

**City of Hailey
Parks & Lands Board**

**Meeting Minutes
June 20, 2018**

Attending Board Members: Sara Gress, Nancy Linscott, Darin Sales, Lamar Waters,

Attending City Staff: Stephanie Cook, Robyn Davis, Christopher Simms

Council Liaison: n/a

Absent: Henno Heitur, Mark Spencer

Attending Public: Gordon Flade, Bob Shults, Amy Trujillo, Steve Crosser, Rick Spalding, Kira Gammon, Ellen Shults, Sherry Grant, Pam Gammon, Sam Linnot, Steve Bashista, Chris Gammon, Gary Hurst

Call to Order:

Call to order by Spencer at 6:05pm. Sales moves to begin meeting at site visit, the location of the proposed Carbonate View Subdivision on Chestnut St; second by Linscott.

New Business discussion at site visit, located at the site of the proposed Carbonate View Subdivision on Chestnut St:

Discussion and recommendation pursuant to Hailey Municipal Code Title 16.04.110.C for a Preliminary Plat Application for Carbonate View Subdivision, represented by Galena Engineering on behalf of W Squared, LLC, where Tax Lot 8364 S. 9 & 16, T2N, R18E, Hailey is subdivided into fourteen (14) single family lots, ranging in size from 7,053 square feet to 9,270 square feet. All of the lots will front on to Chestnut Street. A 25,626 open space parcel is proposed to be dedicated to the Wood River Land Trust to meet the open space requirements. The project is located in the General Residential (GR) Zoning and Floodplain Overlay Districts. The Parks and Lands Board shall review and make a recommendation to the Commission and Council regarding such application subject to the provisions of Title 16, Subdivision, Section 16.04.110, Parks, Pathways and Other Green Spaces. ACTION ITEM

Flade, the project applicant, explains the water line and easement requirements, as well as the area behind the Wood River Land Trust (WRLT) property. Bob Shults, 531 Willow, asks if the City will maintain and what that means, whether is mow, play structures, etc. Flade wants to keep the area natural, which wouldn't be ideal for swings. He also mentioned that the City had not presented access behind the WRLT. Trujillo, speaking on behalf of the WRLT, explains that multiple access points become hard to maintain. Flade explains that there is pressure to connect Almond as a street, but that is not their goal. Simms explains the path within the proposed project leads to a 60' right of way that is platted as a road. Site visit adjourned at 6:25pm.

Call to Order:

Parks and Lands Board meeting reconvenes at City Hall at 6:35pm.

Public Comment:

Bob Wiederrick with Kiwanis would like to donate amenities to parks. One possible donation is a stainless-steel sandbox digger which costs approximately \$400 plus shipping. Wiederrick explains that Deerfield Park seems like a natural fit, given the material under the existing play structure at that park. Wiederrick is also looking for other projects and needs, possibly to include soccer goals at Foxmoor Park and a larger structure at Keefer Park with overhead amenities for older kids.

Approval of Minutes:

None, skipped.

New Business continuation discussion of park dedication space of proposed Carbonate View Subdivision:

Sales comments that there are three choices for the park dedication space; the homeowners association could maintain and be responsible for the piece, the City or the WRLT. Simms reminds everyone that the original plat documentation is a road easement, which is Almond St. Linscott asks what WRLT concerns are. Trujillo explains they were notified of the proposal and are excited that it is contiguous with the preserve, but there are concerns with the configuration and management challenges that go with that configuration, although the configuration is beneficial for wildlife. Waters asks about the pathway through to Sherwood Forest, whether that would remain. Cook explains the water line easement is required to remain. Gress comments that the strip is strangely shaped and fears the space may be viewed as extensions of backyards. Linscott suggests posting sign stating the area is public. Cook reminds the board that the shape is optional and that the shape can be discussed and suggested to be differently than proposed. Gress states the shape and connection is not imperative, there is already access. Davis asks that the board keep in mind the proposed space that is not visible from the street may be mistaken as private. Gress agrees, stating that open space the blends into private space make sense that it may not be recognized as open and public. Linscott says having a wild and natural area is a park and fulfills the use and has benefit, like the path between the two neighborhoods and would like to see it stay natural. Crosser, 431 Aspen Dr., says the water line easement is 20-60' and could potentially be a road and should not be considered as park space. Crosser supports the WRLT and their recommendation of limiting access, and states open space park shouldn't be behind houses in perceived back yards. Crosser states the park needs to remain in the City's possession and supports a park in the middle of the proposed development next to a potential road. Spalding supports a path, not a road. Kira Gammon, 411 Robinhood, states this is their home; the City is allowing building in the neighborhood and the trail needs to stay. Ellen Shults, 531 Willow, states she agrees with Steve and that a park needs to be in the middle of the development, being tucked away looks private. Ellen Shults also explains recognized traffic issues, stating 90% of traffic uses Elm to Willow to Chestnut and moving the park will divert some of that traffic, which is the Waldorf Preschool. Sherry Grant, 530 Aspen, states her dining room faces the school and there always being near miss accidents, moving the park to the middle of the development will help divert traffic. Pam Gammon, 411 Robinhood, says the space is in the flood plain, can't be built on, and needs to stay open. Linnot, 310 Walnut, uses Draper Preserve and the walking path and the park seems unnecessary, moving the park may be more ideal. Bashista, 520 Robinhood, says the path is nice, having a wildlife corridor, sees no other way than proposed. Gress states some people like the proposed lay out, some like the park/open space, but

the lush area won't be lush after the building construction. Gress suggests using the park space to expand the Almond St. corridor. Sales also suggest widening the area around the existing path. Flade states there is no legal precedence, they can't build a road in the flood plain and they are proposing a 30-35' wide path, which is required to be wide enough for fire truck and can be blocked with bollards. Flade intends on wildlife friendly fences to keep people on their properties and keeping the wildlife corridor as it currently is. Flade says the area is zones for 17 lots, but decided on 14 lots for a viable project, with housing costs being semi affordable at \$350-400,00 and lowering heights from 35' to 28' and many being 23'-24' while keeping the trees and natural look. Gress states that as the project is proposed, the benefit goes to the people whose back yard is adjacent, not the general public. Gress also states wildlife needs bigger corridors. Chris Gammon, 411 Robinhood, suggests making the easement 60' and asks if losing one lot would jeopardize project. Gary Hurst, 540 Almond, asks how much wildlife will be left if 14 houses are built. Sales motions to make a recommendation to include: the width of the water line easement be the required maximum, WRLT has the option to accept a piece of land to add to their property, if refused, the ownership of the property will go to the City, the City will acquire ownership of the land behind the houses, the road will not go in and recommend that there be an amendment to the plat that states no vehicular access; Waters seconds. Vote passes 3-1; Gress votes no.

Discussion and decision of moving regular dates for the Parks and Lands Board meetings. Currently, the regular meeting date is the first Tuesday of each month. ACTION ITEM Waters opens discussion suggesting the third Thursday of the month, all agree. Waters moves to change the date of the regular meeting of the Parks and Lands Board to the third Thursday of the month; Gress seconds, passes unanimously.

Old Business:

None

Board/Staff Reports:

Update of Monster Truck event on June 16th, 2018. The Monster Truck event was one show this year. While having a decent turn out, they would like to explore options that attract a bigger crowd.

Balmoral Improvement Project update. Making final decisions on pavilion and will soon order, should begin construction soon.

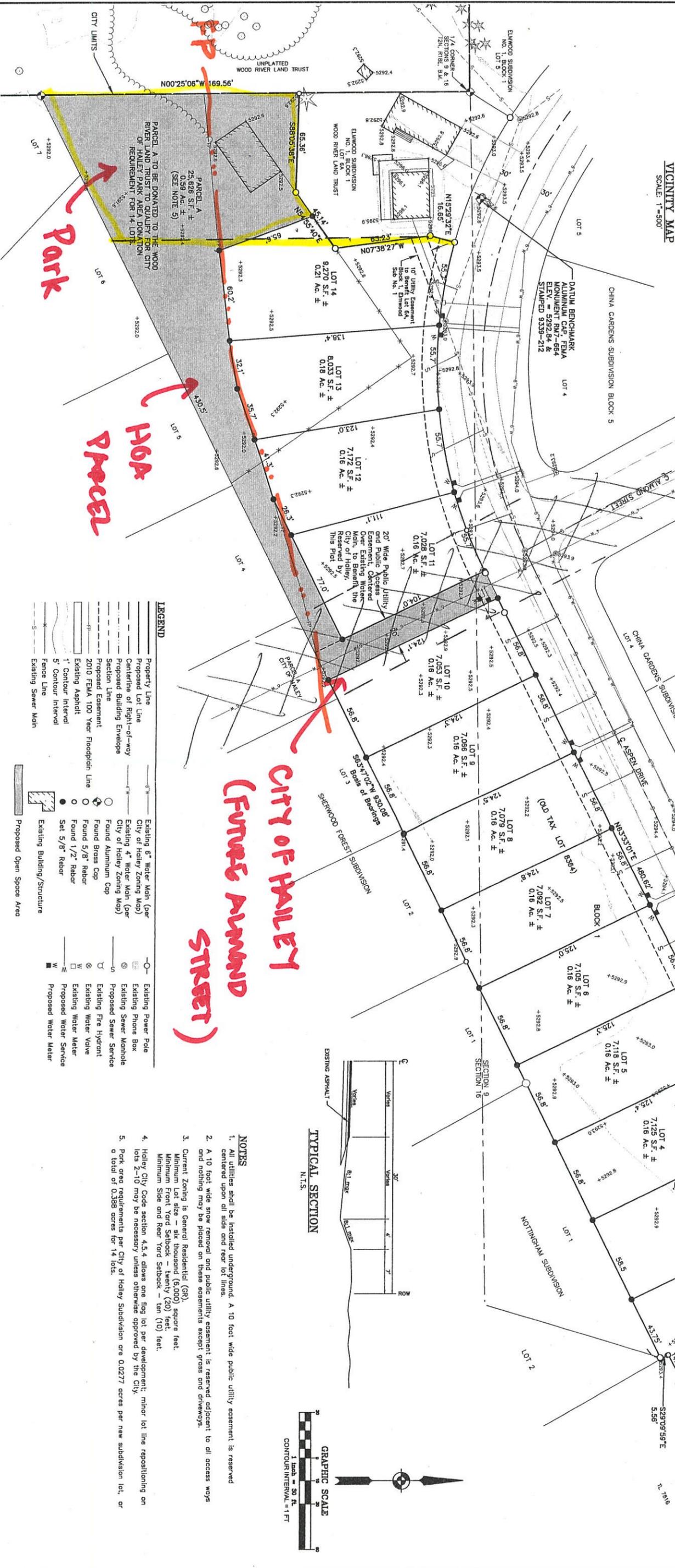
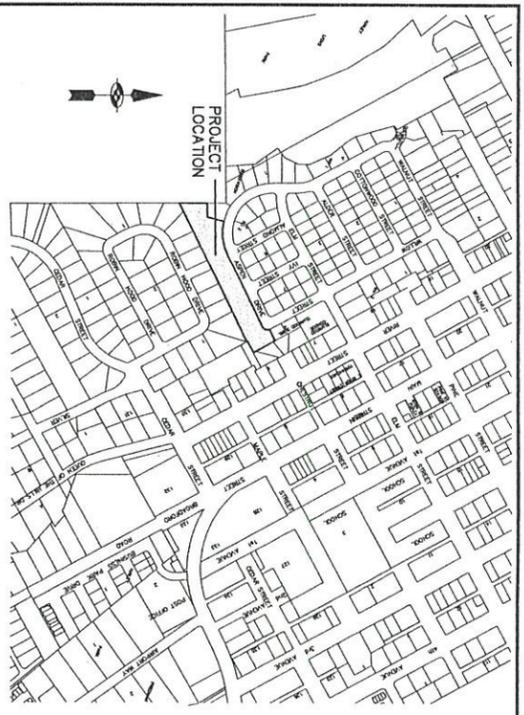
Discussion of Topics for Next Agenda:

Discuss Kiwanis donating amenities to parks

Discuss South Woodside lot park ideas

Adjourn:

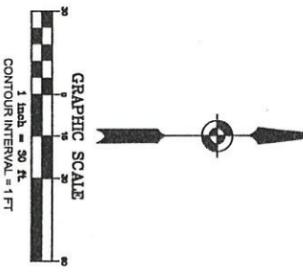
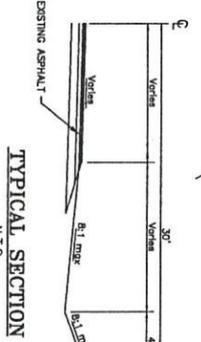
Linscott adjourns the meeting at 8:13pm, second by Gress.



LEGEND

—	Property Line	—	Existing 6" Water Main (per City of Hailey Zoning Map)
—	Proposed Lot Line	—	Existing Sewer Main
—	Centerline of Right-of-Way	—	Existing Sewer Manhole
—	Proposed Building Envelope	—	Proposed Sewer Service
—	Section Line	—	Existing Fire Hydrant
—	Proposed Easement	—	Existing Water Valve
—	2010 FEMA 100 Year Floodplain Line	—	Existing Water Meter
—	Existing Asphalt	—	Proposed Water Service
—	1' Contour Interval	—	Proposed Water Meter
—	5' Contour Interval	—	
—	Fence Line	—	
—	Existing Sewer Main	—	
—	Proposed Open Space Area	—	

- NOTES**
1. All utilities shall be installed underground. A 10 foot wide public utility easement is reserved centered upon all side and rear lot lines.
 2. A 10 foot wide snow removal and public utility easement is reserved adjacent to all access ways and nothing may be placed on these easements except grass and driveways.
 3. Current Zoning is General Residential (GR).
Minimum Lot size - six thousand (6,000) square feet.
Minimum Front Yard Setback - twenty (20) feet.
Minimum Side and Rear Yard Setback - ten (10) feet.
 4. Hailey City Code section 4.5.4 allows one flag lot per development; minor lot line repositioning on lots 2-10 may be necessary unless otherwise approved by the City.
 5. Port acre requirements per City of Hailey Subdivision are 0.0277 acres per new subdivision lot, or a total of 0.388 acres for 14 lots.



NO.	DATE	BY	REVISIONS

<p>Galena Engineering Inc.</p> <p>Civil Engineers & Land Surveyors</p> <p>317 N. Power Street Hailey, ID 83844 (208) 786-7765 (208) 786-6772 fax email galena@galena-engineering.com</p>	<p>REUSE OF DRAWINGS</p> <p>These drawings or any portion thereof, shall not be used on any project or extension of this project except by agreement in writing with Galena Engineering, Inc.</p>
<p>DESIGNED BY: _____ DATE: _____</p> <p>DRAWN BY: _____ DATE: _____</p> <p>CHECKED BY: _____ DATE: _____</p> <p>FIELD BOOK: _____</p>	<p>PROJECT INFORMATION</p> <p>P:\vshkpro\3588\dwg\Plot\3588\p1\020718.dwg 3/6/2018 9:34:38 AM MST</p>

CARBONATE VIEW SUBDIVISION

A PRELIMINARY PLAT SHOWING

WITHIN T1 83664, S9 & 16, T2N., R18E., B.M. CITY OF HAILEY, BLAINE COUNTY, IDAHO

PREPARED FOR W SQUARED, LLC

SHT 1 OF 1