

AGENDA ITEM SUMMARY

DATE: 6-16-2014 **DEPARTMENT:** CDD **DEPT. HEAD SIGNATURE:** MA

SUBJECT: Public Hearing: Zoning Ordinance Amendment – Consideration of a City of Hailey initiated text amendment to the Hailey Zoning Ordinance No. 532 by amending Section 5.4 by changing Schools from Permitted uses to Conditional Uses in General Residential (GR), Business (B), and Limited Business (LB) districts and add Schools as Conditional Uses in SCI-O and SCI-I. The amendment also proposes changes to Section 9.4 to amend parking requirements for Institutional Uses and Section 11 to require siting and evaluation standards for consideration of a School as part of a Conditional Use Permit.

AUTHORITY: ID Code 67-65 IAR _____ City Ordinance/Code Zoning Ordinance No. 532
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Summary

The amendment is to the Hailey Zoning Ordinance, Ord. 531, revises the definition of Schools and makes changes to Section 5.4 by changing Schools from Permitted uses to Conditional Uses in General Residential (GR), Business (B), and Limited Business (LB) districts and add Schools as Conditional Uses in SCI-O and SCI-I. The amendment also proposes changes to Section 9.4 to amend parking requirements for Institutional Uses and Section 11 to require siting and evaluation standards for consideration of a School as part of a Conditional Use Permit.

Background

Schools are currently Permitted Uses within Business (B), General Residential (GR), and Limited Business (LB) zones. As a Permitted Use, only Design Review would apply to a new school within these zones. A recent application for a new school within the China Gardens Subdivision raised many questions as to whether Schools should be required to follow a Conditional Use Permit process to ensure that a proposed school does not incur any undue hardships or impacts to the existing neighborhood, public services, or cause any foreseeable and avoidable impacts. At the direction of the Mayor and City Council, staff has prepared the proposed ordinance with input from all existing and proposed schools within Hailey City Limits. Blaine County School District, Sage School, and the proposed Syringa Mountain School have all had the opportunity to comment on the amendment as well as the public. Comments have been received from all schools and from members of the public. In addition, comments were received from the public during the Public Hearing on this amendment on February 10, 2014 and at all subsequent public hearings. The current proposed ordinance reflects these comments, as applicable, and represents staff's recommendation to the Hailey Planning and Zoning Commission from all previous meetings and workshops. A record of all public comments is available.

Procedural History

The text amendment was considered by the Planning and Zoning Commission on February 10, 2014, at which time the public commented on the ordinance during a public hearing. Following this public hearing, staff was directed to make changes to the draft based on the public comments and schedule a workshop meeting for February 24 when the Commission would have an open discussion on the amendments with the public. The workshop was scheduled for February 24, 2014 at 5:30 pm. The PZ Commission continued the application to the April 14,

2014 meeting for consideration. At that meeting, the PZ Commission directed staff to come back with further recommendations on parking requirements for the May 12, regular meeting. A public hearing on the text amendment was held at the May 12, 2014 regular meeting. After a public hearing and deliberation among the Planning and Zoning Commissioners, the amendment was unanimously recommended for approval to the City Council.

Planning and Zoning Commission Recommendation

On May 12, 2014, the Planning and Zoning Commission held a public hearing to consider the amendment. After deliberation among the Commissioner, they voted unanimously to recommend the amendment for adoption to the Hailey City Council. The Commission found the amendment to be in compliance with the Comprehensive Plan, the Zoning Ordinance, and the Subdivision Ordinance.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

None

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

- | | | |
|--------------------------------------------------------|------------------------------------------------------|----------------------------------------------------|
| <input checked="" type="checkbox"/> City Administrator | <input type="checkbox"/> Library | <input type="checkbox"/> Benefits Committee |
| <input checked="" type="checkbox"/> City Attorney | <input type="checkbox"/> Mayor | <input type="checkbox"/> Streets |
| <input type="checkbox"/> City Clerk | <input checked="" type="checkbox"/> Planning | <input type="checkbox"/> Treasurer |
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Police | <input checked="" type="checkbox"/> Sustainability |
| <input type="checkbox"/> Engineer | <input type="checkbox"/> Public Works, | |
| <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> Parks | |
| | <input checked="" type="checkbox"/> P & Z Commission | |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Conduct public hearing on the proposed text amendment, according to LLUPA requirements, and determine whether action is necessary.

ACTION OF THE CITY COUNCIL:

Date : _____
 City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record *Additional/Exceptional Originals to:

Copies (all info.): _____ Copies (AIS only)
 Instrument # _____

STAFF REPORT

TO: Hailey City Council

FROM: Micah Austin, Community Development Director

RE: Zoning Ordinance Amendment – Consideration of a City of Hailey initiated text amendment to the Hailey Zoning Ordinance No. 532 by amending Section 5.4 by changing Schools from Permitted uses to Conditional Uses in General Residential (GR), Business (B), and Limited Business (LB) districts and add Schools as Conditional Uses in SCI-O and SCI-I. The amendment also proposes changes to Section 9.4 to amend parking requirements for Institutional Uses and Section 11 to require siting and evaluation standards for consideration of a School as part of a Conditional Use Permit.

HEARING: Planning and Zoning: February 10, 2014
Planning and Zoning Workshop: February 24, 2014
Planning and Zoning: March 10, 2014
Planning and Zoning: April 14, 2014
Planning and Zoning: May 12, 2014

City Council: June 16, 2014

Notice

Notice for the public hearing on February 10 before the Planning and Zoning Commission was published in the Idaho Mountain Express on January 19 and January 21 and mailed to public agencies and area media on January 14, 2014. Notice for the public hearing on February 24 was published in the Idaho Mountain Express on February 19, 2014.

Notice for the public hearing on June 16, 2014 before the Hailey City Council was published in the Idaho Mountain Express on May 28th, 2014 and mailed to public agencies on May 28th, 2014.

Proposal

The proposed text amendment revises the definition of Schools and makes changes to Section 5.4 by changing Schools from Permitted uses to Conditional Uses in General Residential (GR), Business (B), and Limited Business (LB) districts and add Schools as Conditional Uses in SCI-O and SCI-I. The amendment also proposes changes to Section 9.4 to amend parking requirements for Institutional Uses and Section 11 to require siting and evaluation standards for consideration of a School as part of a Conditional Use Permit.

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Mayor and City Council, staff has prepared the proposed ordinance with input from all existing and proposed schools within Hailey City Limits. Blaine County School District, Sage School, and the proposed Syringa Mountain School have all had the opportunity to comment on the amendment as well as the public. Comments have been received from all schools and from members of the public. In addition, comments were received from the public during the Public Hearing on this amendment on February 10, 2014 and at all subsequent public hearings. The current proposed ordinance reflects these comments, as applicable, and represents staff's recommendation to the Hailey Planning and Zoning Commission from all previous meetings and workshops. A record of all public comments is available.

Procedural History

The text amendment was considered by the Planning and Zoning Commission on February 10, 2014, at which time the public commented on the ordinance during a public hearing. Following this public hearing, staff was directed to make changes to the draft based on the public comments and schedule a workshop meeting for February 24 when the Commission would have an open discussion on the amendments with the public. The workshop was scheduled for February 24, 2014 at 5:30 pm. The PZ Commission continued the application to the April 14, 2014 meeting for consideration. At that meeting, the PZ Commission directed staff to come back with further recommendations on parking requirements for the May 12, regular meeting. A public hearing on the text amendment was held at the May 12, 2014 regular meeting. After a public hearing and deliberation among the Planning and Zoning Commissioners, the amendment was unanimously recommended for approval to the City Council.

A public hearing before the Hailey City Council will be held on June 16, 2014. At that meeting, the City Council will consider the Planning and Zoning Commission's recommendation to approve the text amendment and take public comment on the proposal.

Department Comments

In drafting the proposed ordinance, staff did extensive research on best practices in siting and approving schools within the State of Idaho and in other parts of the nation. When doing this research, it was discovered that planning practices for schools were far from standard and varied from one end of the regulatory spectrum to the other. In some instances, staff found that cities had few or no standards for siting schools apart from the standard criteria for evaluating any Conditional Use Permit, regardless of the proposal. In other instances, the standards required for schools were highly restrictive and did not particularly seem appropriate or applicable for our community. The proposed ordinance represents staff's attempt to address all major concerns that were brought up at the recent application for a new school while incorporating the best practices that are applicable to our community.

The changes proposed address parking, site planning, traffic and pedestrian safety, and other concerns that were previously difficult to address for any new school with our current ordinance. For example, the proposed ordinance requires an on-site parking requirement when no assembly areas are called out. This particular amendment proposes addressing this issue with the following language, "If no

assembly areas are proposed, the required minimum number of on-site parking spaces shall be one (1) space for every teacher and employee, or five (5) spaces per 1,000 square feet of Gross Area, whichever is greater." The intent of this requirement is not to create large asphalt parking lots of impermeable surfaces, but represents a maximum requirement if a school does not fit the criteria of the previous on-site parking requirements.

Another proposed requirement is to provide a traffic study that would be prepared by a licensed engineer. The following is an excerpt from the ordinance:

"7. Traffic study certified by a licensed engineer. The traffic study shall include but is not limited to the following:

i. Existing Conditions. The traffic study shall provide a description of existing conditions which identifies the study area, the traffic volumes in the study area and any adjustment to the traffic volumes based on seasonal variation ;

ii. Projected Conditions. The traffic study shall provide a description of traffic projections in the first and tenth year of use which a) identifies the source of vehicle trips (e.g., students, parents, teachers, deliveries, etc.), b) estimates the average number of daily trips including trips during peak hours, c) estimates a trip generation rate based on, at a minimum, existing local school data, and d) establishes a trip generation estimate;

iii. Traffic and Improvement Analysis. The traffic study shall provide a level of service analysis, an estimate of increased waiting times at keys intersections on projected routes of travel to and from the School and a warrant analysis for infrastructure improvement;

iv. Description of average drop-off and pick-up times per student;

v. Description of designated area for drop-off and pick-up of students, along with a projected average time for drop-off and pick-up;

vi. Description of proposed traffic calming measures;

vii. Description of proposed traffic reduction measures;

viii. Description of projected pedestrian traffic to and from the School; and

ix. Recommendation of infrastructure required to provide for safe and efficient vehicular and pedestrian movement to and from the School."

The objective for the traffic study is to fully inform the public, the City of Hailey officials, the Planning and Zoning Commission, and the applicants of the traffic impacts to the neighborhood and address any safety concerns. It is anticipated that this information will be critical in determining whether the selected site is appropriate for locating a school and, with all other information provided by the applicant, will be used by the Commission in making their decision.

Other proposed standards address landscape safety, public infrastructure demand, public infrastructure planning, and significant consideration for public safety and welfare. It is important to note that the objective for this amendment is not to frustrate the planning efforts for any school or to discourage new schools within Hailey, but rather to ensure that all schools are sited and planned so as to fully maximize their effectiveness and benefit to the community while minimizing or eliminating any undue

burden the schools may cause to the community.

At the April 14 meeting of the Hailey Planning and Zoning Commission, staff was directed to present a list of options, analysis of those options, and a recommendation. Based on this direction, staff held several meetings and proposes recommendations that are a combination of different methods to correctly evaluate the parking needs for a school. These recommendations are based upon current parking availability at the existing schools. In formulating these recommendations, staff considered the following options and worked from these options to the recommendation stated further down:

1. Leave as is, no change
2. Unregulated, following the model used by the City of Sanpoint
3. Require a parking study in the application process, to be approved by the Commission as a part of the Conditional Use Permit approval
4. Base the parking requirement on the number of students
5. Base the parking requirement on the total gross square footage of school
6. Base the parking requirement on the total square footage of the Assembly area(s)
7. Based on Assembly area, number of seats
8. Historical data

Based on the research conducted on the above options, staff makes the following recommendations for amendments to the ordinance:

1. Require one parking space for all employees and teachers at all schools
2. Require 1 space for every four students (or .25 space per student) at high schools. This accommodates students driving to school
3. Require 1 space for every 6 assembly seats in elementary and middle schools. This will accommodate traffic for special events and assemblies. Where the students are not driving to these schools, additional parking is necessary.
4. Require 1 space for every 8 assembly seats in high schools. This will accommodate additional traffic for special events and assemblies, however the required parking for students will absorb the majority of parking needs with students driving to events.
5. All spaces for staff must be on-site and improved
6. All spaces for students at high school must be on-site and improved
7. Spaces for assemblies can be on site or off-site within 300' of external boundaries of school property.
8. Spaces for assemblies on off-site streets must be on public streets, except for Arterial or Residential Local Streets.

To further clarify these recommendations, please refer to the chart below that the City Attorney has prepared showing current conditions and the applicable results from recommended parking requirements:

Table Summarizing Options for Parking

PARKING

<u>Existing Conditions</u>	<u>HE</u>	<u>WSE</u>	<u>MS</u>	<u>HS</u>	<u>SC</u>	<u>HS/SC</u>	<u>SM</u>
# of On-Site Parking Places	166	139	139	267	83	350	N/A
# of Off-Site Parking Places	<u>65</u>	<u>20</u>	<u>224</u>	<u>110</u>	<u>10</u>	<u>120</u>	N/A
Total # of Spaces	231	159	363	377	93	470	
# of Staff	60	56	86	150	9	159	12
# of Students	507	348	685	775	48	823	240
Gross Square Footage	18,355 12,000	58,375	153,979	181,373	12,000	193,373	
<u>Formulas</u>							
# of Spaces per Existing Ordinance	217	187	471	1,331	247	1,578	12+
# of Spaces at 1 Space/Staff	60	56	86	150	9	159	12
# of Spaces at .25 Spaces/Student	127	87	171	194	12	206	60
# of Spaces at 5 Spaces/1,000 sq. ft.	441	291	769	906	60	966	60
# of Spaces at 1 Space/6 Seats	73	61	157	443	82	525	-0-
1 Space/8 Seats	54	45	117	332	61	393	-0-
Suggested	133	117	243	676	82	697	72

Assumptions for Suggested Parking Formula

1. All spaces for staff must be on-site and improved
2. All spaces for students at high school must be on-site and improved
3. Spaces for assemblies can be on site or off-site within 300' of external boundaries of school property.
4. Spaces for assemblies on off-site streets must be on public streets, except for Arterial or Residential Local Streets.
5. Parking for the High School and Silver Creek can be combined.
6. Parking for assemblies is different at the schools. A lesser parking requirement for high school assemblies is justified since high schools require on-site parking for students.

Summary of Recommendation

The Planning and Zoning Commission recommends adoption of the current draft of the text amendment, which reflects the most practical and thoughtful analysis of this issue. Concerning parking requirements, the recommended ordinance takes into account current situations and a desire from the Commission to limit the number of spaces to avoid large areas of unused parking.

Standards of Evaluation

Note: Staff analysis is in lighter type,
Italicized words are words or phrases added by staff for clarification purposes.

14.6 When evaluating any proposed amendment under this Article, the Commission and Council shall make findings of fact on the following criteria:

- a. The proposed amendment is in accordance with the Comprehensive Plan;**
The Council should consider how the proposed amendment relates to the various goals of the Comprehensive Plan (listed below for reference). Section 9, Public Services, Facilities, and Utilities, has been addressed as being most applicable to this application as seen below.

Section 9: Public Services, Facilities and Utilities

The following excerpt from Section 9 of the Comprehensive Plan that contains section applicable to this application. Emphasis added.

Public Facilities

The City of Hailey adopted the Capital Improvement Plan as an element of the Comprehensive Plan in 2007 as required by Idaho Code Section 67-8208. The Capital Improvement Plan is overseen by the Public Works Department and updated in the spring of each year as part of the annual budget process. The Capital Improvement Plan projects the costs for street projects, water projects, wastewater projects, sidewalk projects, path and trail projects, park projects, city building projects (city hall,

library, police and fire stations, etc) and storm water projects. The City Council prioritizes these projects through the annual budget process.

Consistent with the above section of the Comp Plan, the proposed has requirements for ensuring that all public infrastructure is adequate to accommodate the proposed school.

Emergency Services

In addition to law enforcement, the Hailey Police provide a number of services to the Community, such as bicycle safety, fingerprinting services, vacant home and vacation checks, business checks, theft prevention education, vehicle lockouts, and a traffic school. The Police Department has its headquarters at City Hall.

The Hailey Fire Department is comprised of 3 divisions; Administration, Prevention and Operations. Currently the department has a single station located at 617 S. Third Street. New stations are planned for the central Woodside area, and the Northridge areas, which would allow the existing aging station to be decommissioned.

Consistent with the above, the proposed amendment contains landscaping and access requirements that have been recommended and approved by both the Police Department and the Fire Department. These standards ensure that the public, students, and emergency personnel are as safe as possible when responding to an emergency at the school.

Goal 9.1: Plan for the long-term utilities, service and facility needs of the City while minimizing impacts to the greatest extent possible.

The proposed amendments comply with this goal. The intent of the amendment is to minimize impacts of schools and to ensure the public health, welfare, and safety are addressed.

Comp Plan Goals (2010)
1.1 Preserve, protect and restore natural resources including waterways, floodplains, wetlands, soil, community forest, native vegetation, green space and wildlife habitat and migration corridors for the benefit of the City and its residents.
1.2 Efficiently use and conserve resources.
1.3 Promote renewable energy production
1.4 Promote energy conservation
1.5 Promote air quality protection
2.1 Reduce the potential threat to loss of life, limb or property and minimize public expenditures due to natural and man-made hazards.
3.1 Assure the protection and preservation of Special Sites, Areas and Features to maintain a strong community identity for future generations
3.2 Protect the residential character of the original Townsite.
4.1 Create and maintain an interconnected system of parks, recreational facilities, trails, green spaces and natural lands in order to provide diverse recreation opportunities for Hailey residents within ¼ mile to ½ mile of the greatest number of residents.
5.1 Retain a compact City comprised a central downtown with surrounding diverse neighborhoods, areas and characteristics as depicted in the Land Use Map:
a. Main Street Corridor – area of high density commercial, mixed use and residential development.
b. Downtown - the historic commercial center containing the greatest concentration of commercial, cultural and civic activity. Downtown is the priority area for encouraging higher density commercial and mixed use (commercial and residential) development.
c. Community Activity Areas – located at the north and south ends of the Main Street Corridor. High density residential is encouraged. Commercial and mixed use (commercial and residential) development is appropriate, but should be subordinate and secondary to the infill of Downtown.
d. High Density Residential – high density residential infill is encouraged in the area along Main Street and River Street between Downtown and the north and south ends of Main Street.
e. Residential Buffer – medium density residential, providing a buffer between lower density residential neighborhoods to the east and west and the Main Street District.
f. Traditional Residential – Density varies depending on the qualities of different neighborhoods, generally density is higher within a ¼ mile of Downtown, Community Activity Areas or Neighborhood Service Centers and connected by transit service.
g. Neighborhood Service Centers – Small commercial areas serving residents within walking distance (¼ to ½ mile) where commercial use is subordinate to residential uses and to Downtown or Community Activity Areas.
h. Light Industrial – Areas containing uses important to a variety of business sectors that focus on the production of products and services that are less compatible with, and do not compete with, uses in Downtown and the Community Activity Areas.
i. Airport Site Redevelopment – a diversity and integration of uses and community assets

that complement and support Downtown and are connected within and to existing neighborhoods.
j. Community Gateways – areas where one has a sense of arrival or sense of being within a part of town distinguished from others providing opportunities for special design considerations.
5.2 Maintain Downtown as the area containing the greatest concentration of commercial, cultural and civic activity and as the priority area for encouraging higher density commercial and mixed use (commercial and residential) development.
5.3 Continue cooperation with the Blaine County and the Friedman Memorial Airport Authority in regional planning efforts to optimally relocate the airport and plan for the long term redevelopment of the site within the city limits to ensure that changes in land use are beneficial to the community of Hailey.
5.4 Protect open space within and surrounding Hailey, including visible ridgelines, undeveloped hillsides and agricultural areas which help define the unique character of Hailey.
5.5 Lessen dependency on the automobile.
5.6 Manage and accommodate population growth by infill development and, when appropriate, minimal expansion by annexation and/or density increases.
5.7 Encourage development at the densities allowed in the Zoning Code.
6.1 Encourage a diversity of economic development opportunities within Hailey
6.2 Encourage abundant, competitive and career-oriented opportunities for young workers.
7.1 Encourage a variety of projects and programs that meet the needs generated by various segments of the population, especially the needs of those who risk suffering effects of discrimination or are socially or economically disadvantaged.
7.2 Encourage projects and programs that seek to provide opportunities for cultural, cross-cultural and educational enrichment.
8.1 Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socio-economic levels.
9.1 Plan for the long-term utilities, service and facility needs of the City while minimizing impacts to the greatest extent possible.
10.1. Create and maintain a pedestrian and bicycle-friendly community that provides a safe, convenient and efficient multi-modal transportation system for all Hailey residents.
11.1 Establish a built environment that maintains a human scale, retains interest, aesthetics, encourages various levels of interaction among all members of the community, and enhances the character of different neighborhoods.
12.1 Evaluate whether proposed regulatory or administrative actions may result in an unconstitutional taking of private property.
13.1 Encourage and facilitate the development of school facilities that are planned consistently with the city's other land use policies.
13.2 Ensure the provision of safe, adequate, convenient multi-modal transportation access to all existing and future school sites.

- b. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;**

The amendment will ensure that all public facilities are available to accommodate new schools, thereby fulfilling this requirement of the text amendment.

- c. The proposed uses are compatible with the surrounding area; and**

The amendment will provide opportunity for the public to comment whether schools are compatible with the surrounding area. In addition, the Planning and Zoning Commission will have the ability to make this determination as part of the CUP process.

- d. The proposed amendment will promote the public health, safety and general welfare.**

The proposed amendment is primarily and fundamentally designed to promote the health, safety, and general welfare of the public.

Motion Language

Approval:

Motion to approve the proposed amendments to the Hailey Zoning Ordinance No. 532 by amending Section 5.4, Section 9.4, and Section 11 to require siting and evaluation standards for consideration of a School as part of a Conditional Use Permit.

Denial:

Motion to approve the proposed amendments to the Hailey Zoning Ordinance No. 532 by amending Section 5.4, Section 9.4, and Section 11 to require siting and evaluation standards for consideration of a School as part of a Conditional Use Permit, finding that _____ [the Council should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing upon the proposed amendments to _____ [the Council should specify a date].

Table:

Motion to table the proposed amendments.

HAILEY ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING HAILEY'S ZONING ORDINANCE, ORDINANCE NO. 532, BY AMENDING SECTION 2.2 TO REVISE THE DEFINITION OF SCHOOL; AMENDING SECTION 5.4 TO MAKE SCHOOLS A CONDITIONAL USE IN THE GENERAL RESIDENTIAL (GR), LIMITED BUSINESS (LB), BUSINESS (B) AND SERVICE COMMERCIAL INDUSTRIAL – SALES AND OFFICE (SCI-SO) ZONING DISTRICTS; AMENDING SECTION 9.4.4 TO CLARIFY PARKING REQUIREMENTS FOR SCHOOLS; AMENDING SECTION 11.2.2 TO REQUIRE A TRAFFIC STUDY, A PEDESTRIAN AND BICYCLE PLAN AND A WATER DEMAND ESTIMATE; ADDING A NEW SUBSECTION 11.4.3 TO ADD STANDARDS FOR A SCHOOL CONDITIONAL USE PERMIT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, Idaho Code § 67-6512 authorize the City of Hailey to establish conditional use permits;

WHEREAS, Hailey Zoning Ordinance allows schools as permitted uses in the General Residential (GR), Limited Business (LB) and Business (B) zoning districts, but disallows schools in the Service Commercial Industrial District – Sales and Office (SCI-SO) zoning districts;

WHEREAS, the City of Hailey believes it is in the public health, safety and welfare to make schools a conditional use in the General Residential (GR), Limited Business (LB), Business (B) and the Service Commercial Industrial District – Sales and Office (SCI-SO) zoning districts;

WHEREAS, the Hailey City Council has found that the following amendments to the Hailey Zoning Ordinance will generally conform to the Hailey Comprehensive Plan;

WHEREAS, the amendments will not create excessive additional requirements at public cost for public facilities and services; and

WHEREAS, the amendment will be in accordance with the public health, safety and general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1. The definition of "Schools" found in Section 2.2 of the Hailey Zoning Ordinance No. 532, is hereby amended by addition of the underlined language and by deletion of the stricken language, as follows:

Schools. ~~The term schools~~ An institution providing academic instruction and shall include kindergarten, elementary, junior-high, middle and high schools. For the purpose of this

definition. Schools do not include post-secondary schools, such as universities, colleges and vocational or trade schools.

Section 2. Portions of the District Use Matrix found in Section 5.4 of the Hailey Zoning Ordinance No. 532 are hereby amended by addition of the underlined language and by deletion of the stricken language, as follows:

Section 5.4 District Use Matrix

Category	Description (Excerpt)	Districts & Corridors													
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I	
PUBLIC OR SEMI-PUBLIC															
	Schools. <u>(Refer to §11.4.3 for specific criteria when reviewing schools)</u>	N	N	N	<u>P</u> <u>C</u>	N	<u>P</u> <u>C</u>	N	<u>P</u> <u>C</u>	N	N	N	N	<u>N</u> <u>C</u>	N

Section 3. Section 9.4.4 of the Hailey Zoning Ordinance No. 532 is hereby amended by addition of the underlined language and by deletion of the stricken language, as follows:

9.4.4 Schools.

a. Elementary schools: One (1) improved on-site space for every teacher and employee, and one (1) improved or unimproved on-site or off-site space for every two six (6) seats persons rated capacity of all the largest assembly areas on the School site, whichever is greater. If no assembly areas are proposed, the required minimum number of on-site improved parking spaces shall be one (1) space for every teacher and employee, and five (5) improved or unimproved on-site or off-site spaces per 1,000 square feet of gross area.

b. Middle schools: One (1) improved on-site space for every teacher and employee, and one (1) improved or unimproved on-site or off-site space for every two six (6) seats persons rated capacity of all the largest assembly areas on the School site, whichever is greater. If no assembly areas are proposed, the required minimum number of on-site improved parking spaces shall be one (1) space for every teacher and employee, and five (5) improved or unimproved on-site or off-site spaces per 1,000 square feet of gross area.

c. High schools: One (1) improved on-site space for every four (54) students and one (1) improved on-site space for each teacher and/or employee, or one (1) unimproved on-site or off-site space for every two eight (8) seats persons rated capacity of all the largest assembly areas on the School site, whichever is greater. If no assembly areas are proposed, the required minimum number of on-site improved parking spaces shall be one (1) improved on-site space for every four (4) students, and one (1) space for every teacher and employee, and five (5) improved or unimproved on-site or off-site spaces per 1,000 square feet of gross area.

d. Colleges, universities, professional or trade schools: One (1) improved on-site space for every three (3) students and one (1) improved on-site space for each employee.

Improved parking spaces shall consist of a paved, concrete or similar surface, while unimproved parking spaces may consist of a gravel or grass surface. Credit for any off-site parking shall be limited to parking within three hundred feet (300') of the external boundaries of the School property and to public streets within hundred feet (300') of the external boundaries of the School property except for Arterial or Residential Local Streets as designated by Section 18.06.010 of the Hailey Municipal Code.

Section 4. Section 11.2.2 of the Hailey Zoning Ordinance No. 532 is hereby amended by addition of the underlined language, as follows:

11.2.2 The application shall include at least the following information:

- a. Name, address, and phone number of the applicant.
- b. Proof of interest in the subject property by the applicant, such as a deed, contract of sale, option to purchase, or lease agreement.
- c. Legal description of the subject property, including street address.
- d. Description of existing use.
- e. Zoning district of subject property.
- f. Description of proposed conditional use.
- g. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading areas, traffic access and traffic circulation, open spaces, easements, existing and proposed grade, energy efficiency considerations, landscaping, exterior lighting plan as required by Article VIII B of this Ordinance, refuse and service areas, utilities, signs, property lines, north arrow, and rendering of building exteriors, where applicable.
- h. A narrative statement evaluating the effects on adjoining property, the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property.
- i. A narrative statement identifying surrounding land uses and discussing the general compatibility of the proposed use with adjacent and other properties in the district.
- j. A narrative discussion of the relationship of the proposed use to the Comprehensive Plan describing how the application meets each applicable criteria for review.
- k. A list of the names and addresses of all property owners and residents within three hundred (300) feet of the external boundaries of the land being considered.
 1. For a School conditional use permit application, the following must be completed with submittal of the conditional use permit application:
 1. A narrative statement stating the projected enrollment, the grades attending the school, the projected hours of operation for normal school days and after school activities, and anticipated special events;
 2. Description of security measures;
 3. Evidence of financial ability to construct and maintain a School;
 4. Bicycle and bussing plan;
 5. A site plan showing all proposed principal and accessory buildings and structures, including school buildings, administrative buildings and maintenance facilities, and parking areas, vehicle and bus circulation areas, pick-up and drop-off areas, playgrounds and open areas;
 6. Water demand estimate for all on-site water consumption submitted by a licensed engineer; and

7. Traffic study certified by a licensed engineer. The traffic study shall include but is not limited to the following:

i. Existing Conditions. The traffic study shall provide a description of existing conditions which identifies the study area, the traffic volumes in the study area and any adjustment to the traffic volumes based on seasonal variation ;

ii. Projected Conditions. The traffic study shall provide a description of traffic projections in the first and tenth year of use which a) identifies the source of vehicle trips (e.g., students, parents, teachers, deliveries, etc.), b) estimates the average number of daily trips including trips during peak hours, c) estimates a trip generation rate based on, at a minimum, existing local school data, and d) establishes a trip generation estimate;

iii. Traffic and Improvement Analysis. The traffic study shall provide a level of service analysis, an estimate of increased waiting times at keys intersections on projected routes of travel to and from the School and a warrant analysis for infrastructure improvement;

iv. Description of average drop-off and pick-up times per student;

v. Description of designated area for drop-off and pick-up of students, along with a projected average time for drop-off and pick-up;

vi. Description of proposed traffic calming measures;

vii. Description of proposed traffic reduction measures;

viii. Description of projected pedestrian traffic to and from the School; and

ix. Recommendation of infrastructure required to provide for safe and efficient vehicular and pedestrian movement to and from the School.

8. Any operational guide, such as a charter or petition for charter school, setting forth the proposed number of students in each grade, teachers, paraprofessionals, administrative staff and other support staff, hours of operation, and description of school activities on-site.

m. Any other information as requested by the Administrator to determine if the proposed conditional use meets the intent and requirements of this Article.

n. A fee established in a separate ordinance approved by the Council.

Section 5. Section 11.4 of the Hailey Zoning Ordinance No. 532 is hereby amended by addition of a new subsection 11.4.3, as follows:

11.4.3 Schools.

11.4.3.1 Applicability. A conditional use permit is required for the following:

a. A new School;

b. The remodel of an existing School which increases enrollment in any one year by the lesser of 50% or seventy five (75) students;

c. The remodel of an existing School which substantially increases the intensity of an existing School (e.g., conversion of a middle school into a high school which increases parking requirements and which may affect traffic); or

d. The remodel of an existing School which increases the "net area" of a School by ten percent (10%). For the purpose of this section, "net area" shall mean the area consistently used by students, teachers and employees for instruction such as class rooms and assembly areas, but does not include hallways, storage areas, employee break areas, restrooms and machinery rooms.

11.4.3.2 Criteria for Review. The Commission shall review the particular facts and circumstances based on the standards set forth below for the entire School. Before any approval of a conditional use permit, the Commission shall find adequate evidence showing that such use at the proposed location:

- a. Will comply with the standards for any conditional use found in Section 11.4.1.
- b. Will be located on or within four hundred feet (400') of an existing Collector Street, as designated by §18.06.010 of the Hailey Municipal Code. The four hundred foot (400') requirement shall be measured along the path of an existing street.
- c. Will have sidewalks, bike and vehicle facilities necessary to accommodate vehicular, pedestrian and bicycle traffic on-site and between the nearest Collector Street and the School site.
- d. Will comply with the parking requirements in Article IX of the Hailey Zoning Ordinance, unless the applicant can provide and guarantee alternative parking arrangements such as shared parking or bussing of staff and parents.
- e. Will comply with the outdoor lighting requirements in Article VIII B of the Hailey Zoning Ordinance.
- f. Will construct fencing around all play areas at elementary schools adjacent to private or public streets in accordance with Article VIII of the Hailey Zoning Ordinance.
- g. Will comply with the following site design standards:
 - i. Landscaping shall be restricted to trees with canopies higher than ten feet (10') and bushes less than three feet (3') high to deter hiding.
 - ii. A minimum of thirty five feet (35') of space on real property owned or leased by the School shall be provided around buildings in which trees and bushes shall be separated (i.e., not clumped) and maintained and in which no buildings will be constructed.
 - iii. Sidewalks, bike and vehicle improvements shall meet the applicable standards in Title 18 of the Hailey Municipal Code.

Section 6. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 7. All Ordinances or parts thereof in conflict herewith are hereby repealed and rescinded.

Section 8. This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS __ DAY OF _____, 2014.

Fritz X. Haemmerle, Mayor

Attest:

Mary Cone, City Clerk

AGENDA ITEM SUMMARY

DATE: 06/16/2014 **DEPT.:** Legislative/Administration **DEPT. HEAD SIGNATURE:** BS

SUBJECT:

FY 2014 Budget Amendment

AUTHORITY: ID Code 50-1002 IAR _____ City Ordinance
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Some key decisions have been made in the current fiscal year, which require a budget amendment:

1. GENERAL FUND: the successful election relating to 1% LOT for AIR impacts the City of Hailey payments in an amount estimated to be \$50,000 in this current fiscal year. There are revenues supporting this monthly payment, but by law we are not to spend more than our appropriation ordinance for each fund. As this LOT was not budgeted it is prudent to open the budget for this.
2. GENERAL FUND: expenses relating to the Fox Building's structural concerns were not budgeted. To date \$18,000 has been spent on this issue. An increase of \$40,000 allows for additional surveying and potential cosmetic repairs.
3. WATER FUND: Engineering costs were budgeted for SPF but other professional services have been ordered as well. A \$20,000 increase will capture services rendered by Givens Pursley and Galena Engineering.
4. WATER FUND: Surface irrigation for Lions and Heagle Parks is underway. Hiddleston Drilling (\$130,000) and Sluder Construction (\$148,000) agreement amounts are in excess of the department budget.
5. WASTE WATER FUND: The bulk of the engineering for the bio-solids design is taking place in FY 14 rather than FY 13. We had estimated and budgeted a larger portion in FY13, when we collected revenue from the rate payers. The FY 14 budget should be increased to match expenses billed by HDR in FY 14.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

1% for AIR LOT revenue will be budgeted to offset the payment to the Air Services Board. The wastewater fund balance increased \$530,799 in FY13 which will offset engineering expenses for the biosolids project. All other budget amendments will require the appropriation of fund balance. See the attached table.

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

___ City Attorney	___ Clerk / Finance Director	___ Engineer	___ Building
___ Library	___ Planning	___ Fire Dept.	_____
___ Safety Committee	___ P & Z Commission	___ Police	_____
___ Streets	___ Public Works, Parks	___ Mayor	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Consider budget amendment. Move to adopt a budget amendment which increases FY 2014 budget in an amount not-to-exceed an additional \$90,000 in the General Fund, an additional \$298,000 in the Water Fund, an additional \$300,000 in the Wastewater Fund, directing city staff to notice a July 7, 2014 public hearing to appropriate a total addition of \$688,000 to the FY 2014 appropriations.

ACTION OF THE CITY COUNCIL:

Date _____
City Clerk _____

FOLLOW-UP:

*Ord./Res./Agmt./Order Originals: *Additional/Exceptional Originals to: _____
Copies (all info.): Copies

CITY OF HAILEY
FYE 2014 BUDGET AMENDMENT PROPOSAL

as of 6/16/14

	APPROVED BUDGET	PROPOSED CHANGES	DESCRIPTION	PROPOSED BUDGET
GENERAL FUND				
LEGISLATIVE	208,687	50,000	LOT FOR AIR	258,687
ADMINISTRATIVE	284,797			284,797
COMMUNITY DEV	269,935			269,935
FIRE	440,960			440,960
POLICE	1,651,586			1,651,586
LIBRARY	492,591			492,591
PUBLIC WORKS	66,402	40,000	FOX BLDG	106,402
STREET	934,694			934,694
PARKS	234,730			234,730
TOTAL GENERAL FUND	<u>4,584,382</u>	<u>90,000</u>		<u>4,674,382</u>
GRANT FUND	382,255			382,255
HAILEY RODEO PARK BOND	398,425			398,425
CAPITAL IMPROVEMENT FUND	1,179,395			1,179,395
WATER FUND	1,256,802	20,000	ENGINEERING	1,554,802
		130,000	Wells for parks	
		<u>148,000</u>	Surface Irrigation	
		298,000		
WASTE WATER	1,665,802	300,000	ENGINEERING	1,965,802
WATER REPLACEMENT FUND	175,000			175,000
WASTE WATER REPLACEMENT FUND	485,000			485,000
TOTAL	<u>10,127,061</u>	<u>688,000</u>		<u>10,815,061</u>



City of Hailey

115 MAIN STREET SOUTH, SUITE H
HAILEY, IDAHO 83333

(208) 788-4221
Fax: (208) 788-2924

June 16, 2014

Tricia Canaday
Deputy SHPO
210 Main Street
Boise, ID 83702

Dear Ms. Canaday:

By this letter, the City of Hailey and the Hailey Arts and Historic Preservation Commission agrees with the Idaho State Historic Preservation Office (SHPO) to expedite the notification process regarding the National Register of Historic Places nomination for The Hailey Methodist Episcopal Church. This action is agreed to because the Arts and Historic Commission generated the nomination to the SHPO, indicating our approval of the nomination.

The nomination was prepared by a professional historian, meeting the Secretary of the Interior's Professional Qualifications for a Historian. The Hailey Arts and Historic Preservation Commission worked closely with the historian contractor on the completion of the nomination and we feel that documentation meets the National Register Criteria.

Public participation opportunities have been ongoing throughout this process, as discussions regarding this nomination were held or reported on at open public meetings. These discussions ranged from conception of the idea to nominate The Hailey Methodist Episcopal Church, to a site visit, to discussions with the SHPO and the historian contractor, to review of the final submitted product.

Sincerely,

Fritz X. Haemmerle
Mayor, City of Hailey

RL Rowsey, HAHPC Chair

City of Hailey

115 MAIN STREET SOUTH, SUITE H
HAILEY, IDAHO 83333

(208) 788-4221
Fax: (208) 788-2924

June 2, 2014

Tricia Canaday
Deputy SHPO
210 Main Street
Boise, ID 83702

Dear Ms. Canaday:

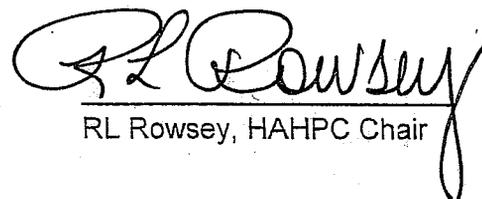
By this letter, the City of Hailey and the Hailey Arts and Historic Preservation Commission agrees with the Idaho State Historic Preservation Office (SHPO) to expedite the notification process regarding the National Register of Historic Places nomination for The Hailey Methodist Episcopal Church. This action is agreed to because the Arts and Historic Commission generated the nomination to the SHPO, indicating our approval of the nomination.

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Sincerely,

Fritz X. Haemmerle
Mayor, City of Hailey



RL Rowsey, HAHPC Chair



RECEIVED
MAY 9 2 2014

BY: FILE A: HPC Commission
HO, MA

April 30, 2014

C.L. "Butch" Otter
Governor of Idaho

Janet Gallimore
Executive Director

Administration
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Office: (208) 334-2682
Fax: (208) 334-2774

Membership and Fund
Development
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Office: (208) 334-2682
Fax: (208) 334-2774

Historical Museum and
Education Programs
610 North Julia Davis Drive
Boise, Idaho 83702-7695
Office: (208) 334-2120
Fax: (208) 334-4059

State Historic Preservation
Office and Historic Sites
Archeological
Survey of Idaho
210 Main Street
Boise, Idaho 83702-7264
Office: (208) 334-3861
Fax: (208) 334-2775

Statewide Sites:
• Franklin Historic Site
• Pierce Courthouse
• Rock Creek Station and
• Stricker Homesite

Old Penitentiary
2445 Old Penitentiary Road
Boise, Idaho 83712-8254
Office: (208) 334-2844
Fax: (208) 334-3225

Idaho State Archives
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Office: (208) 334-2620
Fax: (208) 334-2626

North Idaho Office
112 West 4th Street, Suite #7
Moscow, Idaho 83843
Office: (208) 882-1540
Fax: (208) 882-1763

Rob Lonning, Chair
Historic Preservation Commission
City of Hailey
115 Main St. South, Suite H
Hailey, ID 83333

Dear Mr. Lonning:

We are pleased to inform you that the property:

*The Hailey Methodist Episcopal Church
Hailey, Blaine County, Idaho*

will be considered by the Idaho State Historic Sites Review Board for nomination to the National Register of Historic Places on Saturday, June 28, 2014, at 1:00 pm in the Idaho History Center in Boise. The Register is the official national list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Attached is information that explains in greater detail the results of listing in the National Register. Also enclosed is a copy of the criteria under which properties are evaluated.

Because Hailey is a participant in Idaho's Certified Local Government Program, we are soliciting your comments on the nomination. Enclosed is a copy of the nomination form and a checklist to assist you in preparing comments.

Sincerely,

Tricia Canaday
Deputy State Historic Preservation Officer



NOTICE OF OPPORTUNITY FOR PUBLIC HEARING

Notice is hereby given on April 30, 2014, of an opportunity for an historic recommendation public hearing pursuant to Section 67-4113 Idaho Code, with regard to including the Hailey Methodist Episcopal Church, Blaine County, Idaho, in the National Register of Historic Places. A description and statement of significance are enclosed.

Any written governmental agency or public response to the recommendation of these sites may be sent to the Idaho State Historic Preservation Office, Idaho State Historical Society, 210 Main Street, Boise, Idaho 83702.

Local public officials, state agencies, and/or interested people who desire a public hearing must submit written request no later than June 27, 2014, to the Idaho State Historic Preservation Office, Idaho State Historical Society, 210 Main Street, Boise, Idaho 83702.

Should such a request be received, a hearing will be held in Hailey, Idaho, at a time and place to be announced at least two weeks in advance.

Listing in the National Register:

- 1) Does not restrict the rights of private property owners to change or dispose of their property in any way.
- 2) Identifies sites, districts, structures, and objects that are of local, state, or national historic, architectural, archaeological, or engineering significance.
- 3) Provides for certain tax incentives that encourage preservation; and discourage demolition of income-producing historic properties.
- 4) Provides protection through comment by the Advisory Council on Historic Preservation on the effect on historic properties of federally financed, assisted, or licensed undertakings, as stated in the National Historic Preservation Act Amendments of 1980 and Executive Order 11593.

Owners of private property nominated to the National Register may concur in or object to the nomination in accord with 36 CFR 60. Any owner or partial owner who objects to listing should

submit a notarized statement (certifying ownership and objection to listing) to State Historic Preservation Officer, 210 Main Street, Boise, ID 83702, by June 27, 2014. Each owner or partial owner has one vote, regardless of how many whole or partial properties in the district are owned by that party. If a majority of private property owners object to the nomination, it will not be listed; however, the State Historic Preservation Officer shall submit the nomination of eligibility for inclusion in the National Register. If the property is determined eligible but not formally listed, the Advisory Council must still be given an opportunity to comment on federal projects which may affect the district.

A copy of the nomination, the criteria used for evaluation, and more information on the results of listing are available from the State Historic Preservation Officer at the above address or telephone inquiries can be made at (208)334-3861. Comments on the nomination should be received by the Historic Preservation Officer before the Idaho State Historic Sites Review Board meeting.

The National Register of Historic Places

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

- B. That are associated with the lives of persons significant in our past; or

- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

- D. That have yielded or may be likely to yield, information important in prehistory or history.

Hailey Methodist Episcopal Church

DESCRIPTION:

The Hailey Community Baptist Church is a one-story, frame vernacular gothic church that was once common on the western frontier. Architectural components such as the belfry entrance topped with a gothic steeple, gothic arch windows and decorative rafter-tails and purlins symbolically connect this simple church with the great houses of worship. Smaller elements such as the window sill brackets visually connect the building with the nearby Blaine County Courthouse which has similar window supports. The Blaine County Courthouse was built in 1883 and placed on the National Register of Historic Places in 1978.

SIGNIFICANCE:

The Methodist Episcopal / Hailey Community Baptist Church is eligible for the National Register of Historic Places under Criterion A for its contribution to the historical development of the town of Hailey. The structure was part of a community response to a catastrophic fire in 1883 and reflects its ambitions to shed its frontier boom-town image and become a permanent city. So pervasive was this mind-set in the community that when the construction of the church was halted due to lack of funds, the community hosted three fund-raising efforts to finish the interior of the church. The church was further aided in the 1890s by funds levied against Hailey businessmen who contributed \$2/month to support the town's three "preachers". As one of Hailey's three pre-1890 houses of worship, the Methodist Episcopal fulfilled the community's ambitions by providing needed family-based community services including worship, weddings, funerals, and Christian-based holiday observances. This community interaction with the church continued throughout the historic era is evidenced by the Carillon system speakers that can still be seen in the bell tower. This system was donated by a prominent Hailey businessman in the 1950s.

Further, the building also represents a particular place and time in Hailey's history. Because the nearby business district of Hailey experienced two devastating fires in the 1880s, the construction of the church reflects the community's building strategies in the interim between the fires. While most of the business district was rebuilt in brick after the first fire, less well financed structures were forced by financial necessity to build with wood. Because of the following 1889 fire, many of the wood structures built in the mid-1880s were destroyed. As such, the wood-frame Methodist Episcopal Church is one of the few surviving examples of a wood structure built in the interim between Hailey's fires.

Methodist Episcopal Church also embodies the history of its particular location. In over-all design, the church echoes the style and dimensions of the Emmanuel Episcopal Church which was built a block to the northeast a year before in 1885. In detail, elements of the windows, specifically the support brackets under the window sills are similar to the window brackets employed in the Alturas County Courthouse located half a block to the northwest. The Alturas County Courthouse, now the Blaine County Courthouse, was constructed immediately after the first fire in 1883. The Emmanuel Episcopal Church was listed on the National Register of Historic Places in 1977 and the Blaine County Courthouse was listed in 1978.

CLG SAMPLE EXPEDITED LETTER WHEN CLG HAS INITIATED A
NOMINATION

If appropriate, this letter (or similar) may be used in lieu of the process outlined on the page:

"NATIONAL REGISTER PROCESS FOR CERTIFIED LOCAL GOVERNMENTS"

2014

Tricia Canaday
Deputy SHPO
210 Main St.
Boise, ID 83702

Dear Ms. Canaday:

By this letter, the City/County of ----- and the ----- Historic Preservation Commission agrees with the Idaho SHPO to expedite the notification process regarding the National Register of Historic Places nomination for ----- . This action is agreed to because the Historic Commission generated the nomination and has therefore already reviewed and submitted the nomination to the SHPO, indicating our approval of the nomination.

The nomination was prepared by a professional historian, meeting the Secretary of the Interior's Professional Qualifications for a Historian. The ----- Historic Preservation Commission worked closely with the historian contractor on the completion of the nomination and we feel that documentation meets the National Register Criteria.

Public participation opportunities have been ongoing throughout this process, as all discussions regarding this nomination were held at open, public meetings. These discussions ranged from conception of the idea to nominate the-----, to a site visit, to discussions with the SHPO and the historian contractor, to review of the final submitted product.

Sincerely,

Mayor or County Commissioner

Chair, ----- HPC

NATIONAL REGISTER PROCESS/CHECKLIST FOR CERTIFIED LOCAL GOVERNMENTS

After the city or county officials receive a National Register nomination:

- ___ Official(s) sends nomination to the local Historic Preservation Commission.
- ___ A Commission member representing the relevant historic preservation discipline or a qualified professional within the community or region reviews the nomination.
- ___ The Commission provides for public comment on the nomination (through holding public hearings, soliciting comments in news media articles or announcements or in legal notices, or other means as appropriate):
- ___ The Commission compiles its comments, or the comments of the professional, as well as any public comment, and forms a recommendation about the property=s eligibility for listing.
- ___ The Commission forwards its recommendation or a report to the city mayor or county commissioners for their review and comment. The report may be as short as a paragraph and may be in the form of a letter.
- ___ The Certified Local Government has 60 from receipt of the nomination to forward their recommendation to the SHPO. If no comments are received from the CLG, the SHPO will continue to process the nomination as an affirmative recommendation.
- ___ The report or recommendation should be mailed to:

Tricia Canaday
Idaho State Historic Preservation Office
210 Main Street
Boise, ID 83702

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name: Hailey Methodist Episcopal Church

other name/site number: Hailey Community Baptist Church

2. Location

street & number 200 2nd Avenue South [] not for publication

city or town Hailey [] vicinity

state Idaho code ID county Blaine code 013 zip code 83333

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register Criteria. I recommend that this property be considered significant [] nationally [] statewide [] locally. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National ([] See continuation sheet for additional comments).

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that the property is:

Signature of Keeper

Date of Action

[] entered in the National Register.
[] See continuation sheet.

[] determined eligible for the
National Register
[] See continuation sheet.

[] determined not eligible for the
National Register

[] removed from the National
Register

[] other (explain): _____

Hailey Methodist Episcopal Church
Name of Property

Blaine County, ID
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building	1	
<input type="checkbox"/> public - local	<input type="checkbox"/> district		
<input type="checkbox"/> public - State	<input type="checkbox"/> site		
<input type="checkbox"/> public - Federal	<input type="checkbox"/> structure		
	<input type="checkbox"/> object		
		1	0
			Total

Name of related multiple property listing
"N/A" if property is not part of a multiple property listing

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)
RELIGION / religious facility

Current Functions
(Enter categories from instructions)
RELIGION / religious facility

7. Description

Architectural Classification
(Enter categories from instructions)
Vernacular Gothic

Materials
(Enter categories from instructions)
foundation Stone
walls Wood, Weatherboard
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets)

Hailey Methodist Episcopal Church
Name of Property

Blaine County, ID
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance
(Enter categories from instructions)
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1886-1963

Criteria Considerations
(Mark "x" in all the boxes that apply)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a reconstructed building, object, or structure.
- G** less than 50 years of age or achieved significance within the past 50 years.

Significant Dates

1886, 1913, 1950

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Euro-American

Architect/builder

Rev. Andrew J. Joslyn (1843 – 1920)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering

Primary location of additional data:

- State Historical Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Record # _____

Hailey Methodist Episcopal Church
Name of Property

Blaine County, ID
County and State

10. Geographical Data

Acreage of Property Less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet).

1	<u>11</u>	<u>717247</u>	<u>4822024</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing	Zone	Easting	Northing	
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet).

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Dale M. Gray

organization Frontier-Historical-Consultants date September 17, 2013

street & number 24265 River Road telephone (208) 834-3061

city or town Grand View state ID zip code 83624

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

name/title Idaho Baptist Convention

street & number 10498 Highway 95 telephone (208) 642-9712

city or town Payette state ID zip code 83661

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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7. Description

Narrative Description

The Hailey Community Baptist Church is a one-story, frame vernacular gothic church that was once common on the western frontier. Architectural components such as the belfry entrance topped with a gothic steeple, gothic arch windows and decorative rafter tails and purlins symbolically connect this simple church with the great houses of worship. Smaller elements such as the window sill brackets visually connect the building with the nearby Blaine County Courthouse which has similar window supports. The Blaine County Courthouse was built in 1883 and placed on the National Register of Historic Places in 1978.

It seems that the early settlers wanted their churches to echo the grand churches that they remembered, and, not to be outdone by them, they utilized the classical architecture in their early designs. This is why we can look around us today and see examples of Gothic, Victorian Gothic, Richardson Romanesque, Colonial, Georgian, Neo-Classical, Greek Revival and Victorian, etc. You can step into Europe and find examples of this work done on the European churches as well. Even the smaller steeples that we see on smaller churches have the simplified lines and proportions based upon these earlier steeple designs for larger churches, but they have been scaled down to the smaller churches' proportions and budgets (England 2013).

The 28.5 x 50.25-foot church was expanded with a "Sunday School Addition" on the southeast end sometime between 1913 and 1920. The 28.5 x 32-foot addition was constructed with an eye to blending with the original structure, continuing the original church lines and using matching novelty siding. In the 1950s, the church was further expanded with an ell constructed on the southwest side of the Sunday School Addition. This addition provided much needed kitchen facilities to support weddings, funerals and pot-luck dinners. Modern restrooms were constructed in the ell's basement. As with the Sunday School Addition, care was taken to blend the structure by using matching novelty siding.

The original church and steeple were built on a dried-laid masonry foundation. The walls of novelty siding extend from the baseboard 17 feet upwards to the eaves. The eaves have decorative rafter tails that have been repeated on the front of the structure as faux purlins. The gable roof was originally clad in wood shingles, but was converted to corrugated metal in the late historic era and now has ribbed metal roofing. The Sunday School addition has a clipped gable on the east end and is covered with ribbed metal roofing. The south slope of the addition has a metal patch from a removed wood stove pipe.

The 8-foot, 11-inch square, belfry tower is half-way inset into center of the northwest end elevation of the church. The novelty-sided tower rises to a point a few feet below the apex of the church's gable roof. Resting on the tower is a square shingled roof with flared enclosed eaves that curve upward to vertical giving this section of the belfry tower the impression of a Mansard roof. Built upon the shingled section is an open-sided bell tower. A metal bell is supplemented with four 1950s-era all-weather speakers. Four square vertical posts with brackets set in the corners of the bell tower support the ogee slope of the four-sided steeple roof. At the apex of the wood shingle-covered roof is a short metal spire.

The main entrance of the church is through the west facing elevation of the belfry tower. Double wood doors open onto a single wood step and then onto concrete sidewalks. Above the doors is a triple light transom. Each pane of the transom is a square of stained glass depicting a Christian theme. Above the transom is a three-light window arranged in a Gothic Arch. Midway between the top of the arch window and the belfry eaves is a large round louvered vent. The belfry is flanked on either side by 5/6-light, single-hung sash windows. The odd number of the upper set reflects the single top window that creates a Gothic Arch. The sill of each window is supported by wood brackets. These brackets echo the brick brackets used to support the window sills on the County Courthouse half a block to the west. In addition to the two windows, the west die of the original church structure has a wood signboard identifying the structure and service times. The sign is cut in the Gothic arch shape.

The north elevation of the church has three of the 5/6-light, single-hung sash windows while the north side of the Sunday School Addition has two 2/2-light, double-hung sash windows.

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7. Description

Narrative Description (Continued).

The east side of the Sunday School Addition has a modern wood door that opens onto a concrete sidewalk protected by a shed roof addition (8-feet, one-inch x 17-feet, 1-inches) extending from the small shed addition (8-feet, one-inch x 10-feet, 5-inches). The shed has a modern door on its north end under the shed extension.

The South Ell-addition (19-feet, 5-inches x 42-feet) has two 1/1-light, double-hung sash windows on the east side. There may be basement windows as well, but material stacked against the structure obscured the foundation. The south side has three 1/1-light, double-hung sash windows. One of which is covered with plywood. The gable end above the first floor has no openings. The cinderblock foundation of the addition has three basement casement windows, one of which is covered. The west side has a single 1/1-light, double-hung sash window; a 1-light, 3-panel door; and a cinderblock chimney. The stoop of the door has been removed, leaving the door hanging without easy access. The cinderblock chimney has been deconstructed down several feet from the eaves, which had a gable protector for the missing portion of the chimney.

The south side of the original church has three of the 5/6-light, single-hung windows. A brick chimney on the wall has also been partially dismantled down to the roof level. This was completed prior to the most recent roofing of the church. The dry-laid masonry foundation has been removed on the east end and replaced with cinderblocks. This repair probably occurred in the 1950s.

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Statement of Significance

The Sanctuary of the Hailey Community Baptist Church stands in the present almost unchanged from its original 1886 appearance, bearing silent witness to its role in shaping the early history of Hailey, Idaho. The foundation for the Hailey Community Baptist Church was laid in 1886, but its genesis rests with another denomination and was sparked by a fire in the Hailey business district. The church is both a result of the protestant evangelical movement of the 19th Century and the desires of an early boom town to evolve into a permanent community.

The Wood River Valley, where Hailey is located, was the location of a mining rush in 1880 and 1881. Hailey sprang up on the banks of the Big Wood River at the confluence of Croy Creek from the west and Quigley Creek from the east. The silver-lead ore mined in the hills around Hailey and to the north was at first shipped by wagon as far as Kelton, Utah, some 170 miles to the south. In 1881, a small smelter was established at Hailey. As the town grew, Hailey became the county seat of Alturas County in 1882. Its fortunes further improved with the arrival of the Wood River Branch of the Oregon Short Line Railroad on May 7, 1883, connecting Hailey's mines, businesses and an emerging agricultural industry with the outside world. Hailey quickly became a major shipping point for sheep. Hailey, like many rapidly-built early boom towns was primarily constructed of wood. While local, abundant and relatively cheap, the material was also extremely flammable in an era lit by kerosene and heated by wood fires. Hailey suffered two major fires in its business district. The first occurred on September 24, 1883 and the second on July 9, 1889 (Hailey 1910; Hailey Pamphlet).

Hailey's Main Street quickly rebuilt following the first fire. However, most of the early rough-and-tumble architecture was gone. Hailey with a sound economic base chose to rebuild and reinvent itself. When the new courthouse was completed in late 1883, it was constructed of brick shipped in on the Wood River Branch. Because brick was expensive to ship and was labor intensive in construction, not all businesses chose to use brick in the reconstruction. As a result, new construction in the interim period between Hailey's great fires resulted in both brick and wood buildings. While rebuilding itself physically, the town began to consciously work toward permanence and that meant becoming a family town. In that day and age, a family town required something in short supply in Hailey, namely churches, churches to meet the needs of worship, marriage, death, and celebration of the major Christian holidays. On January 7, 1884, Methodist Episcopal minister, the Reverend Andrew J. Joslyn stepped off the train in Hailey with the express purpose of building such a church (Pacific Christian Advocate 1884; Hailey 1910; Hailey Pamphlet).

The Hailey Methodist Episcopal Church was founded on January 7, 1884 by Reverend Andrew J. Joslyn with nine charter members. However, the newly-formed Hailey congregation was not immediately housed in a building of their own. Rev. Joslyn was otherwise occupied building another Methodist Episcopal Church in nearby Ketchum, Idaho. Indeed, the 1885 Sanborn Fire Insurance Map (Sanborn Map) of Hailey does not show a church on the corner of 2nd and Croy. According to "Historic Hailey a Nineteenth Century Town", the Methodist Episcopal Church was finally completed in 1886 (Pacific Christian Advocate 1884; Sanborn 1885; 1888; Hailey Pamphlet).

While the nearby Emmanuel Episcopal Church built in 1885 was of brick construction, the Methodist Episcopal Church apparently received little or no funding from its denomination. As a result, its construction, begun in the fall of 1885 used more economical wood building materials throughout. However, even so, work stalled in December as coffers ran dry. With insufficient funds to complete construction, the church turned to the community for help finishing the interior. Hailey's "Ladies Aid Society" responded with a series of three fund-raisers at the Hailey Theater in January and February 1886. The *Wood River Times* provided free advertising and carried stories promoting attendance to the events. The first event was a "revival" held on January 16th. At the conclusion of ceremonies, the doors of the church were opened for inspection by members of the congregation. While undoubtedly satisfying to the congregation, proceeds from the revival were not spectacular. The following two events were decidedly more secular with performance of songs, poems and other entertainments. The January 29 "Entertainment" was financially a success and received good reviews from the newspaper. The third "Entertainment" on February 13, was well attended and hailed both as a social and financial success (Wood River Times Jan 16, 1886; Jan 29, 1886; Jan 30, 1886; Wood River News -Miner Feb 13, 1886).

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Statement of Significance (continued)

On January 30, 1886, the Wood River Times reported:

The new Methodist Episcopal Church is now nearly completed and is an ornament to this city. Work on the interior is being pushed as rapidly as circumstances will permit. The seats will be put in soon. The lumber for same having been ordered. The aisles and pulpit platform are to be carpeted. . . The people of Hailey have responded liberally to this cause (Wood River Times January 30, 1886. p. 3.).

The community's support for its fledgling churches was not limited to fund raisers. To assure the continued survival of its churches, in the 1890s, the town levied its business men a \$2 per month tax to provide funds to support three ministers (Hailey Pamphlet).

While the sanctuary of the Methodist Episcopal Church has remained nearly unchanged since its construction, the property on which it stands has evolved through the historic era. The 1888 Sanborn Map that shows the completed "Meth. Church" on the corner of 2nd and Croy with a small dwelling to the rear and a shed on the alley. The church is represented with the belfry on the northwest end, indicating that the belfry was original to the building. The 1890 Sanborn Map shows the church as the "ME Church / 17-foot to eaves", but the dwelling was shown as vacant and the shed was no longer in the alley. At that time the minister at the Methodist Episcopal Church was the Rev. C. E. Helman. On the 1897 Sanborn Map, the church with a small shed structure covering the rear entry, but the dwelling had been removed. In 1907, the church was reduced to only the main building and the belfry, but was listed as having lights, electric heat and stoves. A 1913 photograph of the town of Hailey shows the church sitting alone on its lot. In October 1920, the map showed a Sunday School addition had been constructed to the rear of the original church. The Methodists continued to hold services in the church through late 1927 / early 1928 when declining membership closed the church (Sanborn 1885; 1888; 1890; 1897; 1907; 1920; Hailey Pamphlet).

The next occupant of the church was the American Baptists. The First Baptist Church in Hailey was organized by the American Baptists on April 24, 1900. While the first board meeting minutes have been lost, the second board meeting minutes tell how the church voted to borrow \$250 dollars to buy lumber for a church. The resulting building would in later years be used as the Miners' Union Hall, a Special Education School, and in modern times it has been used as the Hailey Senior Center. The church continued to meet and have regular board meetings through 1909. However, thereafter, the bond that held the church together seemed to weaken and members began to drift away; many to the Methodist church (Baptist 1977).

In 1920, the Baptist church called Rev. H. W. Vodra to fill the pulpits in both Hailey and nearby Picabo. The church had grown to the point that Mary C. Ayers was appointed as assistant pastor to work with the young people, "Blue Birds" and the Sunday School. Vodra is credited with starting the Boy Scout movement in the Wood River Valley. Blue Birds were a girl's organization prior to the formation of Girl Scouts. However, this level of activity could not be sustained. Pastors tended to have short ministries at the church due to lack of funding. Most of the pastors left when the church debt reached unacceptable levels, which in that time ranged from \$150- \$300 (Baptist 1977).

Meanwhile, as stated above, the Methodist church in Hailey was in decline. By early 1928, the Methodist church was no longer meeting and most of the valley's unaffiliated Protestants met in the Baptist church, which had evolved into a community church led by Rev. F. O. Hess. The *Wood River Journal*, which listed churches in the Wood River Valley in each issue, listed Rev. F. O. Hess as the pastor of the community church until January 26, 1928. Thereafter, the church was absent from the listings until April 5, 1928 when it was listed as the Community Baptist Church with "Miss Ayers in Charge and Mr. C. E. Halsey Superintendent". The May 10, 1928 issue announced that Baptist minister Rev. Shank would be giving the message. Shank, at the time, was actively developing a Baptist Church camp north of Ketchum. Shank's association with the Hailey church would later prove instrumental in its survival (Wood River Journal 1928).

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Statement of Significance (continued)

In 1929, the American Baptists arranged a property exchange with the Methodists. In exchange for the Baptist Church in Fairfield, Idaho, the Baptists received the old Methodist Church in Hailey. Despite the onset of the Great Depression, the First Baptist Church Hailey refurbished their new home in 1930 and 1931. New wall paper was applied and the foundation was repaired. After the outside of the church was painted, there was exactly \$1.00 left in the building fund. This was used as a starter for a fund to put in new flooring. The old "ingrain" carpet was taken up and a new hardwood floor was installed (Baptist 1977).

Money continued to be a problem for the church throughout the 1930s and 40s as it fought to keep its doors open. Rev. Shanks, who was the Baptist Area Minister, opposed closing the church and despite opposition, repeatedly found funds to send to the church. However, the 1950s found a revival in the church as it began to steadily grow under the ministry of Joseph W. Fulds. Two city lots were purchased to provide room for growth. A kitchen addition was added to the south of the Sunday School Addition. The south ell not only provided a kitchen, but also had modern restrooms in the basement and as well as a new furnace. In 1955, a new Carillon bell system, donated by a Hailey business man, was installed with horn speakers attached to the bell tower. These speakers are still in place to this day. Other improvements include new robes, new hymnals, insulation and a new metal roof.

Integrity:

The Methodist Episcopal / Hailey Community Baptist Church retains very high values of integrity, with minimal changes from its historic appearance. The site retains very high values of location, design, setting, materials, workmanship, feeling, and association. The church is in its original location in a neighborhood that has retained most of its historic structures and feeling. Its contemporary structures, the Alturas County Courthouse and the Emmanuel Episcopal Church which were built in the same era are still in place and still serve their historic functions. The major historic additions and minor modern addition are consistent with its continued use as a house of worship – its original function. The building's additions are of compatible design and materials. The two major expansions to the church, the Sunday School Addition (c. 1913-20) and 1950s Addition to the southeast (c. 1950) were constructed in the historic era and as a result of expanded use of the church. The additions continued the lines and dimensions of the original church, employed the same roof slope, and used novelty siding that matched the original building. In the modern era, a small maintenance shed was added to the rear of the building. Though modern, care was given once more to use compatible novelty siding of the same dimensions.

Significance:

The Methodist Episcopal / Hailey Community Baptist Church is eligible for the National Register of Historic Places under Criterion A for its contribution to the historical development of the town of Hailey. The structure was part of a community response to a catastrophic fire in 1883 and reflects its ambitions to shed its frontier boom-town image and become a permanent city. So pervasive was this mind-set in the community that when the construction of the church was halted due to lack of funds, the community hosted three fund-raising efforts to finish the interior of the church. The church was further aided in the 1890s by funds levied against Hailey businessmen who contributed \$2/month to support the town's three "preachers". As one of Hailey's three pre-1890 houses of worship, the Methodist Episcopal fulfilled the community's ambitions by providing needed family-based community services including worship, weddings, funerals, and Christian-based holiday observances. This community interaction with the church continued throughout the historic era is evidenced by the Carillon system speakers that can still be seen in the bell tower. This system was donated by a prominent Hailey businessman in the 1950s.

Further, the building also represents a particular place and time in Hailey's history. Because the nearby business district of Hailey experienced two devastating fires in the 1880s, the construction of the church reflects the community's building strategies in the interim between the fires. While most of the business district was rebuilt in brick after the first fire, less well financed structures were forced by financial necessity to build with wood. Because of the following 1889 fire, many of the

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Statement of Significance (continued)

wood structures built in the mid-1880s were destroyed. As such, the wood-frame Methodist Episcopal Church is one of the few surviving examples of a wood structure built in the interim between Hailey's fires.

Methodist Episcopal Church also embodies the history of its particular location. In over-all design, the church echoes the style and dimensions of the Emmanuel Episcopal Church which was built a block to the northeast a year before in 1885. In detail, elements of the windows, specifically the support brackets under the window sills are similar to the window brackets employed in the Alturas County Courthouse located half a block to the northwest. The Alturas County Courthouse, now the Blaine County Courthouse, was constructed immediately after the first fire in 1883. The Emmanuel Episcopal Church was listed on the National Register of Historic Places in 1977 and the Blaine County Courthouse was listed in 1978.

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Verbal Boundary Description

Lots thirteen (13), fourteen (14), fifteen (15) and sixteen (16) in Block twenty-six (26) of the original townsite of Hailey, Blaine County, Idaho.

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

The nominated property includes the four city lots historically associated with the Methodist Episcopal / Hailey Community Baptist Church.

