

# Town Hall Meeting

*Bellevue Annexation of 227 Acres  
between Hailey and Bellevue*

*September 9, 2014*



**227 Acres proposed for annexation**





## Agenda

- I. Introduction
  1. Welcome from Mayor Haemmerle
  2. Summary of Draft Recommendations
  3. Community Polling Questions
- II. Proposed Annexation Development Plan
- III. Recommendations to City of Bellevue
  1. Explanation of recommendations
- IV. Public Comment
- V. Wrap up, adjourn



## Summary of Suggested Recommendations

1. Slow down, and require a detailed development plan
2. Form an *ad hoc* committee
3. Stay consistent with Bellevue ACI
4. Adopt policies that improve Bellevue's Downtown core
5. Protect Current Retail Establishments
6. Increase Light Industrial and Manufacturing Zoning
7. Protect the Hillsides from Development
8. Expand Recreation Opportunities
9. Protect and Improve Existing Recreation Opportunities
10. Maintain a "Visual Corridor" between the Cities
11. Ensure Development will comply with all FAA Regulations
12. Dedicate park/open space between the Cities



City of Hailey

# Demographics and Community Polling



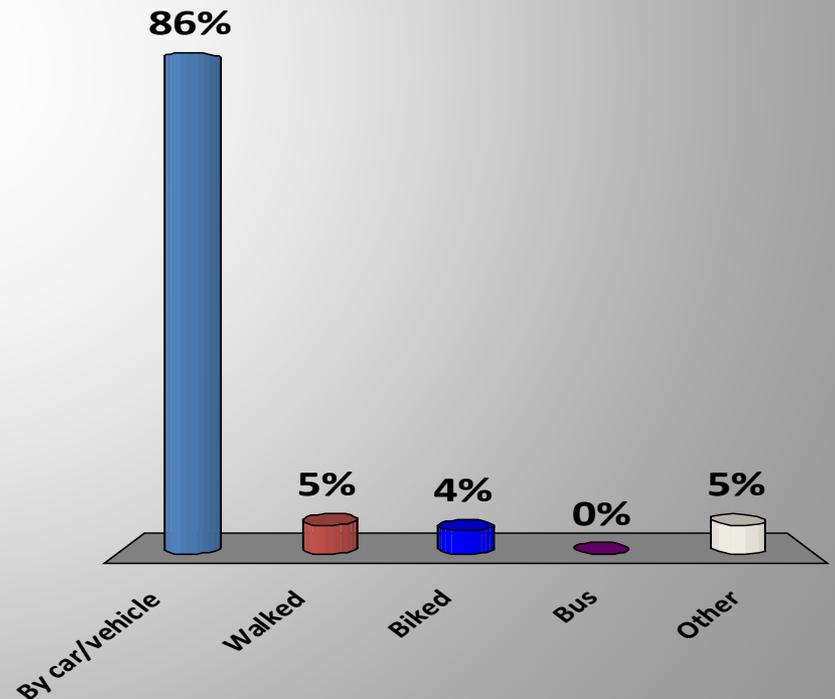
## Advice for Polling

- Please wait for the question to be explained before responding.
- Answer multiple response question in order of priority.
- “Our Community” refers to the whole of the Wood River Valley/Blaine Co.
- Individual answers will remain confidential.
- Please return all clickers at the end of the session.



## Q1. Test Question: How did you travel here tonight?

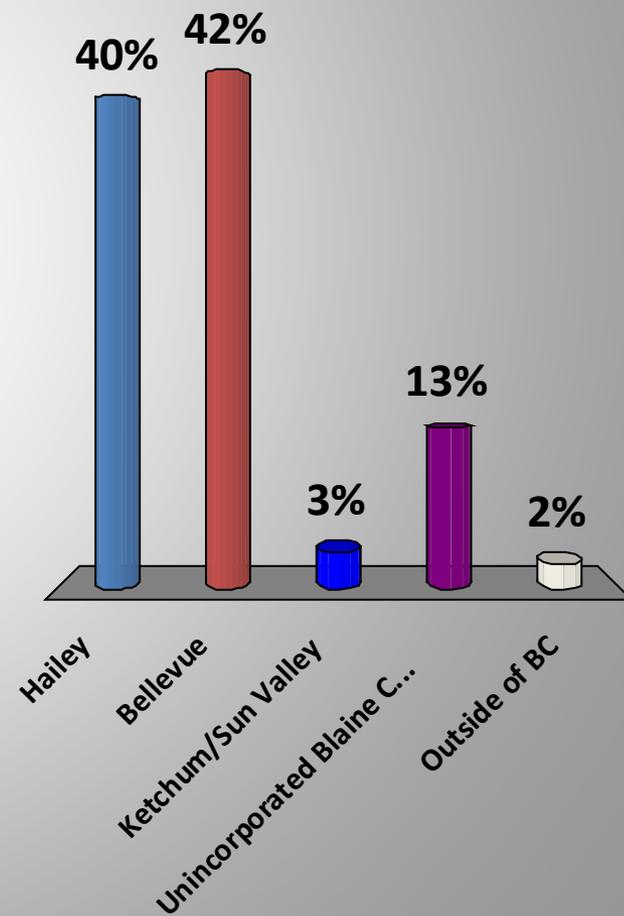
- A. By car/vehicle
- B. Walked
- C. Biked
- D. Bus
- E. Other

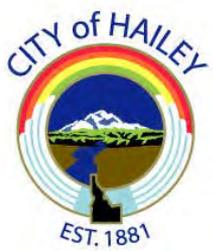




## Q2. Residence, please indicate where you live

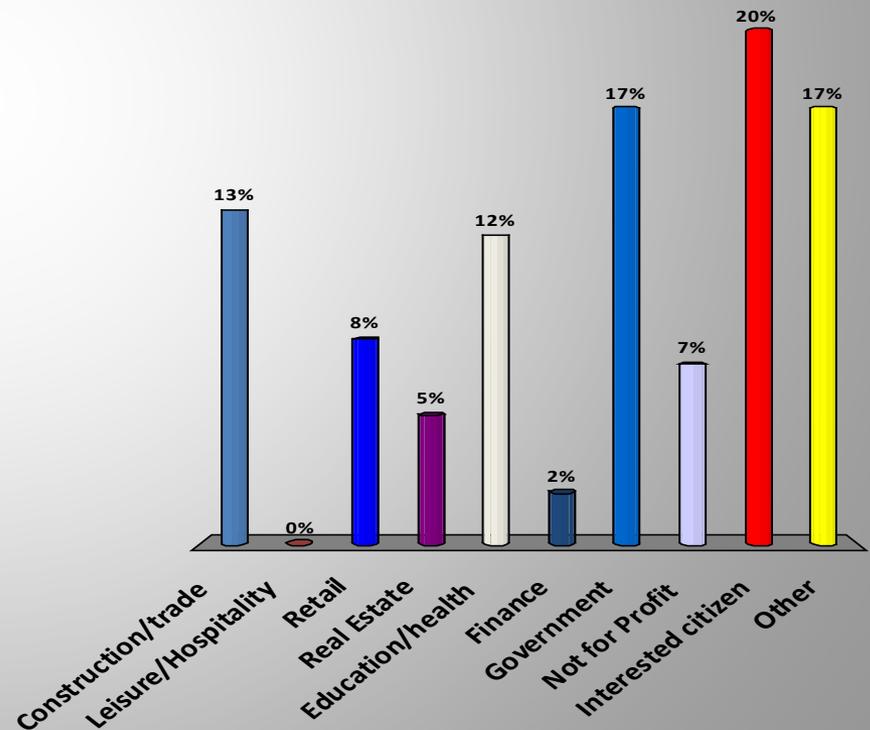
- A. Hailey
- B. Bellevue
- C. Ketchum/Sun Valley
- D. Unincorporated Blaine County
- E. Outside of BC





## Q3. Work: Which of the following best describes your business sector or interest?

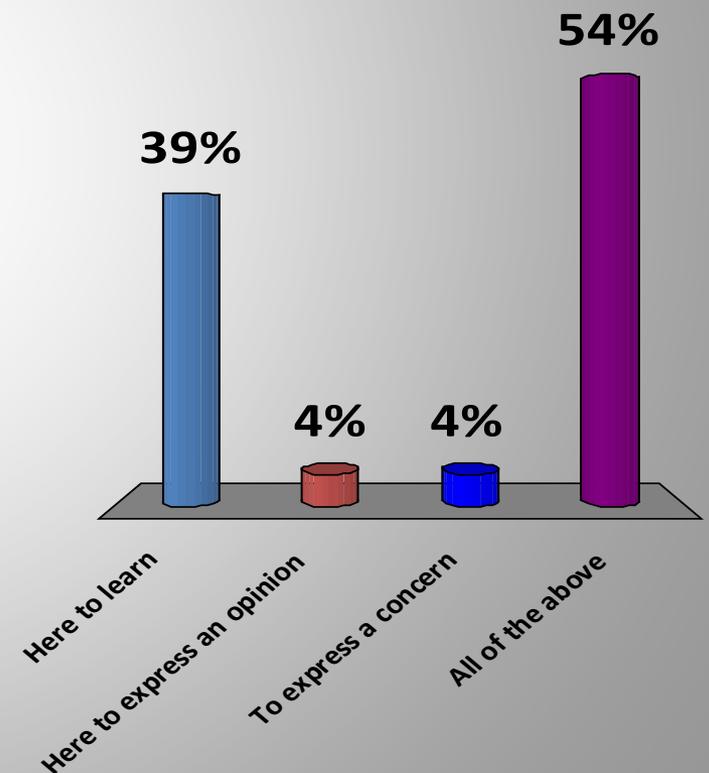
- A. Construction/trade
- B. Leisure/Hospitality
- C. Retail
- D. Real Estate
- E. Education/health
- F. Finance
- G. Government
- H. Not for Profit
- I. Interested citizen
- J. Other





## Q4. Please indicate your interest in tonight's Town Hall Meeting?

- A. Here to learn
- B. Here to express an opinion
- C. To express a concern
- D. All of the above





City of Hailey

# **PROPOSED ANNEXATION DEVELOPMENT PLAN**



## History of Eccles Property Annexation Proposals

- 1998- Spencer Eccles submitted an application to annex 152 acres east of Hwy 75 (7-15-1998)
- *Ad hoc* committee formed comprised of representatives from Hailey, Bellevue, and other entities
- 2000- Eccles revised application to request 696 acres for annexation (6-6-2000)
- 2001- Eccles withdraws application prior to Council decision.
- 2014- Eccles requests annexation of 227 acres into City of Bellevue



## Recent History of Eccles Annexation Request

- June 30, 2014: City of Hailey respectfully requested involvement in a letter sent to Mayor Koch
- July 8, 2014: Bellevue denies Hailey's request, citing Idaho Code
- July 28, 2014: Bellevue PZ Commission recommend approval of annexation
- September 9, 2014: Hailey holds Town Hall meeting to seek input from the Community on a list of recommendations to Bellevue.



## **Bellevue Adopts Area of City Impact Ordinance**

- October 2008: Bellevue adopts Ordinance No. 2008-14 which identifies the community's policy for future annexations
- Eccles property is located within the ACI-North area
- Purposes of ACI-North identified:
  - Consider scenic, open spaces, and agriculture
  - Maintain visual distinction between Hailey
  - Enhancement of Wood River Trail



## Comprehensive Plan References: Bellevue

- Bellevue's Comp Plan:
  - “One of the greatest assets to the City is the beautiful visual corridor heading north towards Hailey. The lands are agricultural, and **the citizens of Bellevue would like to preserve this visual corridor**, as it not only gives Bellevue its own distinction from its neighbor to the north, but gives the sense of what is left of the wide open spaces.” (Ch 6, pg 21)
  - “Continue working with the County and the City of Hailey to ensure that the land between Hailey and the City of Bellevue is developed in a responsible manner, **so that a visual corridor remains.**” (Ch 6, pg 21)
  - “Use the Area of City Impact agreement with the County to **maintain a clear separation between the City of Bellevue, and our neighbor to the north, the City of Hailey.**” (Ch 13, pg 39)



## Comprehensive Plan References: Hailey

- Hailey's Comp Plan:
  - *The Community has a desire to “**maintain open space** between Hailey and the City of Bellevue.” (Ch. 5, pg 19)*
  - *“The community and city decision makers have expressed the desire to **maintain open space** between the City of Hailey and the City of Bellevue.” (Ch. 5, pg 26)*
  - *“**Protect open space** within and surrounding Hailey, including visible ridgelines, undeveloped hillsides and **agricultural areas** which help define the unique character of Hailey” (Ch. 5, pg 30)*

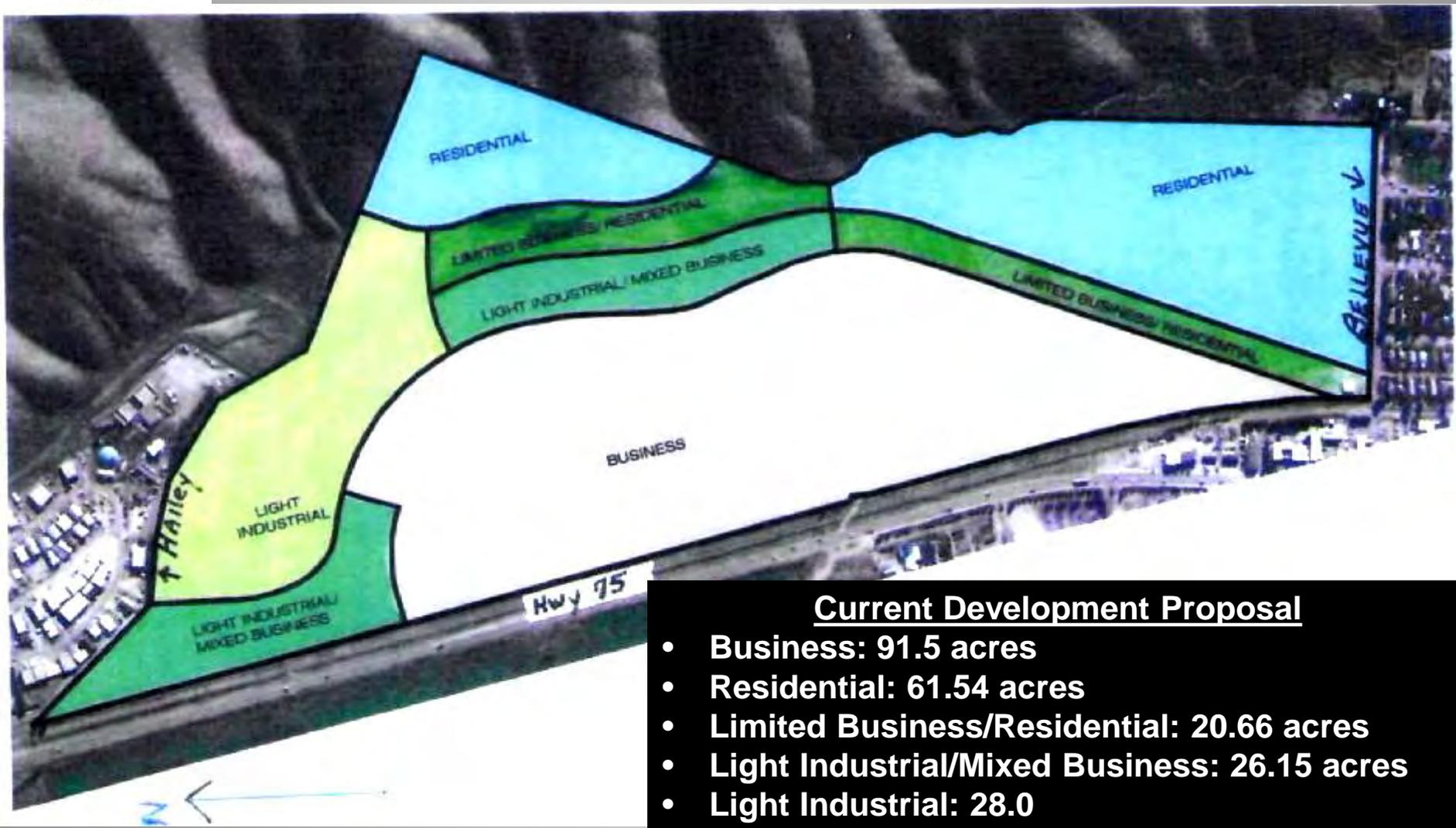


**227 Acres proposed for annexation**





# City of Hailey

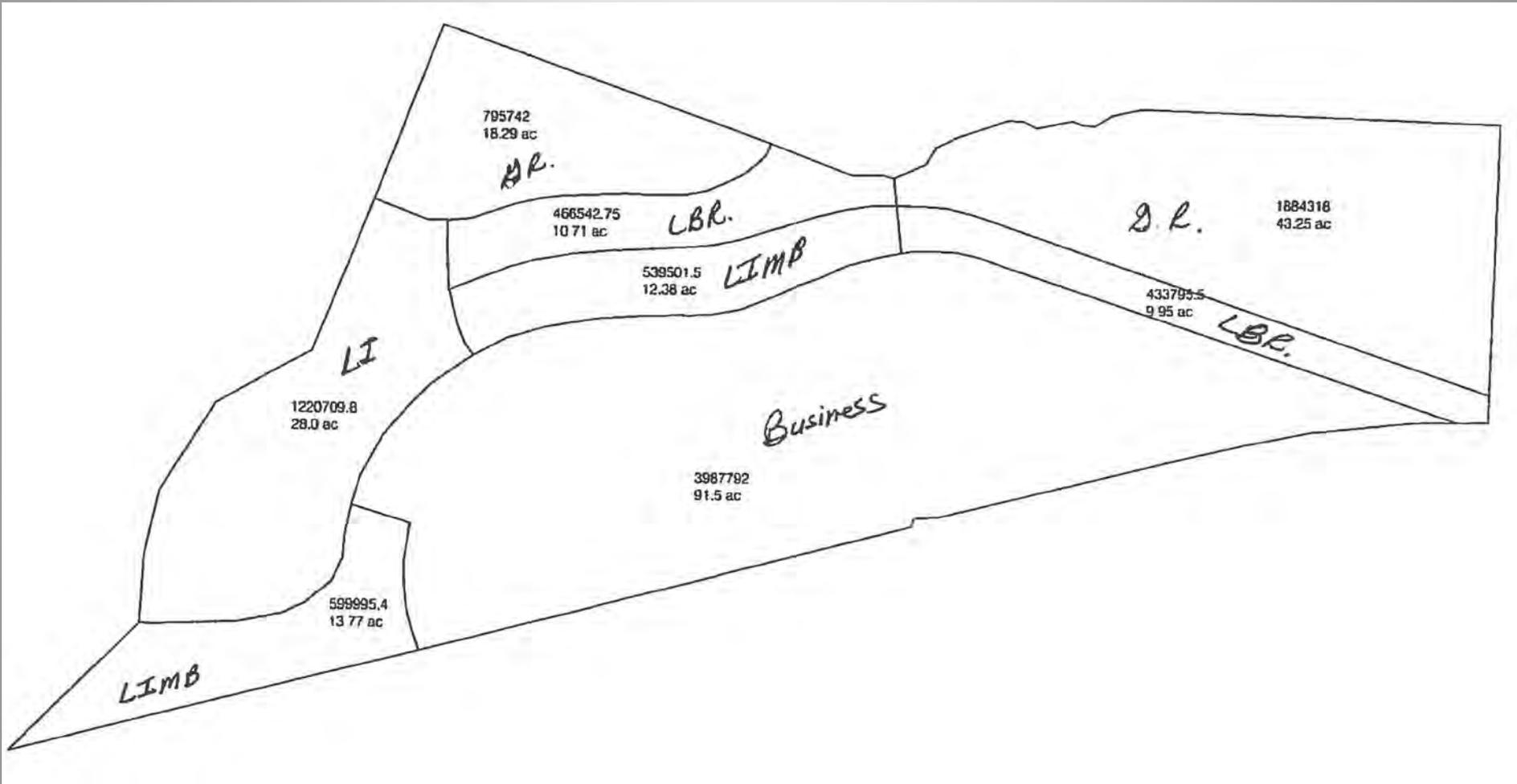


## Current Development Proposal

- Business: 91.5 acres
- Residential: 61.54 acres
- Limited Business/Residential: 20.66 acres
- Light Industrial/Mixed Business: 26.15 acres
- Light Industrial: 28.0



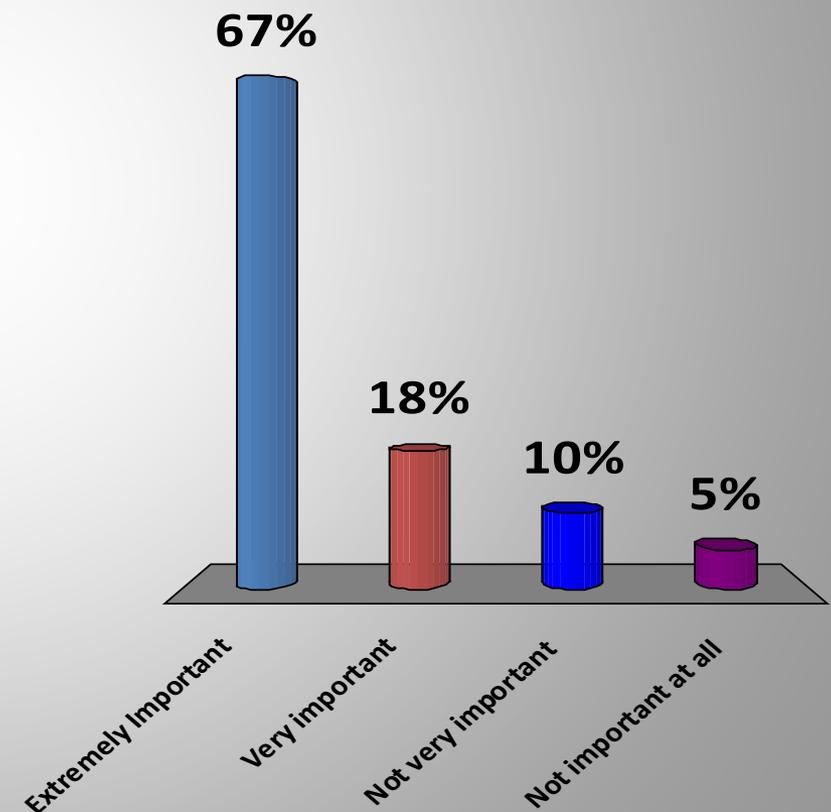
# City of Hailey





Q5. How important is it for Hailey to provide comment on this annexation?

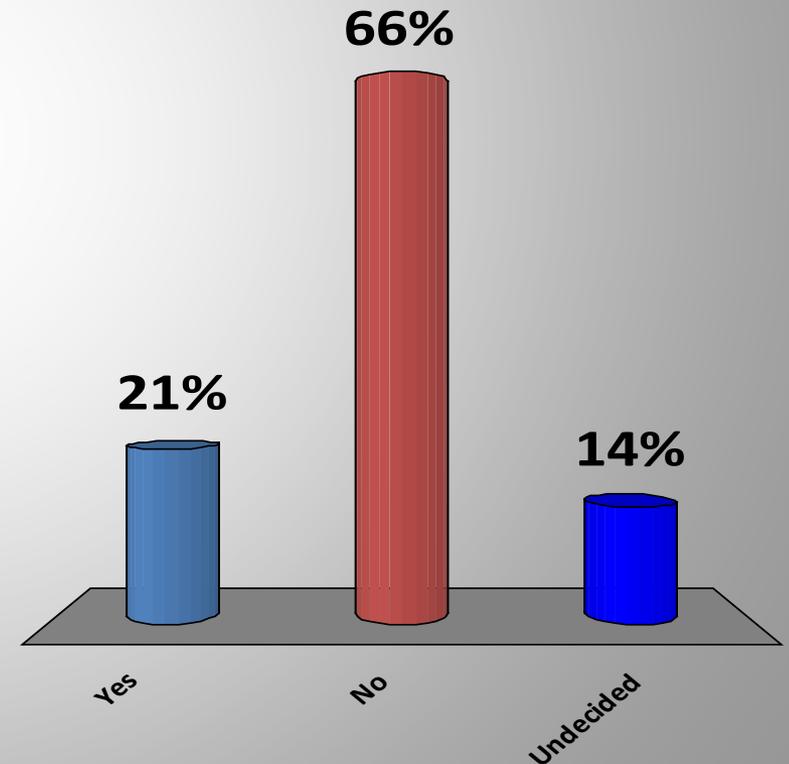
- A. Extremely Important
- B. Very important
- C. Not very important
- D. Not important at all





## Q6. In favor or against the annexation as proposed?

- A. Yes
- B. No
- C. Undecided





City of Hailey

# HAILEY'S DRAFT RECOMMENDATIONS



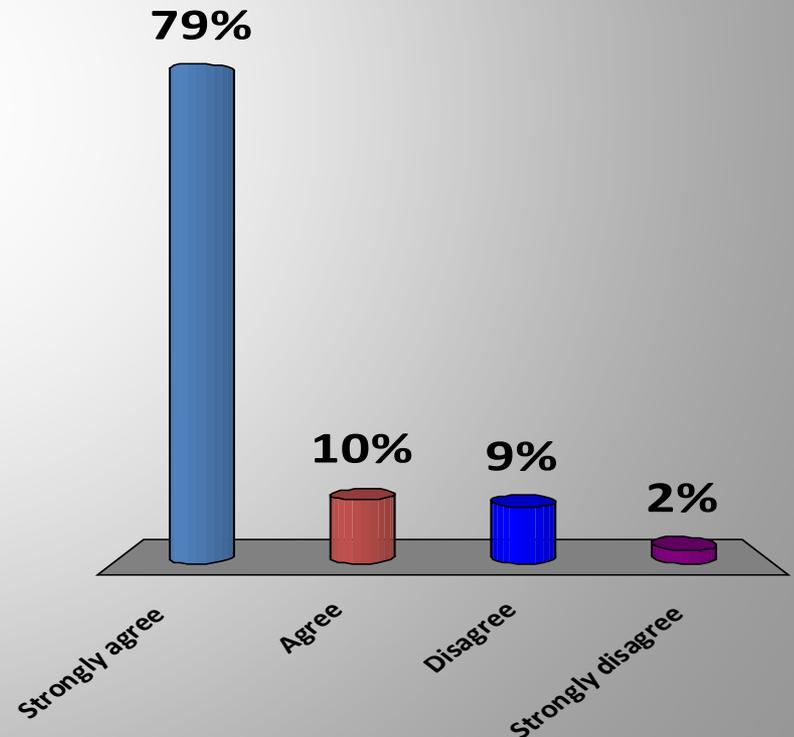
## **1. Slow down, and require a detailed development plan**

- A thorough cost/benefit analysis cannot be completed without a comprehensive development plan submitted in advance to the City of Bellevue. Bellevue City Staff has indicated that the development will have no impact on city services. This is contrary to traditional annexation studies that show varying impacts from all annexation, depending on size



## Q7. Should Bellevue require a more detailed development plan?

- A. Strongly agree
- B. Agree
- C. Disagree
- D. Strongly disagree





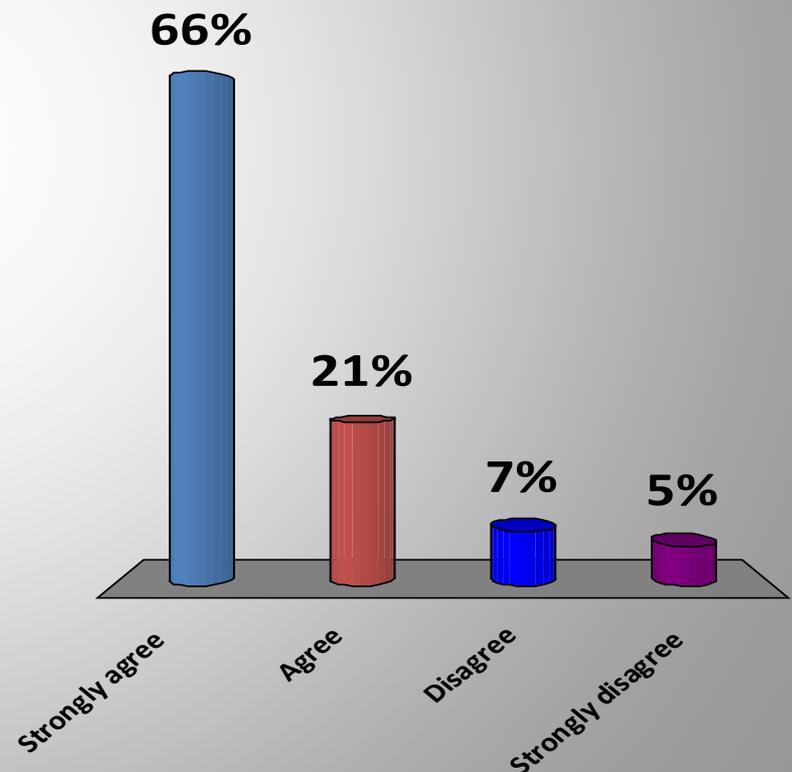
## 2. Form an *ad hoc* committee

- Form an ad hoc committee composed of representatives from Bellevue, Hailey, Blaine County, FMAA, residents, businesses, and other interested stakeholders.
  - Purpose: This could have a large impact on the Valley and should be thoughtfully considered before a decision is made. A committee can address many of the concerns.



## Q8. Is forming an *ad hoc* committee useful?

- A. Strongly agree
- B. Agree
- C. Disagree
- D. Strongly disagree



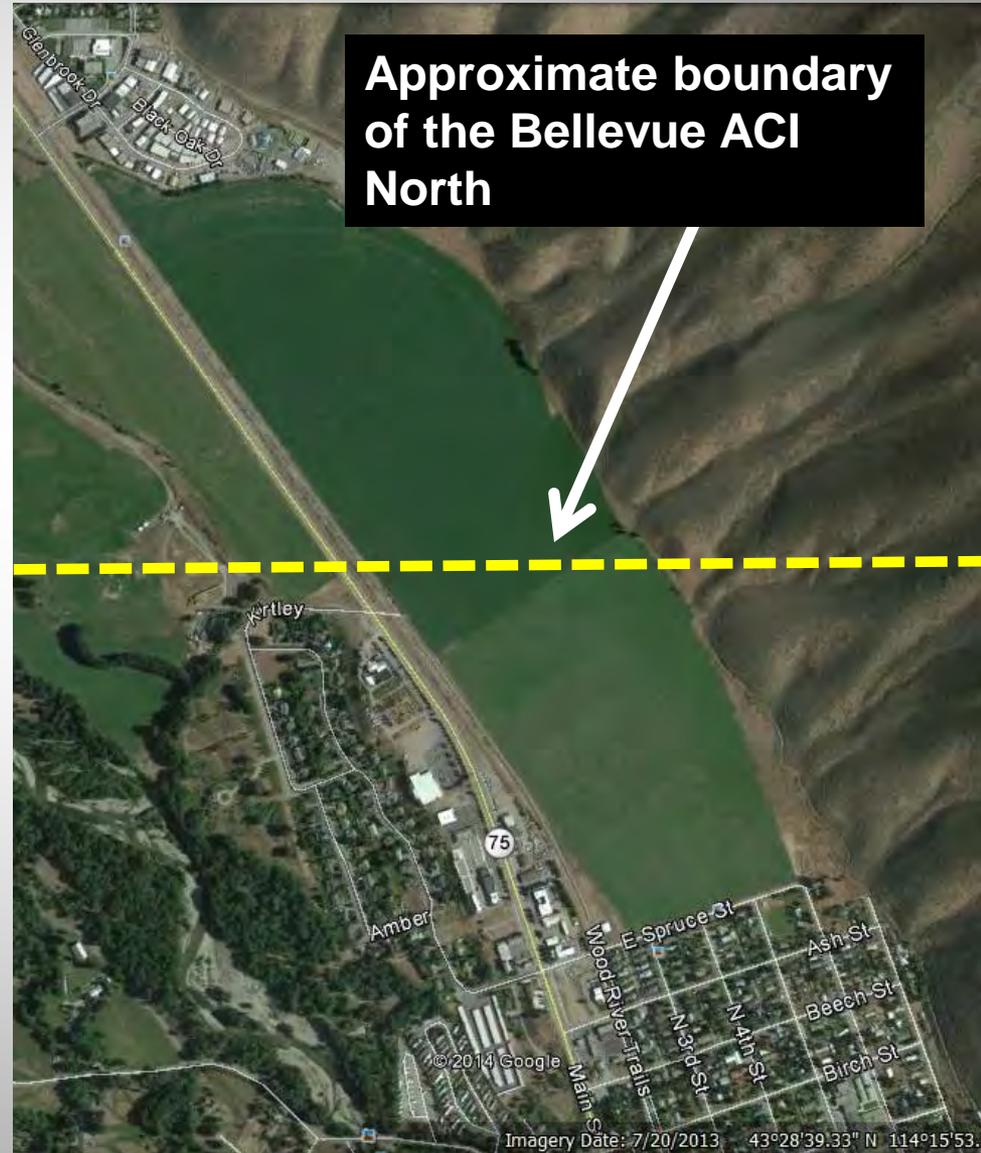
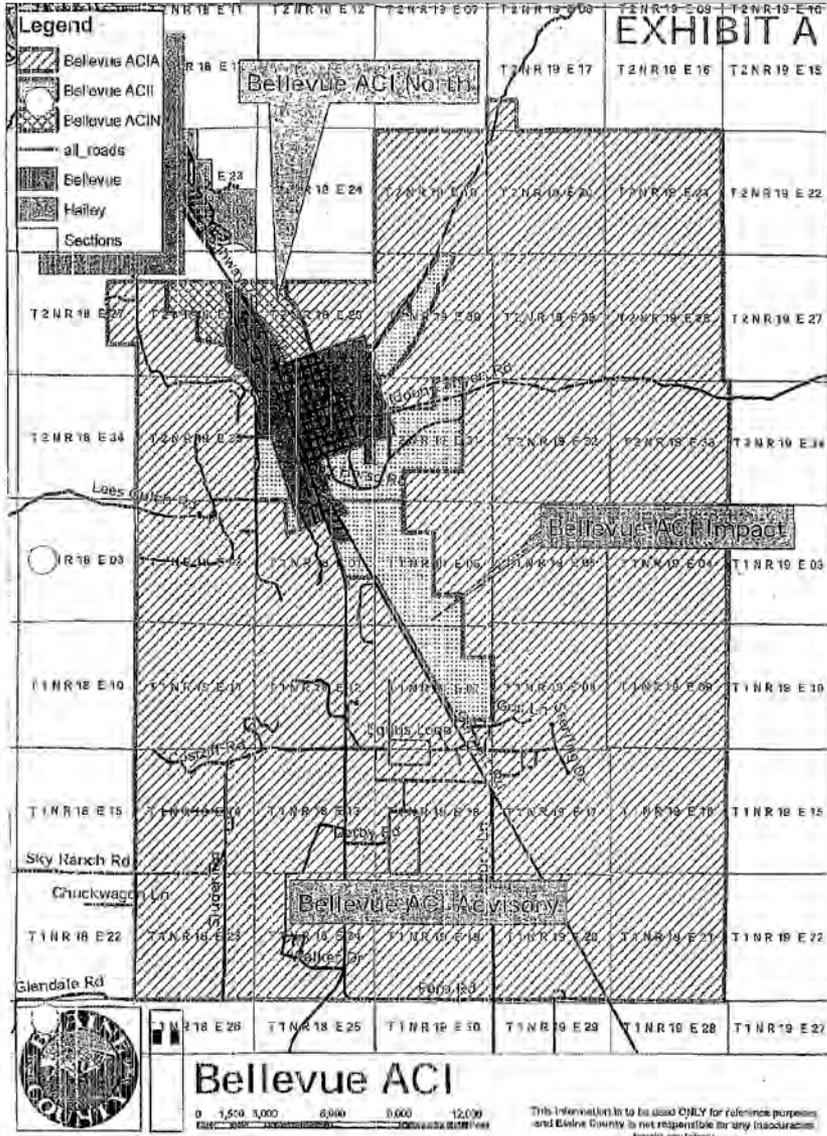


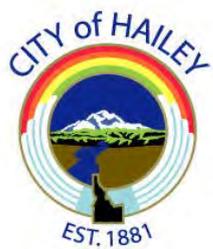
## **3. Stay consistent with Bellevue ACI**

- The annexation, if approved, should not extend any further north than the current Bellevue ACI ordinance as identified by Exhibit A of Ordinance 2008-14.



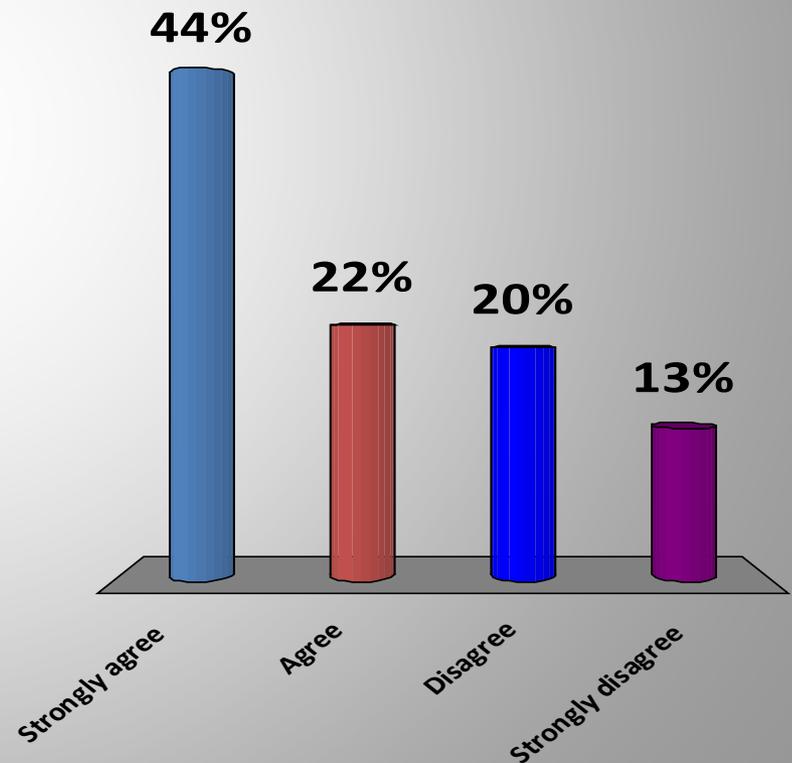
# City of Hailey





## Q9. Should any annexation stay within the adopted ACI?

- A. Strongly agree
- B. Agree
- C. Disagree
- D. Strongly disagree





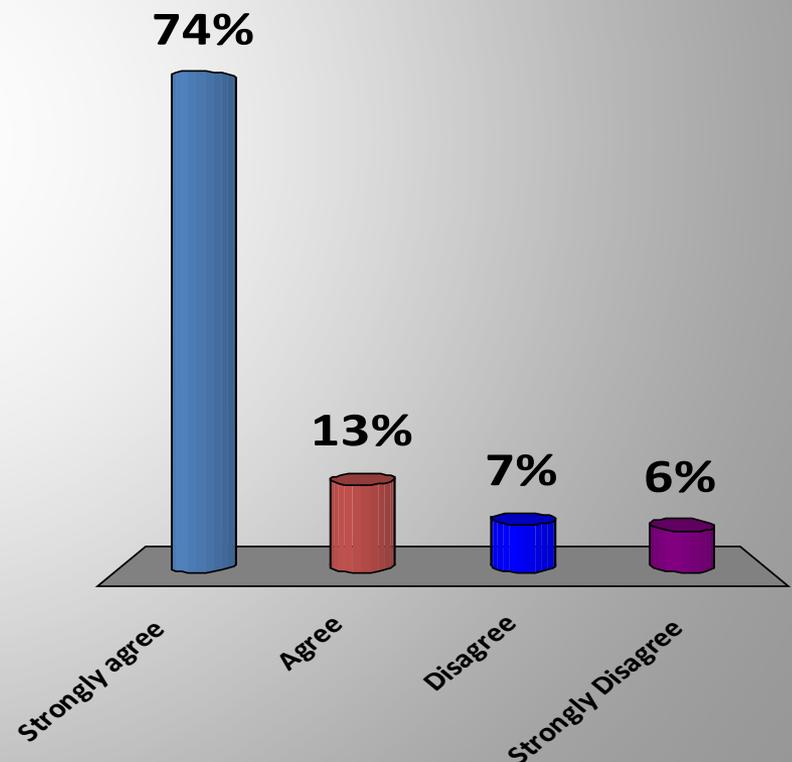
## **4. Adopt policies that improve Bellevue's Downtown core**

- Restrict business zoning to light industrial, manufacturing, etc. and limit large retail with a maximum square footage requirement. Consider the Bellevue Comprehensive Plan and any negative impacts to the Downtown when addressing zoning requirements for retail establishments.



## Q10. Should Bellevue consider protecting its downtown?

- A. Strongly agree
- B. Agree
- C. Disagree
- D. Strongly Disagree





## 5. Protect Retail Establishments

- Consider impacts of Large Format Retail establishments (Big Box) on current retail (e.g. Sun Valley Garden Center, Atkinsons).



## Impacts of Big Box Retail

Land use studies have shown that Large Format Retail establishments (“Big Box” stores) have had the following detrimental effects on local economies\*:

- Within 15 months of opening, all existing retail stores that directly compete with the Big Box will be negatively impacted or closed
- Big Box stores lower overall employment rates county-wide
- County-wide decrease in average wages and benefits



\* Source: various used: Science Quarterly, Harvard Kennedy School, Economic Development Quarterly, etc. For complete list, contact Micah Austin.



## 64% vacancy in Bellevue's downtown

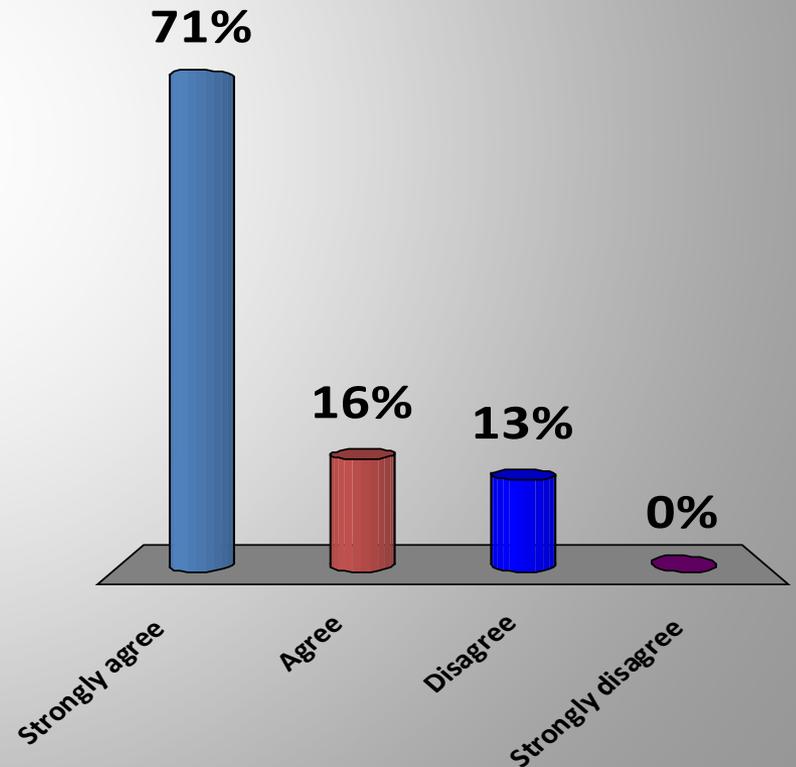
- Currently, 2 out of every 3 storefronts or business lots in Bellevue are empty
- Increasing the area allowed for business zoning may increase vacancies in Bellevue and Hailey's downtowns





Q11. Should the City of Bellevue consider the impacts on local businesses throughout the County?

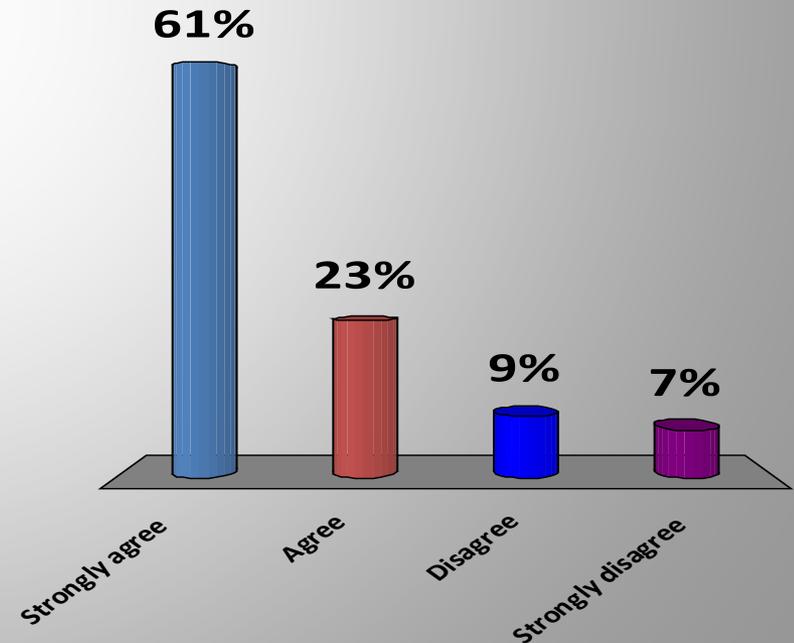
- A. Strongly agree
- B. Agree
- C. Disagree
- D. Strongly disagree





11a. If a large format retailer (Big Box) is planned, should their identity be disclosed?

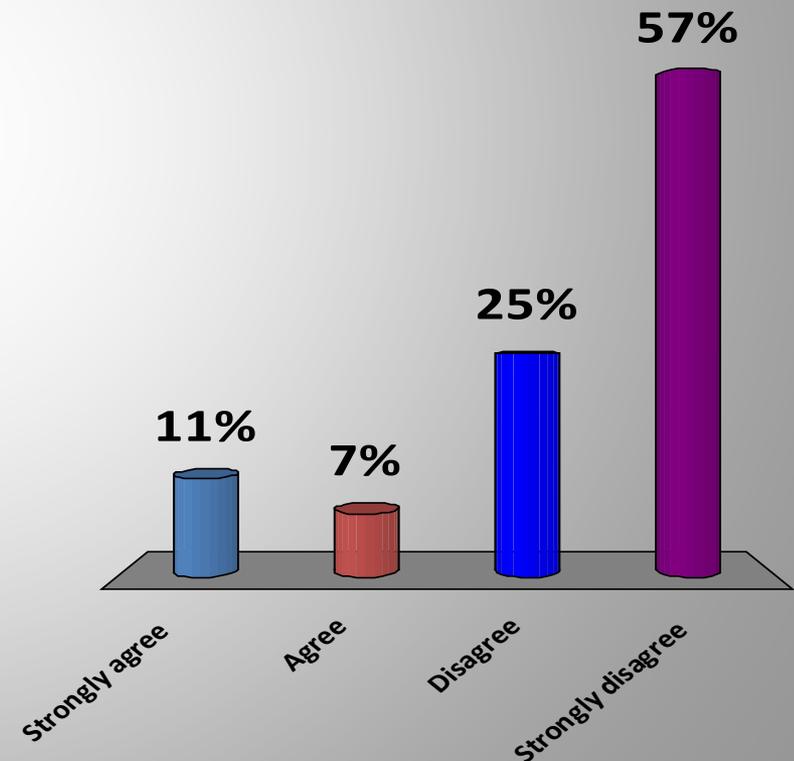
- A. Strongly agree
- B. Agree
- C. Disagree
- D. Strongly disagree





11b. If a large format retailer (Big Box) is not planned, should the development still include a 91.5 acre business zone?

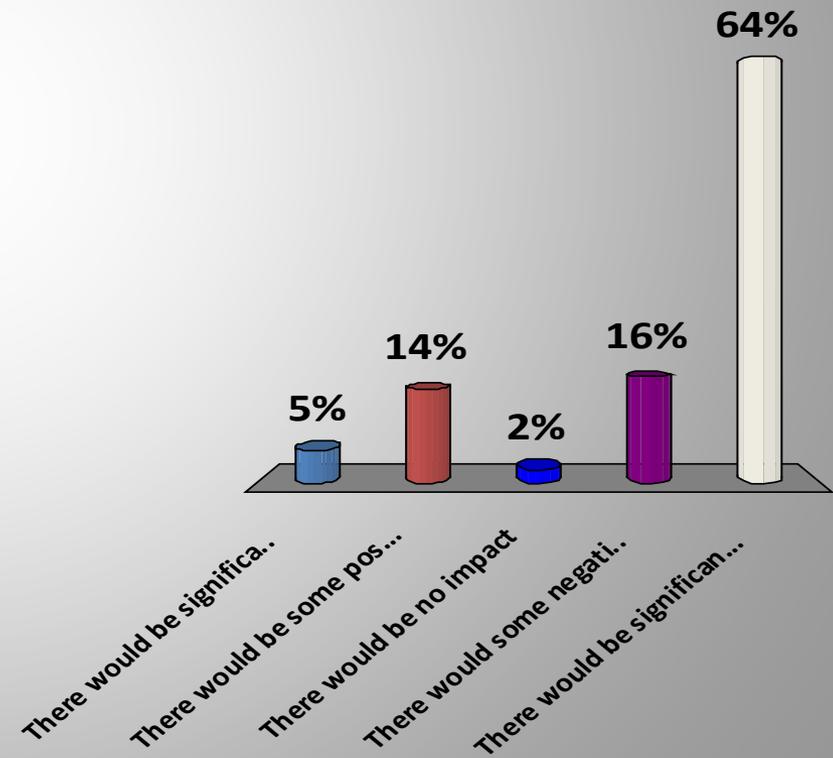
- A. Strongly agree
- B. Agree
- C. Disagree
- D. Strongly disagree





## 11c. How would a “Big Box” store in the WRV impact established business and downtowns?

- A. There would be significant positive benefits
- B. There would be some positive benefits
- C. There would be no impact
- D. There would some negative impacts
- E. There would be significant negative impacts





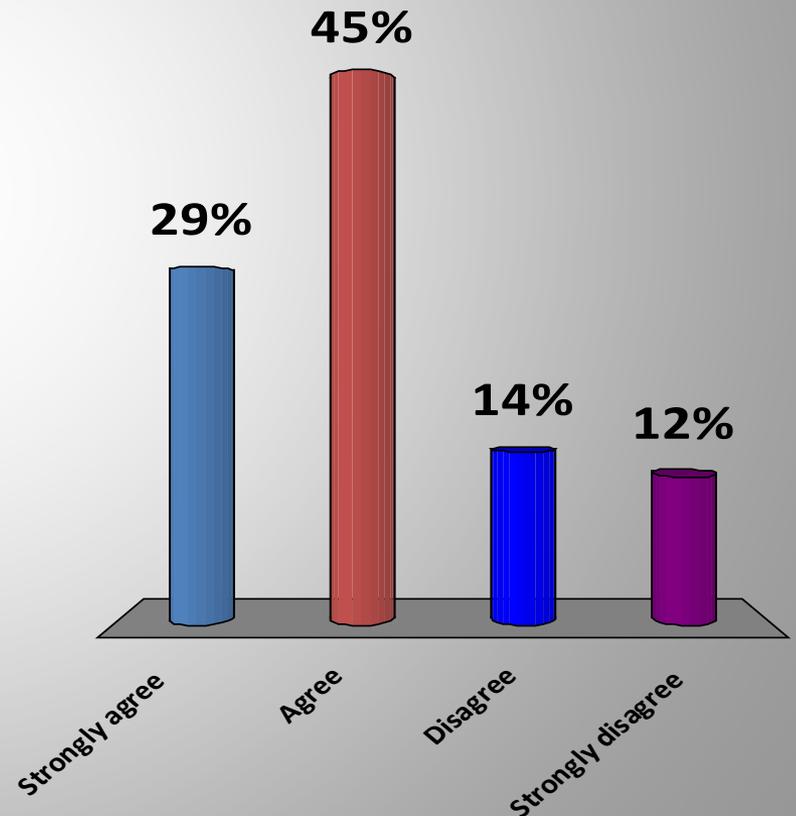
## **6. Increase Light Industrial and Manufacturing Zoning**

- Increase the currently proposed acreage for Light Manufacturing and Industrial.
- Better complies with FMAA recommendations.
- Adds more employment to economy without impacting downtown cores



Q12. Should Bellevue increase the zoning for light industrial and manufacturing?

- A. Strongly agree
- B. Agree
- C. Disagree
- D. Strongly disagree





## **7. Protect the Hillsides from Development**

- Bellevue should prohibit all development above 15% slope, which would address all hillside issues.



**This**





# City of Hailey

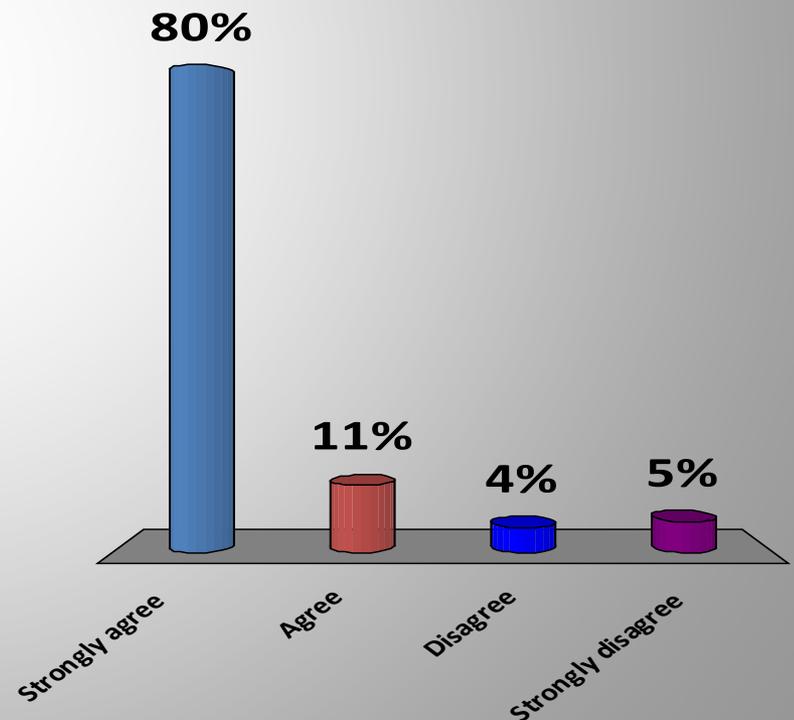
**Not This**





## Q13. Should Bellevue protect the hillsides from development?

- A. Strongly agree
- B. Agree
- C. Disagree
- D. Strongly disagree





## 8. Expand Recreation Opportunities

- Require an easement for expanding the Toe of the Hill Trail from Hailey to Bellevue and require the developer to complete the trail with amenities prior to development



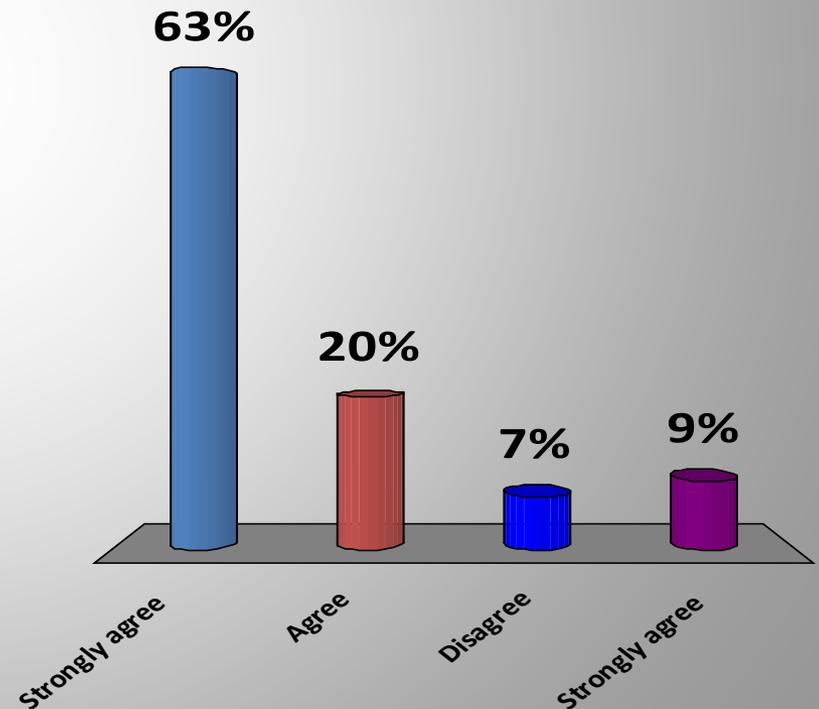
## Extend the Toe of the Hill Trail to Bellevue





## Q14. Should the Toe of the Hill Trail be extended?

- A. Strongly agree
- B. Agree
- C. Disagree
- D. Strongly agree

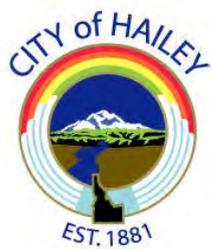




## 9. Protect and Improve Existing Recreation Opportunities

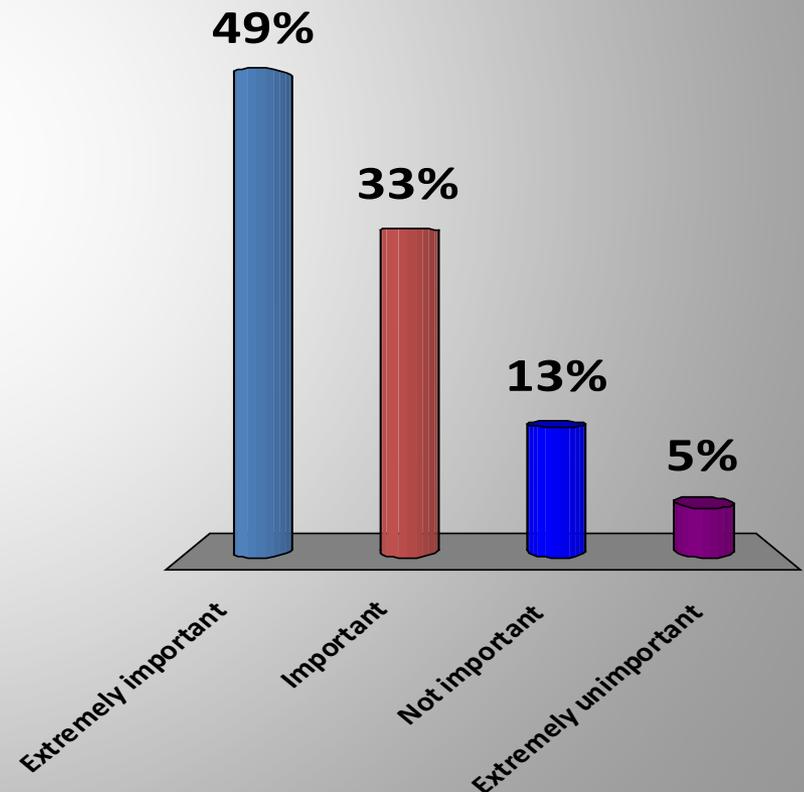
- Create no new road cuts onto the Wood River Trail and improve all existing road cuts onto the bike path for safety and mobility concerns.
- Work closely with BCRD on any other improvements necessary.





## Q15. How important is maintaining safety of the bike path users?

- A. Extremely important
- B. Important
- C. Not important
- D. Extremely unimportant





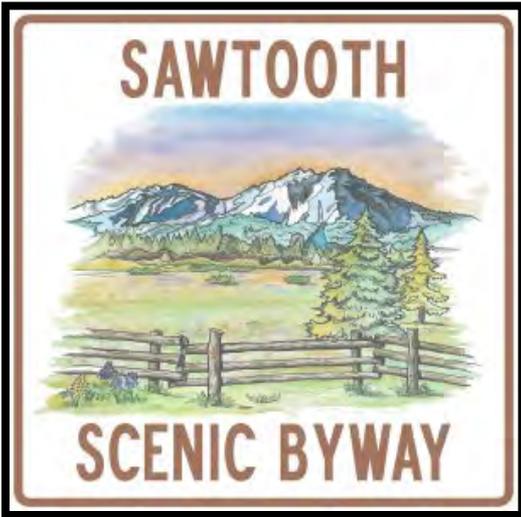
## **10. Maintain a “Visual Corridor” between the cities.**

- Require a landscape, screening, and buffer setback for all developments. This landscape buffer and setback should be required to comply with the policy direction in Bellevue’s Comprehensive Plan for maintaining an open corridor between the cities.



# City of Hailey

This





# City of Hailey

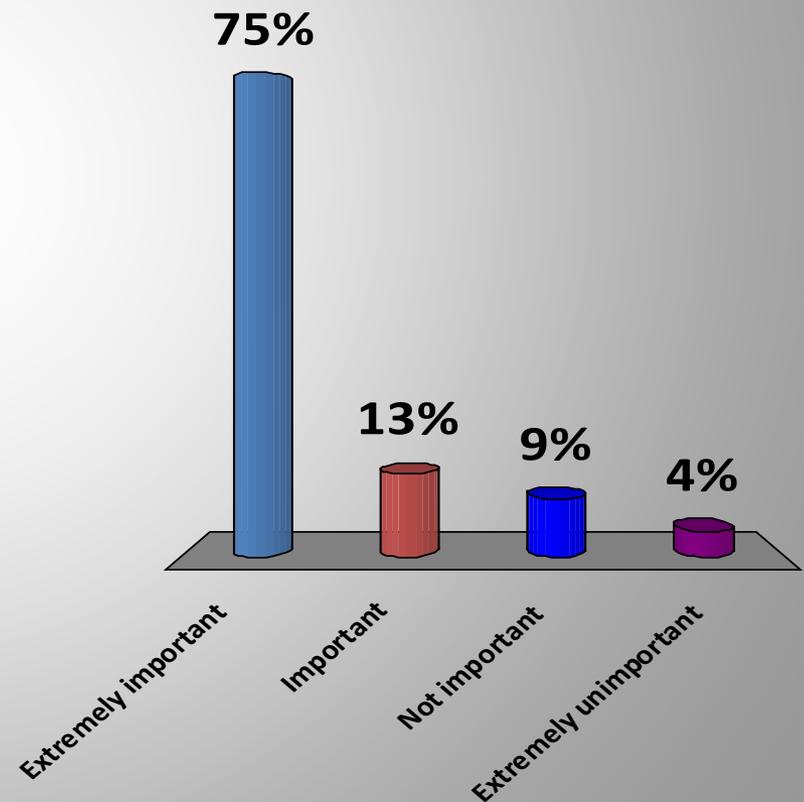
## Not This





Q16. How important is maintaining open spaces and a visual corridor between Bellevue and Hailey?

- A. Extremely important
- B. Important
- C. Not important
- D. Extremely unimportant

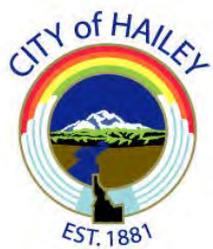




## 11. Ensure Development will comply with all FAA Regulations

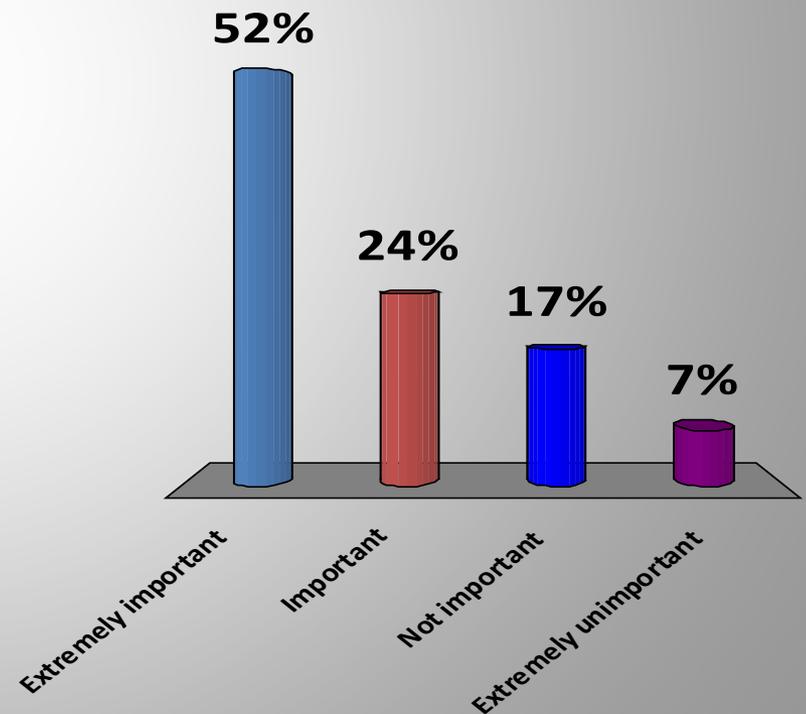
- Require all development within the flight path to fully comply with FAA regulations.
- Work closely with the FMAA on developing a list of development criteria.





## Q17. How important are flight safety considerations?

- A. Extremely important
- B. Important
- C. Not important
- D. Extremely unimportant





## 12. Dedicate open space (park space) between the Cities

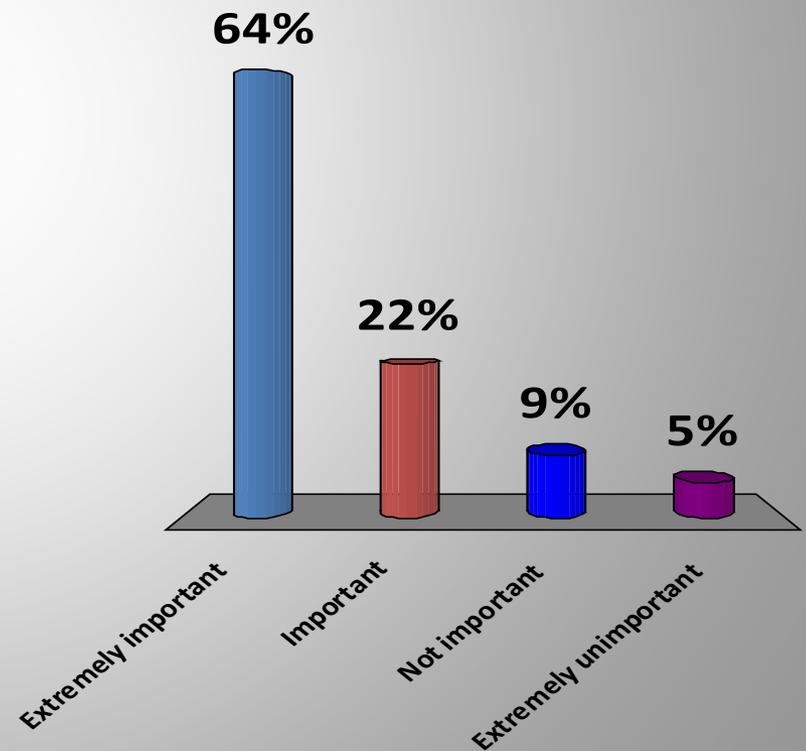


- Develop a large “unity park” between Hailey and Bellevue that could be used by all residents and businesses of the Wood River Valley. The park should be developed by the developer as a condition of annexation and development of the subdivision.



## Q18. Do you think dedication of open space is important?

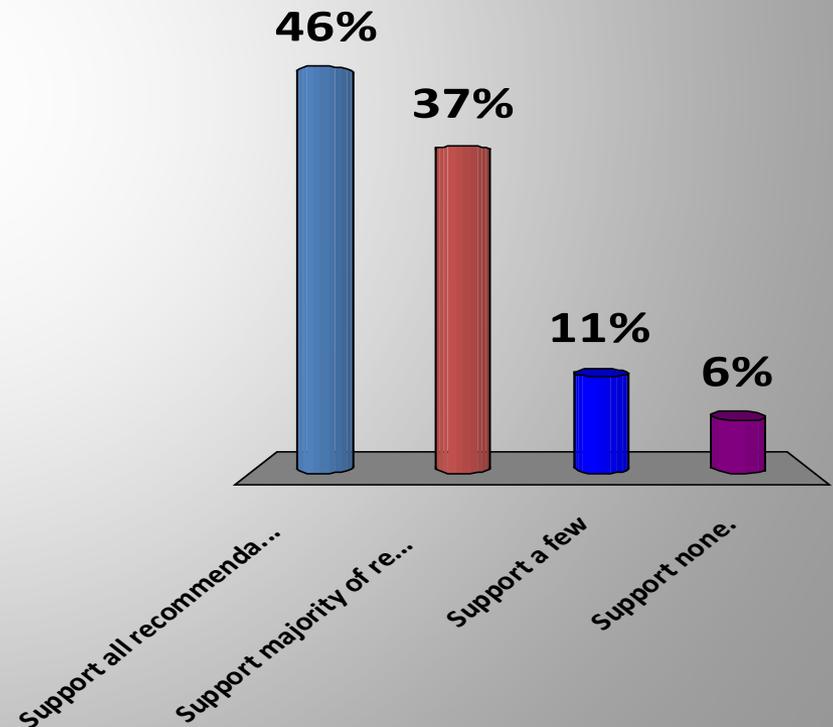
- A. Extremely important
- B. Important
- C. Not important
- D. Extremely unimportant





Q19. In general, how do you feel about this list of recommendations?

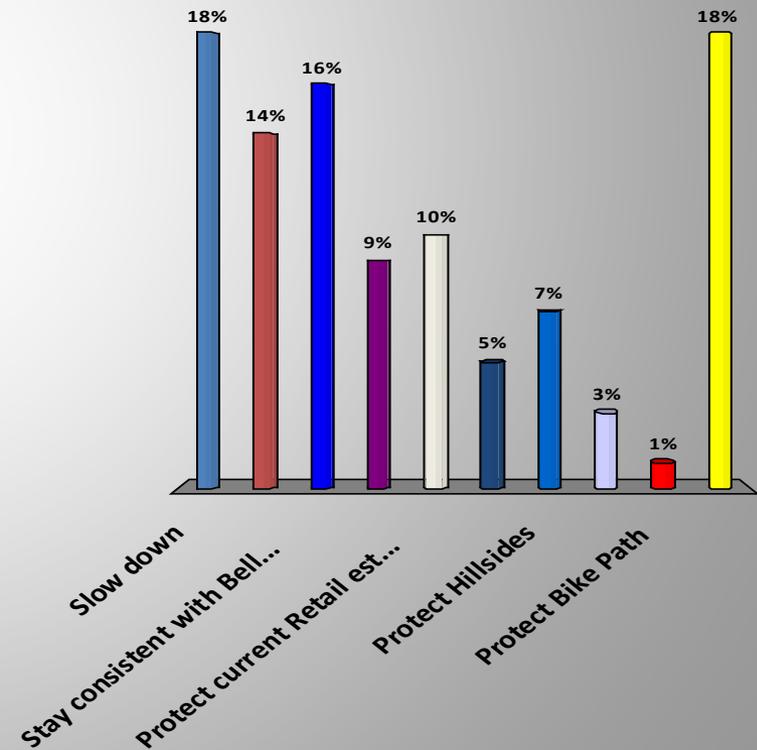
- A. Support all recommendations
- B. Support majority of recommendations
- C. Support a few
- D. Support none.





## Q20. Please rank order the top three recommendations that you could support?

- A. Slow down
- B. Ad hoc Committee
- C. Stay consistent with Bellevue ACI
- D. Adopt policies that improve Bellevue's Downtown core
- E. Protect current Retail establishments
- F. Increase Light Industrial and Manufacturing Zoning
- G. Protect Hillsides
- H. Expand Toe of the Hill
- I. Protect Bike Path
- J. Maintain "visual corridor" and dedicate open space





City of Hailey

# **PUBLIC COMMENTS AND FEEDBACK**



City of Hailey

Thank you!