

**City of Hailey  
Parks & Lands Board**

**Meeting Minutes  
October 4, 2017**

Attending Board Members: Lamar Waters, Sara Gress, Mark Spencer, Darin Sales  
Attending City Staff: Stephanie Cook  
Council Liaison: n/a  
Absent: Pat Cooley, Dean Hernandez  
Attending Public: Dave Morgan

**Call to Order:**

Call to order by Waters at 6:02 p.m.

**Public Comment:**

None

**Approval of Minutes:**

Motion to approve minutes for the May 10<sup>th</sup>, 2017 meeting by Sales; second by Gress; passed unanimously.

**New Business:**

*Discussion of Park Dedication of Lupine Subdivision, located at Lot 21A & 21B, Block 49, Woodside Subdivision No. 12 (Located within Section 23, T.2N., R. 18E., B.M., Blaine County, Idaho)-* Dave Morgan introduces himself and explains the project. The original plat is in two parcels, but the plan is 6 units. Morgan explains the property is advertised as high density, but high density is not the goal. They have the option of building cottages or townhomes, Morgan explains that these would not fit seamlessly into the neighborhood. Morgan wants their development to enhance the neighborhood. Morgan says the plan is to move the church to the back lot and convert it to a ranch style unit and get rid of the parking lot. Cook explains that based on the 6-unit proposal, the park dedication or in-lieu fees would be based on 7,239ft<sup>2</sup>. The in-lieu value would be determined by an appraiser and be current market value. Sales asks what the city needs, wondering if cash or a park would be more beneficial. The developer would need to give up a lot in order to meet the green space requirement. Waters says he is ok with in-lieu fees. Spencer says it would be more valuable to have in-lieu fees, so that we could improve on other parks. Sales motions to approve the in-lieu fees, the total value determined by a mutually agreed upon appraiser, paid for by applicant, and based on fair market value of the 7,239ft<sup>2</sup> calculation of development of 6 units proposed of Lupine Subdivision, second by Gress and passed unanimously.

**Old Business:**

None

**Commissioner/Staff Reports:**

*Hailey Greenway Master Plan, Hailey Parks and Lands Board will meet at WiseGuy on Tuesday, October 10<sup>th</sup> at 6pm for the regular meeting. This is a reminder that the regular October Parks and Lands Board meeting will meet for the third public outreach.*

*Parks, Lands & Trails Master Plan updates, public comment will be taken through November 13<sup>th</sup>. Cook presented the Master Plan draft to Council on September 25<sup>th</sup>. Public comment will be taken until November 13<sup>th</sup>.*

**Discussion of Topics for Next Agenda:**

Next meeting: November 8<sup>th</sup>

**Adjourn:**

Motion by Waters to adjourn the meeting; second by Spencer; adjourned at 6:46 p.m.