

**MEETING MINUTES FOR THE  
HAILEY PLANNING AND ZONING COMMISSION  
Tuesday, June 24, 2008**

The meeting was called to order at 5:38 p.m. by Commission Chair Stefanie Marvel. Commissioners present were Owen Scanlon, Geoff Moore, Michael Pogue, and Mark Spears. Staff present included Planning Director Beth Robrahn, City Planner Mariel Platt, Planning Assistant Becky Mead, Planning Intern Eric Grootveld, City Attorney Ned Williamson, Director Public Works and City Engineer Tom Hellen, and Hailey Fire Chief Mike Chapman.

**Old Business**

Continuation of public hearing upon an application by **Quigley Green Owners, LLC for Annexation of Quigley Canyon Ranch**. The parcel contains 1,109 acres and is located to the east of Hailey, within Blaine County, and is zoned R-5 and A-10. The applicant is proposing RGB, NB, LR-1, LR-2 & GR zoning, a total of approximately 379 residential units and an 18 hole public golf course and Nordic facility within the City of Hailey.

**Commission Discussion - General Land Use**

Commissioner Marvel made a statement saying she felt the Commission should discuss/consider the following items in regards to this annexation.

- Compact City Core
- Connectivity
- Walkability
- Reduce Impact on Environment
- Manage & Accommodate Infill Development
- Control and/or Limit Expansion
- The General Health, Safety, and Welfare of the citizens of Hailey

She asked the Commission to think about what type of future growth best serves the City and does this application fit in to that projection. She asked for discussion and thoughts on this subject.

Commissioner Scanlon said it would be negligent on their part to say if they don't build it they won't come. He appreciates the presentation and all the planning the applicant has put into this and all amenities they have to offer the City. He stated that this application is definitely an impact and he felt there needs to be compromises made.

Commissioner Pogue echoed Commissioner Scanlon's comments. He said he is sensitive to growth; manage where the growth is going to be; infill of existing city boundaries and control of boundaries and sprawl. He stated this application brings to the City amenities such as Nordic, golf, open space and trails, all are great amenities. He expressed concerned on how far up the canyon they will go and also concerned about the wildlife.

Commissioner Spears agreed with the comments made by Commissioners Scanlon and Pogue and thought the project was well thought out and brings many benefits to the City. He expressed great concern with water, wildlife and density issues. He pointed out that if wildlife is forced to be adaptable some can and some cannot adapt.

Commissioner Moore stated whether they build it or don't build it people are going to come no matter what. He said he would like to pass this application on to the City Council with clarity and completion. Quigley is like a hub to all the surrounding cities. He is not opposed to density and is not in favor to the sprawl. He said the concept is good and he is going to listen to what staff has to say and stand behind what they think is right. He appreciates the Nordic trails and the golf course that is being offered.

Commissioner Marvel felt they needed to focus on specifics. She stated growth doesn't mean it doesn't have to be managed. She would like to see a balance; you cannot have walkable community and a vibrant downtown if there are not people living close to town. She felt that infill would have to be a very important part of that growth scenario. She asked how compact the city core needed to be. She expressed concern with sprawl out beyond the pond and concern over the wildlife issues. She didn't feel the focus should be on second homeowners. She thought the focus should be for the people living here. She said there needed to be a balance between infill and expansion. She agreed that this was a well thought out proposal and liked the walkability with sidewalks within the City core and also mentioned she did like the live/work approach. She said she would like to hear from the Commissioners what their views on these specific topics are.

Commissioner Pogue said he understands from a planning perspective that it does make sense for infill and controlled expansion. He expressed concern with the wildlife issues.

Commissioner Moore said waiting for infill could be a long time and he sees this annexation happening sooner or later.

Commissioner Spears agreed that this project will happen if not within the City then within the County. He is concerned if this application is approved by the County whether the City have any say about sidewalks and other City issues. He feels that it would be better for the City to approve this application than to have it approved in the County.

Director Robrahn replied that the City would have input on an application within the County because Quigley is within the City's ACI. Jeff Adams, Blaine County Planning and Zoning stated under the current ACI that they defer to the City and mentioned the City Attorney said they do not have to. Director Robrahn clarified under the proposed ACI it is still being negotiated how that will be set up. Commissioner Spears stated that his point was whether the City could provide emergency services out to the pond area or not and was it feasible.

Commissioner Scanlon agreed that infill and annexation go hand in hand. He sees connectivity to the city with this project. He also feels the public seems to be considering this annexation. Commissioner Scanlon also agreed with Commissioner Pogue as to a major overhaul to existing zoning regulations. He takes his hat off to the citizens of Deerfield who are involved with trying to compromise and helping this annexation work. Commissioner Scanlon agreed with Commissioner Spears as to what are fair impact fees. Commissioner Scanlon stated that he called Mike Chatterton and asked how he figured how many students this subdivision would generate. Chatterton replied stating taking demographics, taking figures from Bellevue south is a figure, from Bellevue to Hailey is a figure. He said for the City of Hailey it's figured .6 per

household. Commissioner Scanlon asked how much was it per student to build an elementary school, it's a known figure. He said it is easy to determine what it is going to cost to have all the people move in when they have built it up. He stated it isn't fair to the citizens of Hailey for increased costs to serve this new subdivision.

Commissioner Spears stated there is still a lot of documentation that needs to be provided such as a traffic and water study.

Commissioner Marvel asked Commissioner Spears about development beyond the pond. Commissioner Spears stated wildlife issues, insurance ratings, traffic and other studies still need to be proven. He felt there are public safety issues to consider beyond the pond, such as access. He said he didn't think it would be fair to impact all the citizens for the insurance rating. There is a vast difference beyond the pond.

Director Robrahn thought there was a misunderstanding by the Commission on what Commissioner Marvel wanted out of the discussion. She said the Commission should look at the Comprehensive Plan components and discuss what direction the City needs to be headed as far as controlling expansion and accommodating infill and discuss how this project is going to fit in.

Commissioner Marvel stated she wanted to get the Commission's thoughts on infill and expansion and to look at how much and what kind of expansion would be feasible. She would like to see planning to direct the growth to certain areas and still be able to protect the wildlife. Director Robrahn asked the Commission to think of what they might need to assist them with this discussion. She said there are a lot of issues to consider and offered to assist them in any way.

Commissioner Marvel said she would require complete plans for transportation, sidewalks, and bike paths in all directions. She wants to cover as many bases as possible. She wondered if there was a limit to how far people walk. She would like to see statistics for density for public transportation. She said every issue has a ripple effect. She asked if they wanted ½ infill and ½ expansions out Quigley; these are her ideas in terms of growth. Commissioner Scanlon suggested setting a standard or template for growth. He felt they needed to listen and read all reports and studies that are presented.

Dave Hennessy stated their goal wasn't to increase insurance ratings for the City. Tom Johnson, Fire Protection Services said insurance ratings are determined from Idaho Survey and Ratings Bureau and don't always reflect what is true. He helps build complexes that are fire safe by making sure construction is to the latest building and fire codes. He mentioned the access roads that are shown on plans for fire apparatus.

Hennessy clarified what he thought was a misunderstanding regarding the comment of second homeowners. He said they want the buyers in Quigley to live in Quigley and they aren't targeting second homeowners; that was just an example of a potential buyer. He said their goal is to comply with the general and specific portions of the Comprehensive Plan. He stated there

are pieces within the Comprehensive Plan that are in conflict within themselves. He said in creating this plan they've tried to strike the best balance they could.

Commissioner Spears asked Hennessy if he had the costs broken down for the cost of all the amenities. Hennessy said they have the costs for the major amenities such as the golf course is probably going to cost between 13 and 14 million dollars. He said they haven't priced out the Nordic or the trails as of yet. They have set for a healthy profit but are really looking for a reasonable one. Hennessy has made a big investment in Quigley and said they haven't prepared a county plan but they will if the city denies this annexation. He wants this project to be a part of Hailey and an extension of Hailey.

Director Robrahn addressed Commissioner Spear's comment on infill and expansion. She referred to Comprehensive Plan policy 12.1, "Manage and accommodate growth due to infill development and to control and/or limit expansive development within the City of Hailey, through flexible, responsive, and consistent controls, in order to provide for a community that is well defined in terms of distinct boundaries, compact in terms of human scale elements and distances between structures and uses, and surrounded by and interrogated with green space; to provide for alternative modes of transportation, sustainable economic development, a balanced mix of housing, serviceable annexations and adequate infrastructure."

### **Public Hearing Opened**

**Liv Jensen**, 441 Eastridge Drive, is in favor of this project because of the recreation it offers and is an opportunity for the community. As a resident of Deerfield she's concerned with the traffic issues. There are no sidewalks and speed control as it is now. She would like to see a safe neighborhood for pedestrians and speeds reduced. She and her neighbors have been meeting with the developers and one another to come up with a traffic plan; they have submitted the Traffic Calming Plan. Jensen explained the plan to the Commission.

**Faye Grover**, 911 Eastridge Drive, said she is also part of this traffic plan, a safe environment and is in support of this application.

**Kristin Anderson**, 530 Buckhorn Drive, supports her neighbors' efforts with their traffic plan. She would like to see litigation of these impacts. She wanted to reinstate the Planning and Zoning rolls within this annexation, i.e. money making. Is not clear on what additional reports the Commission is waiting to hear about. She has an issue regarding density of the development behind the Deerfield Subdivision. She is excited about the amenities but traditionally, density around the golf course is different than what is proposed. It looks like a walkable community but it isn't walkable to the stores. She supports Neighborhood Business zoning but the scale of this shouldn't compete with the downtown core. She is curious about what this density going to bring. Kids cannot play on the golf course and they won't have much of a yard; where are they going play. Maybe they need their own park if they are going to need their own school.

**Venessa Crossgrove Fry**, Citizens for Smart Growth, 221 River Street South, highlighted infill smart growth; she felt this is a great place for a development because it is next to the City of Hailey. She mentioned conflicting viewpoints maybe need a third party review. She said second

homeowners were mentioned; smart growth supports a variety of homes and a balance of that is recommended. She said the north valley is dying economically mainly because there isn't a year round population supporting those downtown businesses. Hailey needs to consider this application and how it will impact all of the Wood River Valley. She said once the land is developed you cannot take it back. She committed how great it was that the neighbors were working with the developer. She stated land use in general, 4,500 to 12,000 square foot lots allows for plenty of space for a yard. She is working on a distance map of the proposal to submit that compares to the distance map of the city.

**Jennifer Montgomery**, Fourth Ave South near Quigley, had issues with water and all the questions with the availability of it. This is an issue that cannot be bypassed. She mentioned the amount of water to water a golf course is greatly significant. She referred to the comment of the Field of dreams, which is assumed; are there locals who could afford these homes; or people from the outside and was concerned where were the jobs going to come from for these people? She feels the wildlife issue was significant and would definitely be an impact on the animals. She expressed concern for fire safety, increased EMR people, and guidelines for building green. She mentioned schools, roads, etc. that effect the taxation picture how much will be absorbed by the development.

**Jeff Adams**, 231 Cottonwood Street West, appreciated everyone attending these meetings. He said he is a big golfer and questions if Hailey really needs a golf course and if 18 holes are needed. He knows how little land is left and wants the Commission to look at this in total context. He would like to see respect in terms of ACI agreements. He said he lives a walkable life and would love to see movement towards bettering agreements of regional planning to encourage connectivity.

**Katherine Graves**, 750 Buckhorn Drive, said she is in favor of this development and felt all the amenities that are being offered to the City out weighed the density. She appreciated Spears' comments as far as what will happen if the city doesn't annex; then what would the County do. She thinks the impacts are a good thing. She asked the Commission to do what's best for community.

**Keith Perry**, 1340 Queen of the Hills, mentioned the concept of duel roads up the canyon. He said the access road needs to cover safety bases. He said the key is to preserve the walkable path for walking dogs out the canyon; and also have the same path be used for emergency access. Having cars and asphalt will diminish the golf course and Nordic trails. He has Moose in his property in the winter because they have no where else to go. He thinks this subdivision is great for wildlife with all the huge wildlife corridors there are in this subdivision.

**Tim Graves**, 750 Buckhorn Drive, agreed with the previous comments in regards to dog walking but wishes people would clean up after their dogs. He questioned the hillside land if it was part of the open space and was it included in the density acreage. He would like for the Commission to consider the density in the upper canyon and their lot sizes; keeping the balance of the wildlife and fire access. He supports this project because of all the amenities it is offering. He sees the impact of traffic on Deerfield Subdivision from the high school and from the Community Campus. He questioned how much of the traffic was the developer responsible for. He would

like for the Commission to please consider this application and work with the developer. He said he's been a member of the soccer club and said the parks are passive parks; he said we need active park land space.

**Anderson** made a second comment regarding wildlife. She mentioned that the wildlife find their way around development. Regarding the size of the original lots in Hailey, almost no one builds on just one lot.

**Maureen Patterson**, Buckhorn Drive, thought there were 3 or 4 different lot sizes in Hailey.

The Commissioners received copies of the following public comments submitted to the planning department:

- Holger Peller, 961 Foxmoor Drive, Hailey, email sent 6/24/08
- Jim Finch, Mountain Rides, email sent 6/24/08
- William F. Hughes, Hailey, letter received 6/19/08
- Rich McIntire and Karen Greene, 721 Doeskin Dr. Hailey, comment form received 6/24/08

Hennessy gave status on the summary of requests.

Attorney Williamson asked Jensen if she presented her math to Hennessy or to the development team. She stated yes she did. He mentioned the easements shown on the traffic map and asked if they were really there. Jensen replied yes. He would like to hear what the developer felt about this plan. He mentioned that Anderson indicated the Planning and Zoning Commission could not look at financial matters; but in this instance they can review them to make sure there is no fiscal impact on the citizens.

Commissioner Marvel addressed Anderson's comment and wanted to explain that they are having an overview of this application first; to narrow down to the specific issues. She appreciated the Deerfield residences working with the developer.

Director Robrahn reviewed the documents that were submitted to the Commission.

Documents Received by the Commission

- DTJ Design, Inc. a Visual Analysis of Quigley Canyon Golf Clubhouse and Restaurant
- DTJ Design, Inc. Planning Response to B.C. Planning & Zoning Comments, dated June 13, 2008
- Lonn Kuck, Big Game Wildlife Biologist, letter dated 6/04/08
- Wastewater Facility Plan (Carollo Engineers), Population Projections, October 2007
- Fire Access Plan, dated 6/23/08
- Hillside Overlay Slope Areas, dated 6/09/08
- Deerfield Neighborhood Traffic Calming Plan, received 6/24/08
- Summary of Requests, 6/19/08
- TischlerBise, Land Use Assumptions & Demographic Data, 1/16/07

**Public Hearing Closed**

Commissioner Marvel stated some wildlife can adapt to communities and some cannot; she wanted the public to keep this in mind.

Commissioner Marvel called a 5 minute recess at 7:30 p.m. Commissioner Marvel reconvened the meeting at 7:38 p.m.

Director Robrahn handed the Commission a list of issues that needed to be addressed and a worksheet for the Commission to use, if it was helpful, to connect the major issues from public comments with other issues such as water, wastewater, public access, recreation, etc. She suggested to the Commission could use the worksheet to make notes on how each issue affected each other.

Commissioner Marvel said when they deliberate she would like to address each individual item in context and come up with a decision or recommendation separately.

Director Robrahn said there will be 2 phases; impacts and analyzing the proposal with compliance to the Comprehensive Plan.

Commissioner Marvel asked Director Robrahn if there will be open meetings in the following months. Director Robrahn said the first meeting in July could be reserved; if applications come in they could be scheduled to the second meeting in July.

**Overview of next meeting.**

Director Robrahn said June 25, 2008 will be the site visit. She said everyone will meet at the entrance to Quigley at the end of Quigley Road and everything will be recorded by microphone so there will not be any side talking allowed. They will be visiting the proposed location of the clubhouse, the pond, and will across the road by the pond to the other side where the water tank is. She said on June 26, 2008 the Commission will welcome more public comments.

**Adjourn**

**Commissioner Pogue moved to adjourn at 7:45 p.m.** Commissioner Scanlon seconded, the motion passed unanimously.