

**City of Hailey
Parks & Lands Board**

**Meeting Minutes
February 21, 2017**

Attending Board Members: Lamar Waters, Dean Hernandez, Sara Gress, Darin Sales, Mark Spencer, Phil Rainey

Attending City Staff: Stephanie Cook, Lisa Horowitz

Council Liaison: Pat Cooley

Absent: n/a

Attending Public: Patti Lousen, Bill Miles, Jeff Pfaeffle, Jim Keating

Call to Order:

Call to order by Waters at 6:01 p.m.

Public Comment:

None

Approval of Minutes:

Motion to approve minutes for November 2nd, 2016 and December 2nd, 2016 by Sales; second by Rainey; passed unanimously.

New Business:

Elect Officers- Waters asks for nominations for Chair and offers to remain Chair if no one else is interested. Rainey nominates Sales for Vice Chair. Motion for new officers to be Waters as Chair and Sales as Vice Chair by Sales; second by Rainey; passed unanimously.

Discussion of Park Dedication of Colorado Gulch Preserve Subdivision, a property currently considered for city annexation, located at Lot 1A, Block 1, Stevens Family Ranch, LLC (North of 81 Broadford Road, Section 15 & 16, T.2N., R. 18E., B.M., Blaine County, Idaho) –

Cook gives background information of Hailey Greenway Master Plan (HGMP), stating that the green areas on a map (attached at the end of this document) will all be incorporated into this Master Plan, which will encompass many acres along the Big Wood River. Cook states that if the Board makes the recommendation to accept the proposed piece of land that the Colorado Gulch Subdivision, it will likely also be included in the Hailey Greenway Master Plan due to its proximity to the neighboring piece the Wood River Land Trust owns. Horowitz adds the first annexation application for this subdivision was in 2003 and was denied by the city. The applicant has made changes, including reducing the number of housing, to be more favorable to the city. Horowitz confirms that the size of the area proposed in the dedication exceeds the size that is required. Pfaeffle adds the conservation easement that the city has on this piece of land makes sense to keep. Spencer notices limited access to this area. Horowitz replies that the easement access is at a gate. Pfaeffle adds that this leads to a headgate. Horowitz adds the City is using Alta for a bike/pedestrian path design and the BLM for input on a Travel Plan, which will add trails to the East and West sides of Hailey. Horowitz mentions the Colorado Gulch trail could

extend into Lees Gulch, and the challenge and need for parking is recognized. Waters adds that this is an important area that is heavily used and parking is already an issue. He adds there are water issues when the water level is high. Lousen, with the Wood River Land Trust (WRLT), says there is parking at both sides of the bridge now. Lousen adds that referring to the whole Greenway, the Wood River Land Trust sees the area a little differently. She says the river is entrenched and disconnected from the floodplain; there is a geomorphological study from Sawtooth National Recreational Area (SNRA) to Glendale Road to reconnect the river to the floodplain. She adds this study will look at 7 stretches of the river to reconnect and depending on hydro logistics and restoration, the parking at the bridge may need to change. Lousen adds most area after the curve along the driveway is floodplain and one idea is to have parking areas with fewer number of parking stalls per area. She adds the idea of having a gathering center and informational center where small groups can meet, and a conservation easement will allow for 1 development. She says a 7-week study will be complete at the end of March and the WRLT will have a concept design at the end of May. Lousen adds the goal of the WRLT is to restore the proposed piece of land, along with a neighboring piece that the WRLT owns, with native seeds. Also with the help of Idaho Department of Fish & Game, the WRLT wants connectivity of land between the pieces with different ownership. Lousen also adds adding a fence between the subdivision and the land to the west that the WRLT owns. Pfaeffle adds there are parking lots in floodplains not, so why not add parking and sign it off if there is flooding. Lousen clarifies most of the Colorado Gulch Preserve is in the floodplain. Waters asks what the limitations are of the conservation easement. Lousen replies that is it very limited; no development, but paths are ok. Horowitz adds the ownership of the land cannot be handed over to the City since the City holds the conservation easement. Lousen adds the WRLT wants to manage the piece of land. Horowitz clarifies that unless the Parks and Lands Board decided they wanted the dedication of a pocket park with a play structure, this proposed dedication is the dedication in lieu of a pocket park. Spencer agrees that, as a dedication, this is good. Given the resources and space, Spencer says this is a great opportunity for the City. Gress states the area needs to be kept open since it is such a popular area. Horowitz adds parking is very complex and the HGMP may be the way to determining the parking issue. Lousen says the area will be used more since it will be open to the public. Rainey asks Miles if he is ok with parking ideas. Miles says he is saving his comments for City Council. Lousen says the WRLT wants to preserve the area and that includes carefully choosing parking areas. Horowitz reminds the Board that a recommendation is needed. Spencer says parking at the street and walking back could reduce undesirable uses. Rainey asks what the scope of the Board is and what the proposal is. Pfaeffle adds there will be a green strip along Bradford Road as a buffer. Hernandez states this is a great opportunity and there is no need for another pocket park. Hernandez says let's develop a naturalistic open space. Gress agrees that it makes sense with what the WRLT is willing to do. Horowitz confirms with Pfaeffle that the land will be open to the public. Pfaeffle says yes it will be. Horowitz asks about signage at the entry and whether it will be nonmotorized. Eventually they will need to figure out if bicycles are allowed, as that will affect signage. Lousen adds there will not be a restriction on mechanized bikes. Pfaeffle states that since the property has not been annexed and is still in the county, what about equestrian use. Lousen replies that is a great question and has never been mentioned. Horowitz adds that the streets would become public if annexed. Waters asks if a recommendation is needed tonight. Rainey says yes. Cooley suggests recommending to Planning & Zoning and Council to accept as presented and to rise to City standards. Keating has 2 points to make: 1. This is a perfect candidate of a park dedication of a subdivision. 2. Looking at

parking as part of an ecosystem makes good sense. Horowitz adds that Keating can present a study in the Wood River Valley that is a survey of about 1,000 people, mostly people living in Hailey. Hernandez agrees, rising to City standards. Sales moves to recommend as proposed; second by Spencer; passes unanimously.

Tuesday Meeting dates- Rainey says that he is unavailable to meet on Tuesdays. Sales will miss the March meeting due to a scheduling conflict, but his schedule will change and he will be available for Wednesday meeting in spring and summer. Motion by Waters to move the monthly Parks and Lands Board meeting to the second Wednesday of each month; second by Rainey; passed unanimously.

Old Business:

Hop Porter Play Structure- no discussion on this topic. This topic will be on the March agenda.

Commissioner/Staff Reports:

Introduction of Hailey Greenway Master Plan- Lousen states that Mark Caplow plays a role in this Master Plan. Horowitz states he is the largest private land owner along the Big Wood River and the plan is to split costs 3 ways between Caplow, the City and the Wood River Land Trust.

Discussion of Topics for Next Agenda:

Hop Porter Play Structure
Presentation by Jim Keating

Adjourn:

Motion by Waters to adjourn the meeting; second by Hernandez; adjourned at 7:26 p.m.



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