

NOTICE OF A MEETING OF THE HAILEY ARTS AND HISTORIC PRESERVATION COMMISSION

Tuesday, July 14, 2020 at 3:30 PM
To be held in the Pavilion at Hop Porter Park

Call to Order

New Business

- 1) Discussion of the relocation of the Forest Service Warehouse Building to a parcel in Airport West with Guest Michael Kraynick -- **Action Item**
- 2) Consideration of a Historic Demolition Permit Application submitted by Kristine Bretall for demolition of a single-family residence at 511 and 515 North Second Avenue -- **Action Item**
- 3) Discussion/Brainstorm of Possible Mural Wall by the WRHS W.A.T.E.R Club and Hailey Climate Action Coalition (if time permits) -- **Action Item**
- 4) Discussion of Monies of 1% for Arts (if time permits) -- **Action Item**

Old Business, In-Progress & Status Reports

- 1) Adoption of the Meeting Minutes from June 9, 2020 -- **Action Item**

Possible Discussion Topics for next Agenda (August 11, 2020 at 3:30pm)

- Consideration of a Commissioner Appointment for Francesca Hankins

Adjourn

Return to Agenda

From: [Michael Kraynick](#)
To: [Robyn Davis](#)
Subject: Re: Forest Service Warehouse Building
Date: Monday, June 29, 2020 12:16:46 PM
Attachments: [image001.png](#)

Robin:

I have always been enamored of the idea of preserving local history and local historical buildings. Give the location in light industrial on Airport Way access to the public might be less than you were desiring but that access comes at a high price in terms of actual public use given the condition of the building. I would anticipate placing the building in such a way that the exposure to Airport Way is maximized while still allowing for use of the remainder of the property and snow removal storage. We would place the building on sono tubes and keep the floor roadmix/gravel for multiple uses including but not limited to vehicle storage, wood warehousing. I imagine there would be some significant improvements made to the structure to increase stability. I will be measuring this week to see how it might be placed on the lot, which as you know is across from the jail and between Miley Roofing and Taylor Made Woodworks. I will start doing a little bit of research and look forward to reviewing whatever information you have on the building and possible costs. Thank you for the opportunity to be part of this preservation effort.

Michael J. Kraynick

Michael J. Kraynick, P.L.L.C.

Attorney at Law

113 E. Bullion Street, Ste A

Hailey, ID 83333

[208-788-4668](tel:208-788-4668)

Fax-788-4143

Cel: [208-720-2509](tel:208-720-2509)

email: mkraynick@cox.net

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From: Robyn Davis <robyn.davis@haileycityhall.org>

Date: Monday, June 29, 2020 at 11:59 AM

To: "Michael J. Kraynick" <mkraynick@cox.net>

Subject: Forest Service Warehouse Building

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RECEIVED
JUL 07 2020
CITY OF HAILEY

HAILEY HISTORIC DEMOLITION PERMIT APPLICATION

Buildings and Structures Built Prior to 1941

ATZ #465

OWNER: Kristine Bretall kbretall@gmail.com

MAILING ADDRESS: PO Box 6566 Ketchum, ID 83340

PHONE: 208.720.8913

CONTRACTOR: none as of yet

MAILING ADDRESS: _____

PHONE: _____

CONTRACTOR REGISTRATION NO.: _____

ESTIMATED COST OF DEMOLITION: \$ TBD

Address of Subject Property: 511 & 515 Second Avenue North Hailey, ID

Permit No:	<u>20-132</u>
Date Filed:	<u>07/07/2020</u> (Demo Permits Valid for 90 Days)
Permit Fee:	\$ <u>75.00</u>
Publication Costs	\$ <u>50.00</u>
Postage - Noticing <u>32</u> (# of addresses x postage + .15 envelope & label)	\$ <u>16.15</u>
Posting Lamination (2)	\$ <u>9.00</u>
Total Fees:	\$ <u>190.15</u>

Legal Description of Property: Lot(s) 5a, 7 & 8 Block (s) 63 Plat Hailey Townsite

Please attach the following information:

- Obtain from the B.C. Assessor's office, or other reliable records, documentation stating when the building was built.
- Asbestos report, if deemed necessary (at the expense of the applicant).
- Obtain a list of property owners within 300 feet of the subject property from the B.C. Assessor's office or go <http://maps.co.blaine.id.us> Copy and paste the names, addresses and property information on to an Excel spreadsheet and download to a disk or email to planning@haileycityhall.org
- Color photos of the elevations of the building. Submit a letter to HPC requesting reasons to waive the 120 day waiting period if applicable.

In pertinent part, Hailey Ordinance No. 964, Section 105.1.5 (b.) provides; the applicant shall demonstrate the age of a building or structure by reliable records, including but not limited to records of the B.C. Assessor.

- i.) A one-hundred-twenty (120) day review period shall run from the date of transmittal of copies of the application to the Departments, agencies, commissions and organizations. The date of transmittal shall be documented in the application file and shall commence the comment period. **Within seven (7) calendar days of the Building Official certifying that the application is complete,** the Building Official shall, **at the applicant's expense,** publish a Notice of Intent to Demolish a Historic Structure in the official newspaper of the City of Hailey, post on the subject property a Notice of Intent to Demolish a Historic Structure, and mail Notice of Intent to Demolish a Historic Structure to property owners within three-hundred (300) feet of the subject property.
- ii.) During the review period, the City, the Hailey Historic Preservation Commission or any other commission, organization or individual may negotiate with the owner and with any other parties in an effort to find a means of preserving the structure or building for the acquisition by gift, purchase, or exchange of the property or any interest therein.
- iii.) The one-hundred-twenty (120) day review period may be reduced if the Building Official or his/her designee finds that a) the owner has reasonably demonstrated that rehabilitation of the Historic Structure would not be economically feasible, b) the Historic Structure shall be preserved by relocation of the building or structure to another appropriate site in Hailey, c) the Historic Structure is deemed a "dangerous" building as defined in Chapter 3, Section 3.02 of the 1997 Uniform Code for Abatement of Dangerous Buildings, or d) the Hailey Historic Preservation Commission has recommended the one-hundred-twenty (120) day review period be reduced because the Historic Structure does not maintain the historic architectural qualities, historic associations or archeological values of other Historic Structures within Hailey.



HAILEY HISTORIC DEMOLITION PERMIT APPLICATION

Buildings and Structures Built Prior to 1941

At the end of the review period, if the application for a "Demolition" permit has not been withdrawn, the Building official shall process the application according to the 2012 IBC and the Municipal Code. Any demolition permit for a Historic Structure shall be conditioned so that prior to demolition, the applicant shall provide the Hailey Historic Preservation Commission with all available historic information about the Historic Structure, including a) color photographs measuring at least four inches (4") by six inches (6") of at least two (2) elevations of the building at the time of permit submittal (if the building faces one or more public streets, the two (2) elevations shall be of the street facing sides); b) height, square footage, and current use of the building; and c) historical photograph, black and white or color, of the building, if feasible. c.) Revegetation. Following demolition of a building or structure, any foundation and basement and all debris shall be removed, clean fill shall be placed in any excavated portion of the property, the grade of the property shall be leveled, and the property shall be planted or re-seeded with drought resistance grasses and/or shrubs that are as minimally as possible irrigated to ensure successful Revegetation within one (1) month of the permitted work. The Revegetation shall include noxious weed abatement and continued maintenance until new construction commences.

X K. B. [Signature] 7/7/2020
Signature of Contractor, Owner, or Authorized Agent Date

APPROVED DENIED

Building Official Date

APPROVED WITH CONDITIONS

July 7, 2020

To the City of Hailey,

I'm writing to request a waiver on the 120 day waiting period for demolition of the house at 515 Second Avenue North.

The house is in such bad condition that I essentially shut it down after purchasing it in November of 2019. I've had the water sealed off to the house and disconnected the gas and electric services. I am still watering the property, but due to the poor condition of the structure, it is not inhabitable. The roof is leaking and is rotten, the sink was dismantled by the most recent tenant (prior to my purchasing the property), windows are broken (again prior to my purchase), a tree is growing into the side of the house and foundation – in all, it really is not fixable.

The longer the house sits there, the worse its condition becomes and I'd like to make improvements to the property before winter sets in.

As far as I understand, there is nothing historically significant about the structure that would be lost by its removal. And, due to its condition, moving it to another location would be a fool's errand. I worked with the assessor's office recently as the assessed value of the structure came in at \$95,000 which seemed highly inflated. It has since been re-assessed at \$45,000. Frankly, I'm not sure it's worth that, either.

With your agreement, I'd like to remove the structure as soon as possible, after the proper notifications have been made.

Sincerely,

Kristine Bretall

RESIDENTIAL CHARACTERISTICS

Year 2020	Parcel Number/Suffix RPH0000063005B 1	Parcel Status Active	Status Date 2/11/2010	Master Reappr Year 2020
Property Address 515 N 2ND AVE HAILEY		Section/Township/Range /2N/18E		Last Changed 06/11/2020
			User ALIERMAN	

State 41	Appraiser Initials EES	Physical Inspection 03/17/2020	Occupancy Date	Year Built 1910	Last Year Remodeled 1974	Dwelling SFD	Inspection Status Not Entered	% Owner Occupied 100%	Constr. Class 3	Market Grade Good	Design Single Level
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	Type	Shape	Linear Feet	Sq Feet Finished	Sq Feet Unfinished	Square Feet	Interior Features
Ground Floor:	Siding	Average	0.00			792	Bedroom(s) 1
Upper Floor:			0.00			0	Bathroom(s) 1.00
Lower Floor:			0.00	0	0	0	Kitchen(s) 1
Attic:				0	0	0	Fireplace(s) 1
Basement:				0	0	0	Air Conditioning No
Roof Type	Good			Total Square Feet		792	Central Heating Yes

	Sq. Feet	Type	Class	Sq. Feet		Value Information		Depreciation				
				Covered	Uncovered	Area Modifier	Trend	Special Influence	Improve Value	Appeal Value	Phys. Depr.	Funct. Obs.
Car Stg. 1:	0			0	No							33%
Car Stg. 2:	0			0	No							0%
Gen. Purp.:	168		4	208	No							0%
Landscape Type:	6			0	No							0%
				Porch								95,904
				Pool								0

Subdivision: HAILEY TOWNSITE HAILEY	Land Size: 0.138	Land Value: 132,861
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Notes:





Return to Agenda

From: [Brian Yeager](#)
To: [Robyn Davis](#)
Subject: RE: 1% for the Arts
Date: Monday, June 29, 2020 6:55:04 PM
Attachments: [2020 CIP General Fund For DIF Committee Meeting.pdf](#)
[image001.png](#)

See attached.

The bottom three categories indicate available funding (rows 47-49).

Generally speaking, the FY21 contributions are dependent on capital projects being completed, so that amount is not fully set in stone yet in case those projects become delayed (row 49).

Row 48 is available.

Please note there is significant maintenance money available (row 47).

Let me know if you need anything else.

Brian Yeager, P.E. / P.L.S.
City of Hailey Public Works Director/City Engineer/Land Surveyor
115 S. Main Street, Hailey, ID 83333
(208) 788-9815 Ext. 4224
Cell: (208) 727-7614

From: Robyn Davis <robyn.davis@haileycityhall.org>
Sent: Monday, June 29, 2020 10:15 AM
To: Brian Yeager <brian.yeager@haileycityhall.org>
Subject: 1% for the Arts

Hi Brian,

I am preparing the Arts Commission Agenda for July 14, 2020.

Do you have any information about monies from the 1% for the arts via Myrtle and any other projects? We'd like to add this as a discussion item and we would love for you to attend, if possible.

Their next meeting is July 14, 2020 at 3:30pm in Hop Porter Park. Any chance we can chat before you leave this week?

Thanks!

Robyn Davis, M.A.

Community Development City Planner
City of Hailey
115 South Main Street
Hailey, ID 83333
Ph: 208.788.9815 ext. 2015

FY 20-21 CAPITAL PROJECTS LIST - General Fund

Project Description		Estimated Cost	Current Appropriation	Committed FUTURE Appropriation	Unfunded
Streets	1 ITD SH-75/Main Street Rehabilitation City Match	20,000	20,000		0
	2 Snow Storage Site Development	125,000	125,000		0
	3 Salt Storage Shed (Initial Phase)	100,000	100,000		0
	4 Additional Snow Plow	150,000	0	0	150,000
	5 Replacement Sanding Truck and Spreader	175,000	0	0	175,000
	6 Drywells (Glenbrook, Old Town, Winterberry, other)	30,000	0	0	30,000
	7 Indian Creek Tailwater/Buttercup ROW Drainage Improvements	30,000	10,000		20,000
	8 Hailey Welcome Sign: Electrical Connection	10,000	10,000		0
	9 ADA Transition Plan Upgrades (Ongoing)	15,000	0	15,000	0
	10 Sidewalk Connections	15,000	15,000	0	0
	11 Two Additional RRFB Installation	30,000	15,000	0	15,000
	12 South Woodside Industrial Park Street Reconstruction	TBD			
	13 Wertheimer/Blaine Manor Area Road & Parking Improvements (Estimate Pending)	250,000	15,000		235,000
	14 Airport Way Reconstruction, Aviation Dr. to SH-75: Concept/Design	50,000	15,000		35,000
	15 2nd/Bullion Intersection Curb line & geometry improvements	35,000	0		35,000
	16 River Street STP	2,002,000	0	2,002,000	
	17 River Street URA Funding	1,500,000	80,000	1,420,000	
	18 River Street ICDBG Application	10,000	10,000		0
	19 Bullion & 8th Curve Reconstruction	200,000	0		200,000
	20 Croy & 8th Mini Roundabout	50,000	0		50,000
	21 Relocate 8th further west between Bullion & Croy, Concept Development	15,000	15,000		
	22 Relocate 8th further west between Bullion & Croy, Construction	175,000	0	137,801	37,199
Pathways	23 Construct new pathway along east side of relocated 8th Street, Concept Development	5,000	5,000		
	24 Construct new pathway along east side of relocated 8th Street, Construction	75,000	0	75,000	
	25 East Croy Pathway TAP Match	47,696	47,696		0
	26 East Croy Pathway TAP Grant Construction (Date TBD)	482,264	0	482,264	0
	27 P4P Wertheimer Path (Const. Date TBD)	197,787	0	197,787	0
	28 P4P Sidewalk Maintenance Location TBD	66,500	66,500		0
	29 Broadford Road Pathway (Const. Date TBD, RESERVE)	358,588	0	60,350	298,238
	30 West Elm Street Sidewalk	21,500	21,500		0
Parks	31 South Woodside Park Development (3920 WS)	75,000	75,000		0
	32 Skate Park Lighting Phase 1	7,000	7,000		0
	33 Skate Park Lighting Phase 2	TBD	0		
	34 Skate Park Concrete Rehabilitation (rough guess estimate)	50,000	10,000		40,000
	35 Heagle Park Pavilion Upgrades	TBD	0		
	36 Forest Service Building Relocation Phase 1 (Initial Move & Store)	40,000	40,000		0
	37 Forest Service Building Relocation Phase 2	TBD	0		
	38 Forest Service Building Relocation Phase 3	TBD	0		
	39 Town Square	1,600,000	0		1,600,000
Admin	40 Fox Building Skylight Rehabilitation	60,000	0		60,000
	41 Fox Building Window Rehabilitation	200,000	0		200,000
	42 Fox Building Council Chambers Remodel	163,587	0		163,587
	43 CIP Update Study	23,661	23,661		0
	44 IT Upgrades	25,000	25,000		0
Fire	45 Fire Stations Seismic Retrofit Project	330,000	82,500	247,500	0
	46 Fire Equipment (must be DIF Eligible)	350,000	0	149,716	200,284
Art	47 Public Art Maintenance	28,029	28,029		0
	48 Public Art Contributions	9,138	9,138		0
	49 FY 21 Capital Project Art & Maint. Contribution (1.25% of eligible projects)	7,502	7,502		0
Totals:			\$878,526	\$4,787,418	\$3,581,507
Totals:			\$5,665,945		

(\$171,858)

Current Revenue & Funding	Anticipated FUTURE Revenue	Revenue Source
201,435		Capital Fund Balance Sept 30, 2019 (After deductions for fund commitments below)
262,165		Transfer FY19 General Fund Surplus to Capital
73,992		Transpo DIF in Reserve
		Need Partnership: HOA, BC, Others
		BCSD Purchase/install 50%
	15,000	South Woodside URA if established
	15,000	Airport URA if established
	1,855,053	STP Funding, 7.34% local Match
	1,500,000	River URA Funding Request & Local Match to STP
		Quigley Phase 1 Development requirement, up to \$200k (see agreement)
		Quigley Phase 2 requirement if portion of P1 \$200k still remains
248,913		Quigley Annexation Fees (\$232,801) PLUS Sidewalk In Lieu Reserve for pathway
47,696		P4P Interest and excess over \$800k=33821+Sidewalk In lieu Reserve (1078+5720+1980+5637)
	482,264	TAP Grant Pending, Agreement & Timeline Pending
197,787		P4P Remaining, Awaiting Area Master Plan, timeline uncertain
66,500		P4P Commitment
60,350		In Lieu Fees - Broadford Pathway CGP
21,500		Sidewalk In-Lieu Fees in Reserve from Carbonate View (\$21,500)
3,555		Remnant of Lupine In Lieu Reserve @ \$3555
7,000		Kiwanis Material Donation Completes full cost of \$27k (Park In Lieu In Reserve)
		Concrete Densification is first step, (Park In Lieu in Reserve)
15,000		Developer Contribution, possible ammendment pending
23,661		CIP DIF in Reserve
0		CIP DIF Earned FY 2020
247,500		Grant - FEMA Idaho Office Emergency Man
65,716		Fire DIF in Reserve
84,000		Capital Fund Reserves Previously Committed
		In Reserve, BS 6/2/20
		In Reserve, BS 6/2/20
		Projected earnings FY 20/21
\$1,626,770	\$3,867,317	
	\$5,494,086.80	

All DIF & In Lieu Reserves as of 09/31/2019 are allocated within the above table

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MEETING MINUTES OF THE HAILEY ARTS AND HISTORIC PRESERVATION COMMISSION

Tuesday, June 9, 2020
To be held virtually by GoToMeeting

Present: Susan Giannettino, Michele Johnson, Bryce Ternet, Errin Bliss, Carol Waller (caller 1)

Staff: Lisa Horowitz, Jessica Parker

[4:07:09 PM](#) Michele called to order.

New Business

1) *Update on the Forest Service Building (No Materials)* -- **Action Item**

Michelle summarized letter sent out requesting extension of deadline for Forest Service building. Lisa explained that had not heard back from the FAPO team and that working with Errin on alternative plan. Errin explained the four phases to relocating the Forest Service Building. Errin explained should have cost estimate ready by tomorrow. Lisa stated she was hopeful the city would be able to assist, but not sure right at this time. Lisa explained LOT is down by 35% and at this point could be looking at a 35% reduction for next year budget. [4:12:16 PM](#) Lisa suggested potentially reaching out to council to reconsider selling to Maverick. Susan asked to what extent any of this depends on getting a response from the owner. Lisa explained owner plans are up in the air, that there is a lot of influx in their world just as ours. Errin asked when the letter was sent out; Michelle stated it as sent out 5/15/2020. Bruce asked if Lisa had tried following up. Lisa explained she had not, that spoke with Jeremy but that the owners are in Europe. Michelle stated it seems to her that they keep this and roll this to the next agenda. Michelle asked if Errin would send the projections to Lisa so she can send them out to the commission prior to the next meeting. Lisa explained part of reason these are getting sent out, is due to the DIF committee is meeting on June 15th as part of the projection could end up in the CIP for the DIF. Bryce suggested focusing on what is most realistic option – taking the building down into parts and putting it in storage. Michelle confirmed that is one of the Phases Errin is looking at. Susan asked given the projected budgets, if should they make sure that they are not spending money on something that is going to sit in the armory for

forever. Lisa stated she would be very surprised if allowed to keep the building at the location for couple of years. Carol asked where the building would be stored. Errin stated it would be stored in the armory yard. Carol asked realistically when the city would have the funds to assemble it and what it would cost. Errin estimates it would be around \$40,000 to move it to the armory. Susan asked if the \$40,000 includes the money the owner is going to contribute. Errin explained \$40,000 does not include that, that it would be approximately \$25,000 from the city. Carol asked how much it would cost to assemble; Errin does not believe it would need to be disassembled. Carol stated it sounds like it would be a number of years before it would be put in place. Errin believes it could feasibly do by next spring/summer. Errin estimates \$60,000 to relocate and put it in place (phase 2, not opened to public just on a foundation not on grade). Lisa explained capital project fund is not just LOT. Errin summarized at end of day, approximately \$100,000 to get to phase 2. Carol confirmed will need additional funds needed to for the public to use it. [4:29:00 PM](#) Errin suggested idea of reaching out to Forest Service or other entities for grants. Susan thinks that is a possibility if package all the pieces together. Susan thinks best idea, is to try to get a grant for the whole park project. Lisa stated she thinks this board would have to allocate resources to have someone research the grants. Michelle stated Joan has been really successful in getting funds for heritage projects, Michelle recommended talking to her to see if she thought it would be an avenue to pursue. Errin believes some of the subcontracts could possibly do the work at cost or proburno. Carol asked clarification of total cost and timeline. Lisa confirmed the DIF Committee will have that information, that is why Errin and Bob are providing the projections tomorrow.

Bryce recommended tabling the item until the next meeting. Michelle confirmed understanding that no one wants to give up on the project and asked if want to move to the next meeting to discuss outcome of DIF meeting. Michelle stated she will reach out to Joan regarding possibly grant. Susan asked if she should talk to Dave Anderson. Lisa confirmed that would not hurt. Errin asked about a backup plan. Lisa said she can discuss with City Attorney but that does not seem likely as agreement has a clause in it discussing natural disasters and such. Michelle will attend the DIF meeting on Monday at 4:30pm.

2) [4:40:40 PM](#) Discussion of 2020-2021 Budget (No Materials) -- **Action Item**

Michelle confirmed no budget discussion at this time.

Old Business, In-Progress & Status Reports

1) *Adoption of the Meeting Minutes from March 10, 2020 -- **Action Item***

Errin needs to be moved from guest to part of commission. No other changes needed.

4:41:27 PM Susan moved to approve minutes. Bryce seconded. All in Favor.

Possible Discussion Topics for next Agenda (July 14, 2020 @ 4:00PM)

4:42:20 PM Susan was approached by Elizabeth Jeffery with the Hailey climate action committee, they are interested in doing some murals with an environment message. Susan suggested discussing this in July as well.

4:43:42 PM Bryce motioned to adjourn. Susan seconded. All in Favor.

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