

Minutes of the Regular Meeting of the Hailey Parks & Lands Board
February 12th, 2020

Attending Board Members: Bob Wiederrick, Lamar Waters, Penny Thayer, Nancy Linscott

Attending City Staff: Stephanie Cook, Robyn Davis

Council Liaison: n/a

Absent: Darin Sales

Attending Public: June Lane, Nancy Resko, Ed Dumke, Ben Young, Nick Maricich

Call to Order:

Call to order by Waters at 6:05pm.

Public Comment:

None

Approval of Minutes:

Wiederrick found a typo describing asphalt, the word idea is used, should be ideal. Wiederrick moves to approve meeting minutes from January 22nd, 2020. Linscott abstains. Waters seconds, passes unanimously.

New Business:

Review of street tree plans related to a Preliminary Plat Subdivision Application by Marathon Partners, LLC, for Sunbeam Subdivision, located on Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey. Wiederrick discloses that his wife worked for Ed Dumke, property owner of proposed development, about thirty years ago, but have had no meaningful contact in the time since; Wiederrick says he can give a full and impartial judgement on this item. Thayer says she lived near the Dumke family in the Atelier condominiums. Cook explains that Robyn Davis from the City's Community Development Department joined the meeting to give background on the project in its entirety. Cook explains that Ed Dumke and Ben Young will present the project. Davis explains this is a new subdivision that is being proposed in front of Hailey's Planning and Zoning and is located between Old Cutters subdivision and Quigley Road. The property is approximately 54 acres and owned by Ed Dumke. The project proposes 114 lots, which will be about 145 units. The proposed park space is approximately 9 acres in size. Davis explains that this project will be phased into two phases. Phase one will include a park space of 4.7 acres and the second phase will be 4.4 acres. Davis explains this discussion will be based around phase one of this project- trees, park and anything the board would like to recommend to the applicant. Young gives an overview of where the park piece of the project got to where it is. Young says although the land is interestingly shaped, the biggest priority was to create continuity between park spaces. Young explains Curtis Park is adjacent to the proposed project and, if improved, could be a great starting off point for a larger park to connect to. Young mentions adding a bridge to the canal and that would bring the proposed park space into the existing community, and not seem like it solely belongs to the subdivision. By connecting to Curtis Park, Young explains that this creates a much larger parcel that already has access points. Waters suggests cleaning up the parking at Curtis Park. Wiederrick is in favor of added parking. Young explains that the City owns the 7th Street extension, which is currently an orchard. Waters asks if

Carbonate Street will become a through street, Young says it will in phase two. Young explains phase one will access off of Quigley that will tie into Cutters. Young explains they wanted to create a 10' wide paved bike and pedestrian pathway that goes through the entire subdivision that connects residents and goes by the park. Young explains the park in phase one is about the size that would be required for the entire subdivision, the development team recognized allocating a great amenity. The phase two park space will remain agricultural until development. Young explains the team tried to accommodate many needs, one focus is suggesting a large recreational turf field, contouring of grade to create a low mound for a slide to be built into with boulders and sand lot, and turfgrass that connects the play area and parking lot. Phase two can compliment phase one, whatever the City needs are at that point. Young also suggests a higher berm that would allow sledding in the winter. Young says the idea with the plantings is to keep 50% of the park area fescue and drought tolerant native meadow grass that's not mowed. Wiederrick asks if elk are interested in any of the proposed trees. Young says the team has met with Fish and Game and the goal is to discourage wildlife from getting into the neighborhood. Young says that, like the street tree plan, the team is trying to create a mix of trees that provide value to people. Wiederrick asks about a small pond built at the canal. Waters explains the City needs a dog park, but not sure if this is the place for it. Linscott is impressed with the generous dedication of park space, says it's sad to see fields turned into human development. Linscott says feels like there's a lot of pressure being put onto wildlife, getting pushed into areas they wouldn't normally go. Linscott asks about the northeast corner of the property, the trail that goes from Cutters to Quigley, concerned that animals may find their way in and not get out or get stuck in the maze due to fences or obstacles. Linscott asks if obsolete fencing can also be removed. Dumke says they specifically talked about access, and there is an easement near the access to that trail. Dumke says the required park area is a fraction of what he is proposing giving to the city and is very appreciative of the Parks and Lands Board; the city can buy infrastructure, but once open space is developed, it is never coming back and there will be a lot of need long term. Dumke says this proposed park will be the biggest in the city, without the Curtis connection; there will be the opportunity for the city to develop the phase two park based on need at that time. Young explains that the tree selection and placement is designed to still feel like Idaho, also being an overall low maintenance space. Wiederrick asks about diagonal parking near sports field, likes idea of berm at sports field, can put blanket and watch events. Young explains they are trying to balance parking and pedestrian accessibility. Dumke says connectivity is a huge part of the design. Thayer mentions the northwest corner near Cutters and the pathway connecting to Quigley, also wonders about a second entrance to the parking lot. Linscott says Curtis Park parking area and entrance could be more inviting. Thayer asks about the size of the recreational sports field, if a full-size field would fit. Young says yes, but it would be tough with all the other programs, but there is plenty of space in phase two, if needed at that point. Linscott mentions adding an urban forest in phase two and species variety. Young explains that with the name chosen, Sunbeam, they want open park space in the middle with predominantly lower plantings, not a lot of tall trees, keep openness and sun at ground plane; the vision is rolling, low maintenance native grass area. Young explains that the look they're after is native and what is good for the Hailey aesthetic of meadow and wild, yet civil, but allow space for natural play. Waters asks about a pavilion or permanent shade structure; high use parks have these structures. Waters suggests a shade structure near the parking lot in the park. Wiederrick likes the look of the Land Trust's pavilion at Lions Park. Waters wonders if someone is handicapped, they can stay under the structure and still watch kids playing. Wiederrick says the pavilion could be

reserved for gatherings or birthday parties. Thayer asks about restrooms; none are on the plan. Thayer asks and confirms that Dumke is generously donating the land, asks who pays for development and plantings, asks who maintains space. Dumke says the space is about 9 acres and the water rights would be given to water the open space. Waters asks where the water comes from. Dumke says the Hiawatha Canal. Young reminds everyone that different plantings and uses have different watering requirements. Thayer confirms that the water rights are sufficient to water the park space. Dumke explains that the water rights that are donated have been calculated to meet the need. Young explains that phase two will stay agricultural. Waters asks about pumping the water from the canal to irrigate the space. Dumke says the city has a pump to irrigate Curtis and there is a diversion at the northwest corner; whichever works better will be the connection used. Dumke explains that the water rights are not that reliable; city water would be needed, too. Dumke is willing to make a donation toward a city well that would benefit the entire city, not just this subdivision. Young explains that, if there were no water rights to this property, the city would have to provide water, but water rights are complicated; they're trying to use as much canal water as possible. Linscott asks about the sale sign on Quigley. Dumke said the property was listed and is no longer listed. Thayer asks about the different colored parcels on the drawing. Young explains the differing colors reflect differing densities. Dumke says he wanted this development to reflect the character of Old Hailey, it's not cookie-cutter. Wiederrick likes the project and the thought that has gone into the plan. Linscott agrees the plan is thoughtful and supports preserving as much open space as possible. Waters says the city has been looking for something for Curtis Park for a while, this may be the opportunity to clean and make updates to the park. Waters says the location of the proposed park is in a good place, the proposed park space ties the subdivision to the city and does appear as though the proposed park space is a private park for the residents of the subdivision. Linscott moves to recommend accepting park proposal as presented. Wiederrick seconds motion, motion passes unanimously.

Old Business:

Consideration of approval of recommendation made at the January 22nd meeting regarding a multiuse court at Heagle Park. Cook explains that this memo is a summary of the last three meetings (July 24, 2019, September 25, 2019, and January 22, 2020) when pickleball was discussed. The Parks and Lands Board approval of this memo is needed for the memo to go in front of Council. Cook explains that Council will ultimately decide whether Heagle Park tennis court will become a multiuse court. Thayer asks how the nets will be secured. Cook explains the nets would be temporary and the storage container will somehow be secured to the chain link fence and the users will be responsible for returning the net when finished. Wiederrick moves to approve the memorandum. Linscott seconds, passes unanimously.

Board/Staff Reports:

None

Discussion of Topics for Next Agenda:

Waters is considering an event at the Skate Park

Adjourn:

Linscott moves to adjourn the meeting at 7:43pm, second by Thayer; passes unanimously.