

**MINUTES OF THE REGULAR MEETING
OF THE HAILEY PARKS & LANDS BOARD
Held February 5, 2008**

Present: Board Members Janet Fugate, Tom Downey, Jill Swanger, Cheryl Kramer, Dean Hernandez and Kathy Noble; Tom Hellen and Becki Keefer, Staff. **Not Present:** Darin Sales.

Presentations on Edible Gardens:

Lynea Newcomer proposed a community garden in a plot of city land, in a park or compatible public area. She would work with a landscape architect to design a demonstration garden; she will fundraise, design, install and maintain the garden for the first year. She would pursue grants for funding, and the garden would provide an educational resource for local gardeners.

The Board discussed various locations, such as McKercher and Hop Porter Parks (already developed to the maximum), the E.W. Fox Demonstration Garden, and Tax Lot 14 (at the west end of Silver Street). John Gaeddert suggested the sloped land behind the Alternative School, Senior Center and Fire Station.

The Board discussed the merits of the proposal, and of their support. The Hailey Parks Foundation was suggested as an additional partner to the Wood River Land Trust and Hunger Coalition, and the Board suggested some means of gauging public support to continue the project beyond the first year.

Dean moved that the Parks & Lands Board supports the concept of a Demonstration Edible Garden, and recommends locating it along the sloped alley west of the Alternative School, if possible, noting that the exact location would have to be verified. Tom seconded the motion, and all voted in favor.

It was agreed that Lynea would set up a site meeting with Howard Royal of the School District and Tom Hellen when the snow had melted.

Quigley Canyon Annexation:

David Hennessy and John Gaeddert were present as the applicants, and Keith Perry was present on behalf of the Blaine County Recreation District (BCRD).

David confirmed the revision to the pathway along Fox Acres Road to a continuous 10' separated pathway. Keith clarified more of the Nordic Trails details. Tom asked to clarify which trails might be trails in the summer and groomed in the winter. David said that the trails would be built with certain warranties, but would still need routine maintenance. Tom asked about ownership of the trails, as he wants to avoid a patchwork of trail ownership and maintenance issues. Maintenance costs vary by trail type, and John pointed out that there are five different types of trails: 10' separated pathways, 6' concrete sidewalks, 7' crusher fines (decomposed gravel), single-track and Nordic. All trails, to the best extent possible, will be built as part of the first phase. Any delays would be with stream and BLM permits.

Dean wanted to confirm that there were revisions underway for an access from Quigley Road, but the applicants referred to the emergency access and non-motorized access unchanged.

Janet asked for more information on the agreement with the BCRD. David said that there was no formal agreement yet, but the intent was that the applicant would build the golf course and maintenance facility, probably the clubhouse as well, and then turn it over to the BCRD (who would purchase back the clubhouse). The Nordic facility would be managed by BCRD.

Janet explained her concerns that the golf course will have impacts on the city, and there should be some revenues back to the city to offset some of the impact. Keith said, as a former BCRD Board President, that his personal philosophy was generally in agreement, at 7% of net revenues, but that the funds would have been dedicated to recreation, parks and trails. He said that the most recent economic feasibility study is expected within the month, the third update on the original study.

Kathy expressed concerns with future adherence to the Audubon standards, and that water issues throughout the entire property are a concern. Tom shares those concerns, but has faith that BCRD will continue to be a great advocate for water conservation.

Cheryl asked to confirm that the pond park is 9.7 acres if you count the part under water, and that it would be drained to 3 feet in the winter for wildlife and safety concerns. She also asked where the Nordic hut would be located; on the south side of the canyon, near the maintenance facility.

John pointed out that each park space was proposed with amenities specific to each park space and public areas. Each neighborhood development block would be reviewed again for details. He thought that Idaho Fish & Game would stock the pond.

Tom felt that these park spaces are great for the adjacent neighborhoods, but not necessarily for the community, such as a large open active play field. Dave said that the Village Green park is over two acres, they intended that as a community asset, along with the sledding hill, trails, and so on. Keith said that the BCRD staff looked at this five years ago, and they felt that we didn't need any additional active fields, that their needs were being met with the existing inventory. Kathy disagreed. She thinks that the overall plan is short on expected urban park space that can be used by the rest of Hailey. Dave feels that the central park can be/will be the gathering spots for the community. Public golf and Nordic components are huge. He said that their goal was not to be everything to everyone, but the best that we can provide with what we have to work with.

Tom asked if updated numbers of fields needed and the current inventory are available. He'd like to see some hard data from local programmers, like BCRD, YMCA, etc.

Keith pointed out that multiple uses are proposed for the clubhouse and Nordic structures. Bike camps in the summer, youth programs, community social events, etc. In regards to the Nordic Plan, 40% is for beginners, 40% intermediate, and 20% advanced. The trails are planned with full piston bully access throughout the entire plan. A Gun Club-type trail is shown above the maintenance facilities. Some Nordic trails run along the backs of homes in a Nordic corridor, and some trails will have lighting (bollards), with some snowmaking possible to extend the season. The community trail that runs along the north edge of the canyon (community trail) would be a great addition to the Nordic trail system, but may exclude winter walking (with dogs). The BCRD would like to groom the entire length of the Fox Acres pathway to connect the Wood River Trails with Quigley. Their trail maintenance manager says that packing the snow on the asphalt surface in winter actually helps the asphalt last longer.

This application is scheduled with the P&Z for March, so the Board's recommendation will have to complete by then. In the meantime, the BCRD Board will be holding public hearings on the golf course agreement.

Life Church Annexation:

John Gaeddert was present for the applicant. Bege Reynolds and Jay Hedrick were present for Hailey Ice.

John presented the proposed site plan for the property with the rink shown running roughly north-south along the western perimeter of the property adjacent to and behind Marketron. The 1.7 acres for the rink and parking would be zoned RGB (Recreational Green Belt), with the rest of the property zoned Transitional.

Cheryl asked if this was just leftover land going to Hailey Ice? John said not necessarily, the church wants to build, Hailey Ice needs a home, it seems a perfect match. She asked Hailey Ice if they would prefer another location on the site? Jay said Hailey Ice is sensitive to the existing neighbors. They would like to realign the rink to pull it away from the neighbors, which may or may not be possible. Cheryl clarified that the land would be given to the city, with the recommendation to use it for the ice rink.

Janet asked if this was really where the rink belonged on the property? What are the potential future uses on the other lots within this property? Is the rink compatible? John identified the other properties for the church and the relocated Forest Service Buildings, offices, live-work units, whatever the Transitional zoning would allow. Janet asserted that she wanted to make sure that this worked for Hailey Ice. What are the hours of operation? (9am to 10pm weeknights, 1 hour later weekends), how many parking spaces so you need, and where does the overflow go? The rink only needs 35- 40 spaces, except for special events, which could park along River Street. Janet asked if Hailey Ice was happy with this, will it work? Bege and Jay said that they spoke for the Hailey Ice Board, who were unanimously in favor of this.

Tom said that he supports this idea. Bege added that both Life Church and Hailey Ice want to be good neighbors. John said that Michael Doty has offered to design the rink into this parcel for future design review. Cheryl asked who would install the landscaping? Dean said that he likes this idea, and would the fire chief consider turning the south end of the parcel into a little pocket park, instead of parking. Jill likes this proposal, as well, and would like to see it connected to the existing picnic space along River Street, as well as the P&L Board seeing a future Design Review of the rink.

Kathy moved that the Board recommend annexation of the Life Church property as proposed, with

1. That the proposed 1.7 acres be zoned RGB and dedicated to the city
2. That the RGB property be used for the Hailey Ice Rink, to be built by Hailey Ice, Inc.
3. That the RGB property be connected to Albertson's existing picnic area
4. That the Parks & Lands Board have future Design Review approval of the Hailey Ice Rink and development of the RGB parcel.

Jill seconded the motion. Tom abstained from voting in order to avoid any perceived conflict of interest. The remaining all voted in favor.

John said that this item will be on the Council Agenda of March 10.

Woodyard Place Subdivision:

John Gaeddert represented the applicant, Blaine County School District.

Woodyard Place is a three-unit subdivision on a ½-acre lot purchased by the Blaine County School District for three single-family homes to be built by the District's Construction Academy, and, subject to Idaho Code provisions, to be sold as affordable housing units to teachers or District employees. The property is located on the northeast corner of Winterhaven Drive and Woodside Boulevard, within 500 feet of access to the Toe of the Hill Trail and within 300 yards of Woodside Park.

The Subdivision Ordinance requires .0277 acre per residential unit, or 3620 square feet of on-site park space for this application. John proposed that the park space be located on the street corner of the lot.

Becki said the city generally preferred not to maintain small park spaces. John said these homes would take some time to build, expected to be completed 2011 – 2013. Cheryl said she saw this corner as a perfect place for a bus or transit shelter. We've got a bus system and miserable conditions to wait in. Dean said that, with the right design, it could be a great little space.

The Board discussed the proximity of the property to existing recreation; public access to the proposed park space (it shouldn't look like the extension of someone's yard); would the homeowners maintain the space; what park improvements might be appropriate to the location and site.

The applicant suggested that since the property owner, Blaine County School District, has another application pending for the Woodside Elementary School (which is within ½-mile of this property), that the 3620 square feet of park space be provided on that site, rather than on this property.

Kathy moved that the Parks & Lands Board recommends:

- a. If the park space is to be provided on site, that the area be improved with a transit shelter/bench and hardscape improvements to reduce or eliminate maintenance. The size and location of the park space does not lend itself to recreational uses, but does lend itself to public use as a transit shelter.
- b. That the applicant may want to reconsider reapplying for subdivision as a PUD in order to avoid the parks requirement altogether, as this development provides community housing and educational benefits.
- c. That the applicant may choose instead to provide park space on the northwest corner of the Woodside Elementary property, adjacent to a one-acre parcel to be given to the city.

Jill seconded the motion; Cheryl abstained from voting, in order to avoid any perceived conflict of interest. The remaining all voted in favor.