential categories. Note: residences exist

in the Residential High, Commercial, and Commercial/Light Industrial however, because the intended future primary use is to be other than residential, only those existing dwellings were included in the build out scenarios.

In August of 1996 during the Blaine County Fair a survey of Carey residents was conducted and input received on the Strengths, Weaknesses and Perceived Needs of Carey Residents. These survey results are tabulated in the appendix, providing valuable information on city concerns. See Appendix. For instance, the lack of available housing, the lack of sufficient street lights and low levels of community involvement were perceived by Carey residents to be 3 of the community's greatest weaknesses. On the other hand, clean air, lots of open spaces, an excellent education system and good neighbors were noted as some of the city's greatest strengths. Unanimously, the greatest need set forth in the survey was to improve the city's general appearance. See Survey of Carey Residents (August, 1996) in the Appendix.

The minimum lot size for existing single-family homes in Carey is 10,000 square feet.

The City has adopted the State Uniform Building Code standards for new construction while encouraging upgrading of existing housing stock. The City provides water and sewer to new construction within the city water and sewer area. If a subdivision is built and access is required, the property owner is responsible for developing the streets with the construction standards set by the City. It is believed that foreseeable future housing needs can be adequately met with current lots and unplatted land available, and infrastructure improvements.

In order to provide for a range of affordable housing, Carey considers manufactured homes meeting certain construction criteria (as specified by the State of Idaho and the City of Carey) to be equivalent to stick built single family dwellings, and as such they are allowed in all areas where single family dwellings are allowed.

DESIRABLE GOALS AND OBJECTIVES

- 1) It is the policy of the City of Carey to allow for a wide range of housing

- options for city residents with respect to cost and type, while protecting existing property values and maintaining high standards of construction safety and aesthetics.
- 2) Encourage imaginative uses of existing structures as long as it fits within the uses allowed within the zone.
 - 3) Encourage energy efficient upgrades of old residences.
 - 4) Anticipate infrastructure needs of new residences.
 - 5) Encourage the practice of fair housing policies in both the sale and rental of units in Carey.
 - 6) Develop a Zoning Ordinance consistent with these policies and objectives.
 - 8) Evaluate future housing densities, required infrastructure improvements for new developments, and design standards for all future land uses in accordance with the August 1996 Carey Residents Survey Results and 1996 Build out Scenarios set forth in the Appendix.

HAZARDOUS AREAS

PURPOSE

As set forth in Idaho Code, each planning component of the Comprehensive Plan shall consider previous and existing conditions, trends, and desirable goals and objectives. Furthermore, it states that "known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mud slides; avalanche hazards resulting from development in the known or probable path of snow slides and avalanches, and floodplain hazards" are to be analyzed. In compliance with Idaho Code, it also addresses the effect of land use decisions on water quality. The following addresses the above Idaho Code provisions and planning concerns.

INTRODUCTION

The Local Planning Act of 1975 defines hazardous areas as an area of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mud; avalanche hazards resulting from development in the known or probably path of snow slides and avalanches; and floodplain hazards.

The following hazards are identified within the City of Carey at the present time.

Natural Hazards

Natural Hazards include, but are not limited to, seismic, flooding, and range fires. This section will address only those hazards applicable to city planning in Carey, Idaho.

Seismic

The western half of Idaho has been classified as an area that could receive medium damage from a seismic event. Carey is located on the Eastern Snake River Plain (ESRP), which has been classified as seismic. Therefore, special construction requirements are not necessary. The Uniform Building Code should provide adequate information for Carey City planners for any new construction. Also, modification of existing buildings is not warranted.

However, it is recommended that city planners address emergency actions in the event that an earthquake does impact Carey.

Flooding

The Federal Emergency Management Agency (FEMA), which addresses flood plain mapping, does consider Carey within a known flood plain. Spring runoff has been a problem.

Little Wood River Reservoir Located 10 miles north of the City of Carey is an earthen dam of approximately 30,000 acre feet capacity.

The primary purposes of the Little Wood River Dam and Reservoir are to Supply supplemental irrigation water for about 11,000 acres in the Little Wood River Valley near Carey and to provide joint use space for fish and wildlife conservation. The reservoir is operated to provide flood control on a forecast basis. Operation and maintenance is normally the responsibility of the Little Wood River Irrigation District.

Emergency Preparedness Plan (EPP) is a coordinated effort between the Little Wood River Irrigation District, U.S Bureau of Reclamation, Idaho Water Resources Department and the U.S. Army Corps of Engineers.

There are numerous open rivers, canals and irrigation ditches within the city which can cause flooding and a safety hazard due to drowning.

Range Fires

Farmland surrounds the city of Carey. Therefore, a range fire during the fall impacting Carey is a possibility. It is recommended that city planners address emergency actions in the event that a range fire does impact the city.

Industrial Hazards

Industrial hazards cover a vast range of hazards that have resulted as a part of the advancement of industry. It is not the intent of this section to identify all industrial hazards but to indicate likely hazards based upon the current industry in the area of Carey. Hazards associated with any new industry should be considered by the City planners before allowing the industry into the city.

Fuel Tanks

Underground storage tanks constitute a hazard in that leakage from these tanks can result in contaminating ground water supplies. Fires and explosions are typically mitigated by locating such tanks underground but these could still impact surrounding homes, schools, and residential areas.

Most commercial underground storage tanks have been removed. In

addition, there may be some residential underground fuel oil tanks. It is recommended that city planners determine where, if any, residential underground fuel oil tanks are located to support any anticipated expansion.

Several homes and businesses are heated using propane. It is recommended that propane tanks are located away from traffic areas and potential heat sources, to be checked for leaks and any ignition sources.

Grain Silos - Small grain silos and a hay mill are located in the northeast part of town. The silos are used to store grain year around. The State provides regulations in controlling dust levels around and within the silos.

Chemical Storage

Hazardous chemicals stored properly do not pose an immediate hazard to the public. However, if the chemicals are spilled or are involved in some type of accident (fire, explosion, etc.) that could lead to a release, the public may be exposed. City officials need to know the type of chemicals that will be stored in businesses to protect emergency personnel in the event of an accident and the public from undue hazards.

The Blaine County Weed Department sells and stores pesticides and chemicals for use by local farmers. The chemicals are stored in a metal and concrete block building, with a concrete floor, and according to manufacturer's recommendations. These pesticides and chemicals are not readily dispersible in this storage configuration. The gas stations in Carey have underground fuel storage tanks.

The City recommends that all spraying of pesticides and herbicides be conducted in accordance with all federal and state guidelines.

DESIRABLE GOALS AND OBJECTIVES

The goal of the comprehensive plan is to protect the public health and safety by guiding growth away from hazardous areas. This can be done by incorporating the following guidelines.

- 1) Prevent or limit development activity in hazardous areas. Generally, industrial areas should not be reclassified as residential areas unless known

spills or hazards have been removed.

- 2) Promote education on potentially hazardous materials. City planners need to ensure that all businesses follow Federal and State regulations for hazardous materials
- 3) Encourage retention of hazardous areas as open space.
- 5) The City should follow national seismic standards for the construction of residential and commercial buildings.

ECONOMIC DEVELOPMENT

PURPOSE

This section discusses specific and general economic development considerations as they relate to the City of Carey. A summary of historical economic uses is included, as well as desirable goals and objectives for planning purposes.

This section is intended to address the specific concerns outlined in Idaho Code), regarding previous and existing conditions, trends, and desirable goals and objectives. It does so, specifically, by analyzing the economic base of the area including employment, industries, economies, jobs, and income levels.

HISTORY

Agriculture is an important economic factor to many residents in the Little Wood Valley and the City of Carey. The character of agriculture has evolved, both nationally and in this county, away from the small family-run farm and toward a larger-type operation. The massive numbers of sheep that once were raised in the county are no longer evident, but cattle ranching, some sheep raising, and farming still make a substantial economic contribution to the rural areas of the county.

PRESENT ECONOMY

Currently the largest employment sector for Carey's residents (44%) is the agricultural sector, with about 24.4% of the work force being involved in the retail or wholesale trade industry.

Businesses in Carey include mostly agricultural and residentially-related retail stores: a general store, a hair salon, two restaurants, a retail equipment store, trailer home park, one bar, two automotive repair services, two gas station, one bank, ,daycare, several construction related businesses, six light industrial specialty wood processing manufacturing firm also exists within city limits. Finally, there are a few cottage industries or persons conducting businesses out of their homes. These are family-owned and operated businesses

The City maintains an airport in the city. Also located within the city is one of the county's) road and bridge shops, state shop and its weed control headquarters.

The agricultural industry, upon which much of the city relies, is seeing a trend to larger farms, owned by fewer people and employing fewer workers. This trend is and will continue to have some impact upon Carey. However, agriculturally-related manufacturing job opportunities in the agricultural industry have increased, with many plants operating in the Magic Valley area.

Following the national trend away from the family farm, there is limited profitability for farming operations in the Carey area. Operating profitability is crop-specific and farms tend to be mixed-use endeavors that simultaneously generate capital gains and operating losses. Employment is seasonal and relies heavily on family and contract labor to cover its peak needs.

Agriculture is a culturally and socially significant component of life.

Employment in Blaine County has increased overall from 6,398 in 1988 to 11,640 in 2015. Median Household Income in City of Carey is 59,167.

There are many economic resources within the Magic Valley area upon which the City of Carey and its residents can rely. Region IV operates two direct financing programs: an EDA-funded Revolving Loan Fund and the Small Business Administration's Certified Development Company 504 loan program. The Region IV also has access to several banks for use with the Small Business Administration's 7(a) guaranty program. With these tools the district can package a wide variety of financial assistance to entice and facilitate business growth in the area.

Another resource available to Carey is the College of Southern Idaho (CSI) with an extension located in Hailey, a local community college. It has a reputation for meeting labor force skill requirements as demonstrated by a high placement record and facilitates courses from the University of Idaho, Idaho State University Albertson College of Idaho, Boise State, and College of Idaho.

Finally, such state agencies as the Idaho Department of Commerce can offer technical and financial assistance to the city in helping to seek out and locate new businesses in Carey.

DESIRABLE GOALS AND OBJECTIVES

The Economic Development Section concludes and recommends the following to be desirable goals and objectives:

- 1) It is public policy to build a diversified economic base in Carey that can reduce the reliance of its residents on commuting for employment.
- 2) To continue to improve the infrastructure in Carey to meet the demands of new or expanding businesses.
- 4) To work with Region IV and other local and state resources to promote business in Carey as businesses show interest in the community.
- 5) The City shall fully assess the service requirements of new development.
- 6) A stable and regular employment is a desirable goal.

- 7) The City shall adopt ordinances designed to address the positive trend toward cottage industries and home occupations.
- 8) Encourage the establishment of an economic development council for the City.

NATURAL RESOURCES

PURPOSE

This planning component analyzes the uses of rivers and other waters, forests, range, soils, fisheries, wildlife, minerals, thermal waters and watersheds. It does so in accordance with Idaho Code, which requires previous and existing conditions, trends, and desirable goals and objectives relative to the aforementioned natural resources to be considered in planning.

The City of Carey desires to:

- 1) Protect and enhance existing natural resources.
- 2) Protect the public health and general welfare, and to minimize property loss and public expenditure from flooding, pollution, and natural hazards.
- 3) Support projects that protect or enhance the natural resources.

Most soils within the Carey City limits come under the Little Wood (64) & (67) type soil categories. See attached excerpts from the 1991 Soil Conservation Service Soil Survey of Blaine County Area, Idaho handbook published 1991. Little Wood soils per the SCS are gravelly and normally up to 6 feet in depth. This type soil is well adapted to hay and grain production. For more information see 1991 SCS Handbook.

Carey Valley is high in acreage of prime agricultural land, much of this located within the area surrounding Carey. According to the Natural Resources Conservation Service (formerly the Soil Conservation Service), The designation of land as "prime agricultural" is based upon characterization of the dominant soil to a 60" depth, and in the case of this area, is contingent upon its being irrigated. The characterization process includes analysis of the parent material of the soil, vegetation (historical and present), climate, topography and the soil's age.

The Idaho Fish and Game Department provides a list of "Rare Elements" which includes sightings of rare birds, animals and plant life in each county. The U.S. Fish and Wildlife Service has identified the following rare or endangered species in Blaine County: Banbury Springs Lanx, Bruneau Hot Spring snail, Snake River Physa, Woodland Caribou, Sockeye Salmon, and White Sturgeon, Wildlife not listed as endangered, but residing in the area, include mule deer, elk, pronghorn, coyote, bobcat, raccoon, jackrabbit, cottontail rabbit, beaver, muskrat, yellow-bellied marmot (rock chuck), and various species of ground squirrels, small rodents such as mice and pack rats, waterfowl, songbirds, raptors, upland game birds, mountain lions, skunks, badgers, porcupine , bears, fox, reptiles, and game and non-game fish.

Areas near Carey where wildlife can be readily observed include the of the Little Wood River Canal and river system, Little Wood River Reservoir, Fish Creek and Fish Creek Reservoir, Carey Lake, Silver Creek and the surrounding mountains and dessert.

Several hardy species of trees can survive in the area with normal precipitation, such as the Siberian Elm and the Russian olive, Maple, Cottonwoods, Aspen, fruit trees, pine, scrubs and deciduous ornamentals do well with adequate irrigation.

DESIRABLE GOALS AND OBJECTIVES

The evaluation of the natural resource inventory resulted in the following recommendations for action:

- 1) Natural resources must be carefully assessed, considered and, where

appropriate, used in making development decisions in the community.

- 2) Discourage multiple septic systems, encourage central sewage collection and treatment, and encourage development in directions uphill from the existing waste water treatment lagoons to reduce the need for lift stations.
- 3) Forbid deep drain wells and dry wells, as specified by the State.
- 6) Encourage the use of passive and active solar energy collection, recognizing the detrimental impact of shading an adjacent property.
- 7) Encourage on-site drainage to protect water resources, and construction designs that allow for natural drainage or infiltration of snow melt.
- 8) Encourage the planting and maintenance of windbreaks to reduce blowing snow hazards on roadways, to provide wildlife habitat, and to improve the overall aesthetic appeal of the city.

RECREATION

PURPOSE

Recreation plays an important role in the lives of the residents of Carey.

The purpose of this section is to study the City's recreational history and accomplishments, to identify present issues and concerns, and to develop a plan to help Carey City leaders provide for the recreational opportunities, parks and open space needs of residents for the next twenty (20) years. Attendant objectives are set forth in Idaho Code.

It is the intent of the recreation section of the Carey Comprehensive Plan to:

- 1) Protect and enhance the health and lifestyles of residents.
- 2) Preserve and enhance the recreational opportunities now available.
- 3) Provide a plan to serve the recreation, parks and open space needs for

residents into the future.

PARK STANDARDS

There are four 4 parks are within the City of Carey and, by facility, include the following improvements:

- 1) School: playground, two (2) tennis courts, two (2) indoor gymnasiums, all-weather track & football field, baseball field, and weight room.
- 2) Community Park: water facility, playground with swings, picnic tables, barbecue area, volleyball court, and one basketball hoop.
- 3) County Fairgrounds: large pavilion, 2 - livestock barns, 2 – 4-H fair building, Lee Eldredge building, Parking, fenced and grass picnic area, and cook shack.
- 4) Rodeo Grounds: rodeo arena, parking, and cook shack
- 5) Waterford Park: Playground equipment
- 6) City Park: Boyd Stocking pavilion, parking, baseball fields

DESIRABLE GOALS AND OBJECTIVES

The City shall:

- 1) Protect the health and lifestyles of Carey's residents and visitors.
- 2) Protect the natural, environmental and scenic qualities in Carey.
- 3) Preserve and enhance the recreational opportunities available for residents and visitors of Carey.
- 4) Work in conjunction with the Blaine County Recreation District, School District, other agencies and private industry to ensure recreation, parks and open space needs of residents are met.

- 5) Encourage all developed recreational facilities to provide for public use and encourage all new subdivisions to dedicate park land and facility improvements for residents and the public.

PUBLIC SERVICES, FACILITIES, AND UTILITIES

INTRODUCTION

This section is a guide for decision making for public services, facilities and utilities. Predictions of continued population growth make planning for future utilities and public service facilities essential. Utilities and public facilities must have the ability to accommodate such fluctuations. The City will have a greater opportunity to effectively serve the future needs of its permanent population with careful planning.

PURPOSE

The purpose of the Public Services, Facilities, and Utilities section is to identify the facilities (including schools) and utilities, as set forth in Idaho Code 67-6508 (h), and provide an inventory of previous and existing conditions, discuss areas of service and methods of operation, estimate projected future needs, and provide recommendations for desirable goals and objectives based on this information.

For the majority of the citizens of Carey, the most important aspect of their city government comprises the various publicly-funded or publicly-franchised endeavors that provide the infrastructure of services, facilities and utilities that make it possible for a population of urban density to coexist conveniently and efficiently.

PUBLIC SERVICES & FACILITIES

Solid Waste Disposal

The City of Carey currently has garbage services provided by independent contractors. The Carey Transfer Station is located one and one half mile west of Carey on Highway 20. There is recycling drop at the Carey Transfer Station.

These are city and county facilities that promote, assist, or provide for the health, education, protection, and welfare of the public.

Postal Service

The United States Postal Service operates a post office on Main St. (U.S. Highway 93), and the current facility is expected to meet the community's needs at this time. The City is also served by United Parcel Service and several regional courier services.

Law Enforcement

Law enforcement is currently provided by the Blaine County Sheriff's Department in Hailey. Mutual aid is provided by the Idaho State Police. The average response time is approximately 25-30 minutes

The current crime rates indicate that the current level of enforcement is sufficient at this time. If increased law enforcement is requested in the future by city residents, additional revenues would be required to fund the additional service. Population growth, increased economic development and the general growth of Blaine County will be factors in determining the level of law enforcement services required. If an arrest is made in the City of Carey that requires incarceration the deputy transports to the Blaine County sheriff's office in Hailey approximately 28 miles west of Carey.

Fire Protection

Fire protection services are provided by the Carey Rural Fire

Protection District which is a separate taxing District that covers the area from the base line to south of Carey. This service is dispatched by a local phone number and the county-wide 911 system. The BLM fire facility is located adjacent to Carey Rural Fire Protection District and services Carey outlying areas.

Ambulance Service

Ambulance service is provided by the Blaine County Ambulance District through Carey QRU. . The level of service provided is advanced EMT. After pickup, there is an additional 25-30 minute travel time, more or less, to St. Luke's Medical Center in Ketchum. Life flight air ambulance service is also available to Carey residents.

Airport Services

Airport services are discussed in the "Transportation" component of this plan.

City Hall Building

City Hall is located at 20482 Main St. Carey, ID.

County Fair

The County Fairgrounds located on Federal Highway 93 in Carey. The fair features agricultural and domestic displays and educational events including: 4-H projects in animal husbandry, youth and adult rodeos, and homemaking. The Fairgrounds comprise 3.7 acres of County land, as well as two (2) exhibit halls and two (2) livestock barns. Other improvements include: grooming sheds, a concession stand, restrooms, covered picnic spot, bleachers, and pump and lawn maintenance equipment. Please refer to the Recreation Portion of this plan to find more.

Fire Station

This steel-frame structure is built on a slab. It is used for covered parking for the Fire Department's trucks and Quick Response and Extrication vehicles, for other equipment storage, and for training. It was built adequately in 1995, and will serve future growth.

Community Park

The Park is operated by the Blaine County Recreation District and will be addressed in the recreation section of this plan.

Cemetery

The Carey Cemetery lies within the city limits. It is a separate taxing district. Carey Cemetery District was established in 1921. It is governed by an elected three (3) member board.

There also is a Pioneer Cemetery that is addressed in the Special Area section of this plan.

Senior Center

Carey currently does have a senior center in the city limits with Carey residents running the programs that are being held at this time.

Public Library

We have a Carey public library that is located adjacent to the Carey School.

UTILITIES

Water and Sewer System

The Carey Water and Sewer District, was established in 1977. It was a separate taxing district in 2006 was taken over by the city. Water and sewer service area encompasses, in general, lands within 900' of Main Street on the east and 1300' on the west of Main Street and the subdivisions that have been established. Currently primarily only those residents within the service area boundaries receive water and sewer services.

In 2008 the city completed both water and wastewater facility plan that outlines what will be needed as the city grows to accommodate the needs of the city. Presently the city has three wells that should meet the needs for a substantial growth period; the upgrades to the wastewater system will need to be addressed as growth occurs.

The water system consists of three wells two chlorine contact tanks and a one storage 165,000 gallon reservoir. Well 1 pumps directly into the storage reservoir wells 2 and 3 pump into their contact tanks and then booster pumps pump into the system and into the storage reservoir.

The wastewater system is a combination of gravity and pressure systems throughout the service area which delivers the wastewater to a lagoon processing system on the south end of the service area. The process wastewater is either land applied or discharged into the little wood river.

Areas within the city but outside the water and wastewater service area are serviced by private wells and septic systems. These systems are regulated by Idaho Department of Water Resources and South Central Health District.

Drainage

Carey currently handles storm water runoff through onsite drainage and shallow dry wells for infiltration of snow melt and rain runoff.

Irrigation

Surface irrigation is provided to residents in the city by the Little Wood River Irrigation District this water is obtained from the Little Wood River and the Little Wood River Reservoir. Not all residents have water rights with the Irrigation District, the areas with no water rights depends on the municipal system for irrigation.

Streets

The street system within the city is operated and maintained by the city street department.

Electric Power

Electric power is furnished by the Idaho Power Company.

Telephone & Internet

Telephone service is provided by Frontier. Service is offered through underground lines. The telephone services are updated as technology improves. Internet is provided by Frontier and Safelink.

Quasi-Public Facilities

Churches in Carey are: Church of Jesus Christ of Latter Day Saints and Larkin Memorial Community Church

EDUCATION FACILITIES

Blaine County Public Schools

This section is included addressing the components set forth in Idaho Code. The purpose of the Blaine County Public School system is to offer a comprehensive education program which encourages maximum personal and intellectual growth in a climate of mutual trust and respect.

Carey School is located in Carey with 238 student's total. They have 130 students in its elementary program and 108 in its secondary program. The district encompasses all of Blaine County. The district consists of six schools as well as an alternative school. The school district is unique in many ways, but the funding process sets it apart from the other school districts in Idaho. The district receives a portion of its funding from the State of Idaho and generates the rest from local property taxes.

The Carey School is a K-12 school that operates in a single location on 20 Panther Ln. With K-6th grade located in the Elementary Facility and 7-12th grade in the High School facility. The main school was built in 1966 and has had several remodels and additions in the last 15 years. They now have 2 gyms one located in the Elementary facility and the other one is a separate building located behind the Elementary. They have an auditorium located in the High School Facility.

This facility also serves the community for continuing education programs, recreational uses, and public meetings.

DESIRABLE GOALS AND OBJECTIVES

- 1) It is city policy to provide necessary services at a level to meet the needs of the public, to maintain health and safety standards for our citizens, and to provide necessary facilities to meet reasonable federal and state requirements.
- 2) Utility facilities must be maintained and improved on a regular basis to meet the needs of Carey's citizens and provide a quality service level. This can be accomplished through negotiation of franchise agreements.
- 3) It is a goal of the city to work cohesively with law enforcement agencies to provide a safe environment, not only in our city but throughout the county.
- 6) Carey shall consider impacts of land use decisions on schools and other public services.
- 7) The City should cooperate with the Blaine County School District in meeting education goals and infrastructure requirements.
- 8) The City should encourage continuing communication and participation by the citizens of the Carey valley with the Blaine County School District.
- 9) The City should maintain current infrastructure service standards.

IMPLEMENTATION

INTRODUCTION AND PURPOSE

The purpose of this "Implementation" section is to ensure that the Comprehensive Plan is implemented by the various governmental bodies charged with responsibility for carrying out its directives. Attendant objectives are set forth in Idaho Code and include determining actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan.

The Carey Comprehensive Plan anticipates twenty years into the future, which allows time for implementing land use patterns, transportation networks and facility plans.

The implementation phase of the planning process which makes the goals and policies, as stated in the Comprehensive Plan, become reality. The plan, no matter how good it may be, is a useless document if it is never used or implemented. Formal adoption of the plan is the first step in implementation.

Prioritization of the tasks does not mean that some are more important than others, simply the urgency might have or the length of time needed to implement them. Therefore a high priority should be in developmental stages immediately, while medium priority means that there is more study required and it may take longer to implement. Low priority indicates tasks that may be completed over a longer period of time.

DESIRABLE GOALS AND OBJECTIVES

- 1) Execute this Comprehensive Plan as a vital working document as it guides future growth of the community of Carey.

APPENDIX

- A. 1919 INCORPORATION MINUTES
- B. SCS MAPS
- C. COPY OF WATER & SEWER PLANS (J-U-B, PENDING)
- D. WATER DISTRICT BOUNDARY MAP
- E. ORIGINAL TOWN SITE MAP
- F. TABULATED RESULTS - SURVEY OF CAREY RESIDENTS (AUGUST, 1996)
- H. ZONING MAP

OFFICE OF THE BOARD OF COUNTY COMMISSIONERS
BLAINE COUNTY, STATE OF IDAHO

REGULAR OCTOBER 1919 SESSION.

Fourth, Day.

Hailey, Idaho, Oct.16, 1919.

The Board met this day, pursuant to adjournment at 9:30 o'clock A.M.

PRESENT: Chairman W.F. Breshears, Commissioners Walter Pyrah and R.B. French
and Clerk Cassie M. Russell, by B.P. Thamm, Deputy.

The minutes of the previous meeting were read and approved.

Whereupon the following proceedings were had, to-wit:

The report of Aaron Clements, Sheriff, for the third quarter of 1919
was examined and approved.

The report of Sewell H. Chapman, water master of water district No. 7-B,
was examined and approved.

The report of Cyrus J. Stanford, water master of water district No. 11 C,
was examined and approved.

The petitions of citizens and heads of families of School Districts
Nos. 13, 14, 15 and 26, praying for the consolidation of the said districts was
granted. The consolidated district is to be known as School District No. 31 and
embraces all territory within the boundaries of the said districts Nos. 13, 14, 15
and 26.

The Board having under consideration the matter of the incorporation of the
village of Carey, Blaine County, Idaho, and a petition of the taxable inhabitants of
said town having been presented to the Board praying for the incorporation of said
village and it appearing from said petition and other evidence presented to said
Board that a majority of the "taxable inhabitants of said village have signed such
petition for the incorporation thereof, and said Board being fully satisfied from
the affidavit of Almon Phippen, J.M. Chidister and Oren Draper that inhabitants to
the number of Two Hundred or more are legal residents of the territory described
in said Petition.

IT IS THEREFORE ORDERED AND DECLARED, That the said village be and the

/

same is hereby incorporated as a village, under the name of "THE VILLAGE OF CAREY." and that the metes and bounds thereof are hereby designated to be as follows:

Beginning at the South West corner of Section Thirty Four (34), Township One (1) South, Range Twenty One (21) East Boise Meridian, and thence following the section line due Northerly in a straight line Three miles passing between Sections Thirty Three (33) and Thirty Four (34), Twenty Seven (27) and Twenty eight (28), and Twenty One (21) and Twenty Two (22) to the North West corner of Section Twenty Two (22) of the same mentioned Township and Range, thence due Easterly in a straight line One and One Quarter (1 1/4) miles passing along the section line between Sections Fifteen (15) and Twenty Two (22) and Fourteen (14) and Twenty Three (23) to the North East Corner of the North West Quarter (1/4) of the North West Quarter (1/4) of Section Twenty Three (23) of the same mentioned Township and Range, thence due Southerly in a straight line One (1) mile passing between Quarter (1/4) sections of the West Half (1/2) of Section Twenty Three (23) to the South East corner of the South West Quarter (1/4) of the South West Quarter (1/4) of the same Section Twenty Three (23) of the same mentioned Township and Range, thence due Westerly One Quarter (1/4) of a mile in a straight line following the section line to the North East corner of Section Twenty Seven (27), thence due Southerly following the section line Two (2) miles in a straight line and passing between sections Twenty six (26) and Twenty seven (27), Thirty Four and Thirty Five (35) and to the South East corner of Section Thirty Four (34) of the same mentioned Township and Range, thence due Westerly along the section line One (1) mile in a straight line passing between Sections Three (3) of Township Two (2) South same Range and Thirty Four (34) of Township One (1) South Range Twenty One (21) East Boise Meridian to the point of beginning (the South West Corner of Section Thirty Four (34) as mentioned above, containing Three and One-Fourth (3 1/4) square miles more or less.

AND IT IS FURTHER ORDERED that the five following named persons, having all the qualifications prescribed by the provisions of Section 2224 Idaho Compiled Laws, be and they are hereby appointed trustees of said Village of Carey and shall hold such offices until their successors are elected and qualify as required by law.

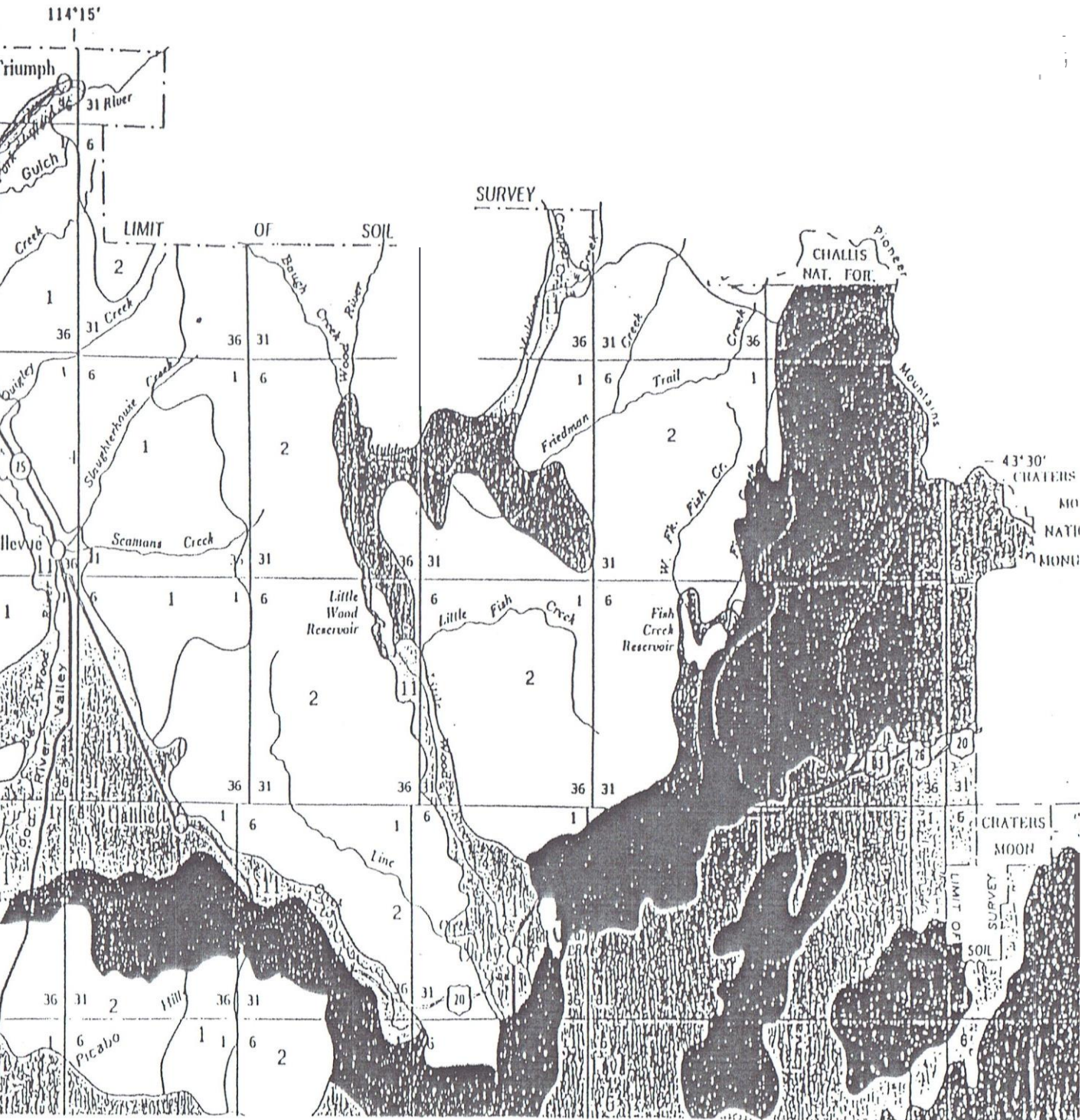
Ira Eldredge Arthur J. Evans
Almon Phippen William York
 Thos. C. Stanford.

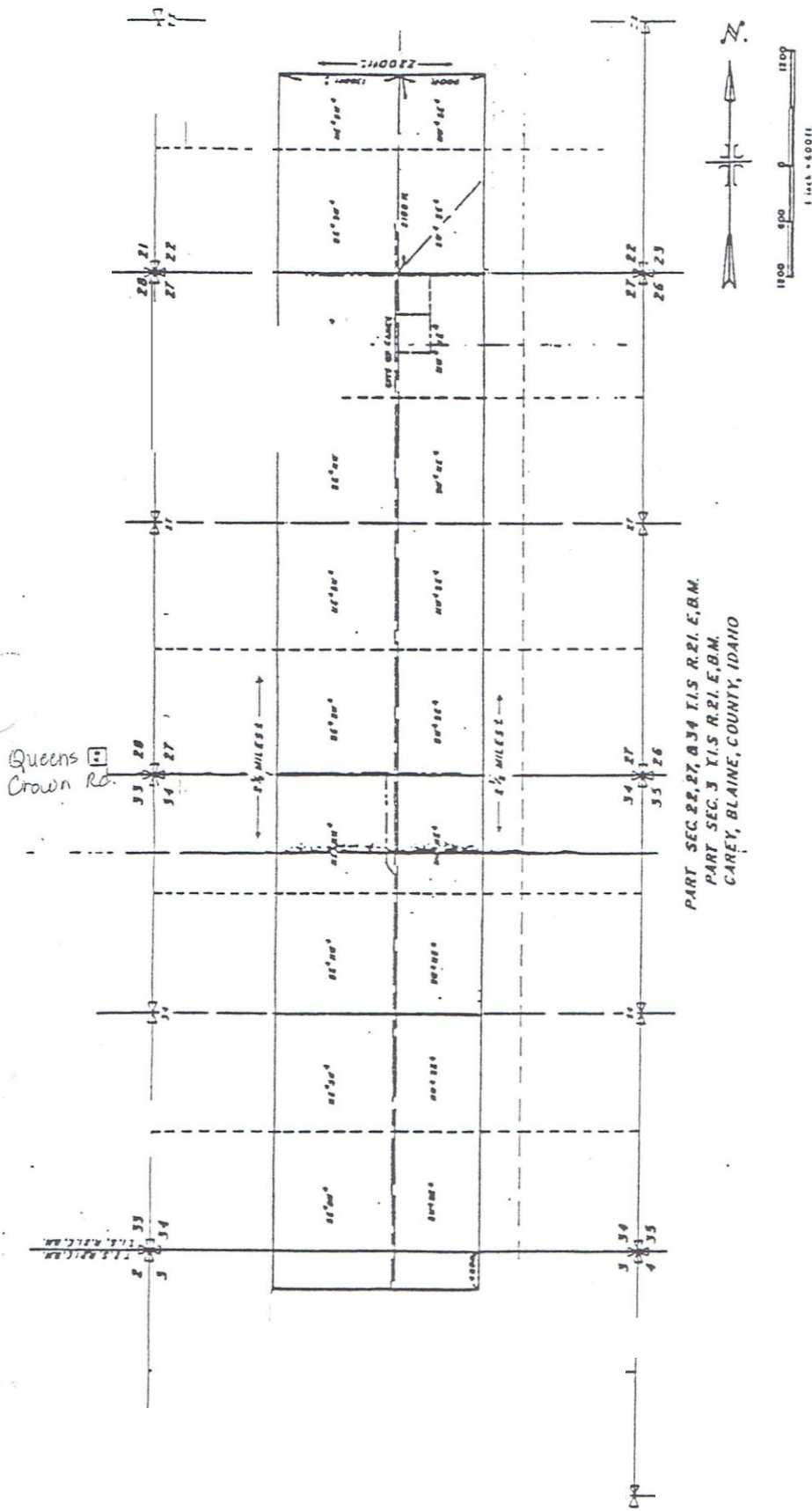
The following claims against Blaine County were examined and allowed and warrants ordered drawn on the Current Expense fund in payment of same:

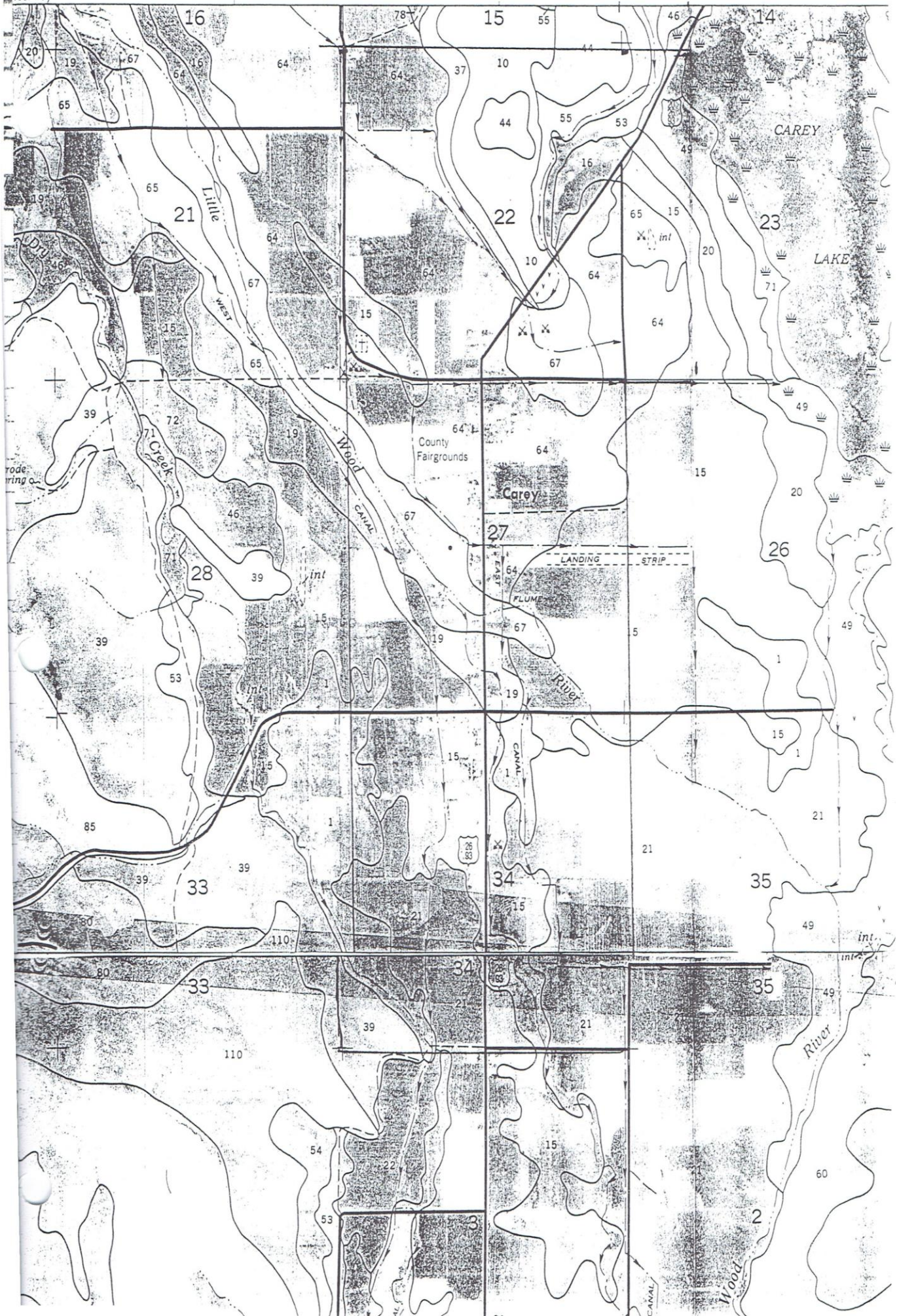
S.H. Chapman	Services as Water Master and expenses	\$270.00
Oscar Jones	Services/as Deputy Viater Master and expenses	1031.77
James Wheeler	Services/as Deputy water Master	820.30.
W.G. Swendsen	1/2 cost of well at gageing Station on Big Wood River at Blairs Ranch	60.00

Cyrus J. Stanford	Services as Water Master	444.00
Ervin E Eldridge	Services as Deputy Eater Master	160.00
Wood River Publishing Co.	Supplies Co. Atty's office	85.50
Wood River Publishing Co	Printing and Adv. For Co. Treas.	191.61
Wood River Publishing Co.	Printing and Adv. For Auditor	64.50
Wood River Publishing Co.	Printing for Assesor's Office	56.50
Wood River Publishing Co .	Printing for Probate Judge	54.00

		4			
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25







SURVEY OF CAREY RESIDENTS

(IN OR OUT OF THE CITY LIMITS)

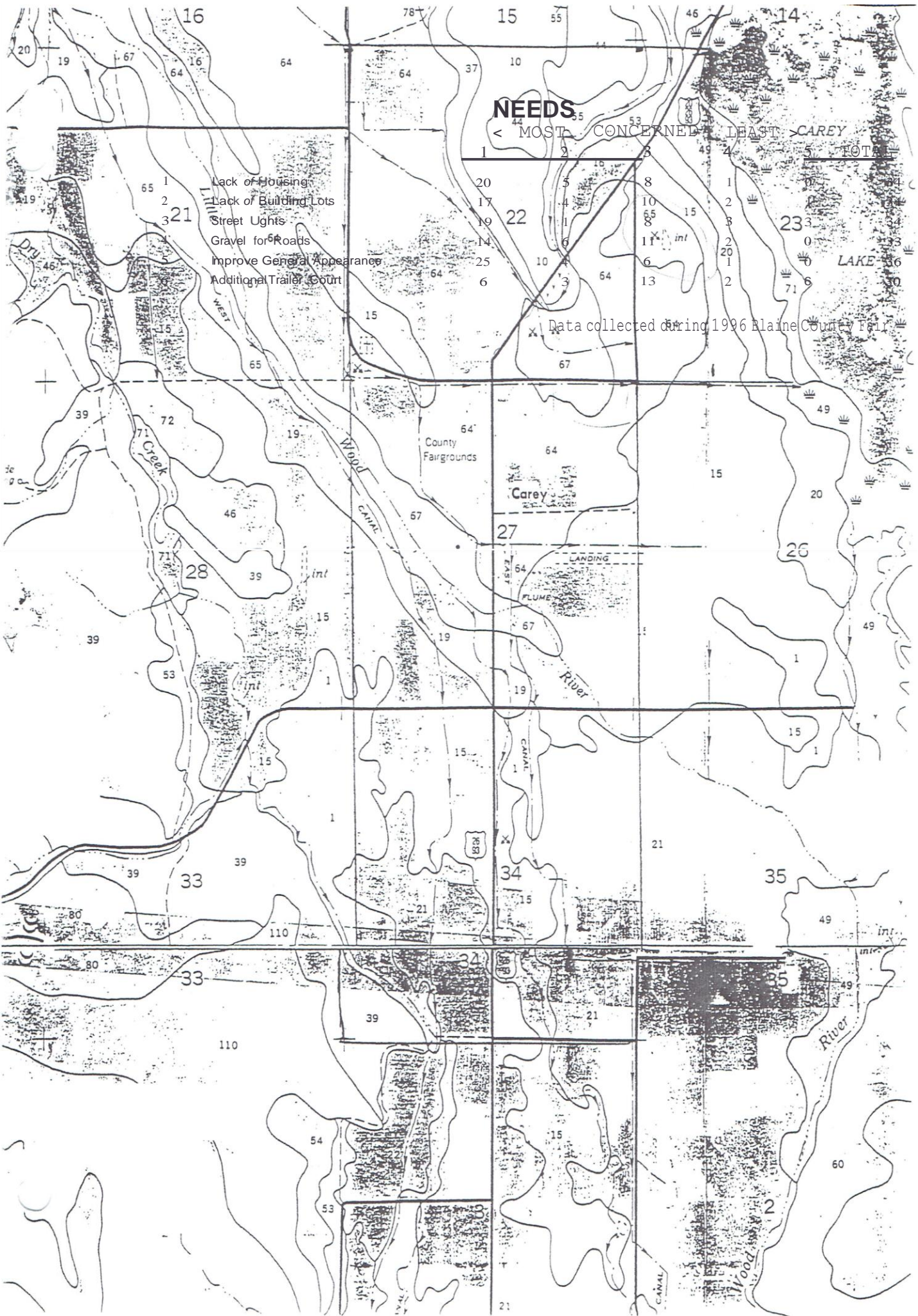
RESULTS

STRENGTHS

		<	MOST		CONCERNED		LEAST	>		TOTAL
			2		3		4		5	
1	Open Spaces	19	5	4				4		33
2	aean /Jr	22	4	3		1		1		31
3	Education System	21	8	3		1		1		34
4	Affordable Housing	16	10	3		1		1		31
5	Year Round Recreation	12	6	7		4		2		31
6	Good Neighbors	19	9	3		1		1		33
7	Multiple Religious Denominations	15	4	7		5		2		33
8	Neighboring Tourist Attractions	5	9	6		6		7		33
9	Central Geograical Locations	10	6	8		6		3		33
10	Rich Heritage	13	6	3		7		2		31
11	Potential	15	4	5		5		2		31
12	Being a part of Blaine County	8	2	7		8		5		30
13	A Federal Highway runs Through	11	5	10		4		4		34
14	Scenic VifNiS	13	9	5		1		3		31
15	County Fairgrounds	19	9			1		2		34
				3						
16	Natural Resources	19	5	3				2		33
17	City Park	17	7	5		4	2	3		34
•a	Ag way of life	3								3

WEAKNESSES

		<	MOST		CONCERNED		LEAST	>		TOTAL
			2		3		4		5	
	Lack of Industry	13	3	8		3		3		30
2	No Available Housing	17	9	5		1		1		33
3	Not Enough Street Ughts	18	6	6		2		1		33
4	Umited Shopping Fadities	13	7	7		3		3		33
5	Few Side streets and Alleys	7	6	7		10		3		33
6	Community Involvement	11	8	11		0		2		37
7	Industrial Shipping Costs	7	6	8		5		6		32
8	Youth Recreation time	9	8	9		4		3		33
9	Long Distance Phone Service	17 \	2	6		4		3		32
10	Gas Stations	2	0	0		0		0		2
11	Larger Ubrary	2	0	0		0		0		2
12	More Street Lights	1	0	0		0		0	1	



Data collected during 1996 Blaine County Fair

