

Memorandum

To: Mayor Burke and Hailey City Council;
Hailey Planning and Zoning Commission

From: Hailey Tree Committee

RE: Recommendation regarding trees within the ARCH Community Housing Trust project at the Blaine Manor site at 706 South Main Street

Date: March 12, 2020

Background: ARCH Community Housing Trust, on behalf of Blaine County, has applied to construct two multi-family housing buildings, one Senior Community Housing Building, and one Family Community Housing Building. Each building will contain 30 units for a total of 60 units. The project includes parking, outdoor gathering space, and a play area. This project will be located at 706 S Main Street (Lot 3A, Block 1, Wertheimer Park) within the Business (B) and Townsite Overlay (TO) Zoning Districts.

In general, the Hailey Tree Committee (HTC) agreed with the comments in the Tree Assessment Report from Carl Hjelm with Alpine Tree Service. The HTC agreed that the deciduous trees held no value being retained on the property. Trees numbered 1, 2, 3, 20, and 9 can be retained based on proximity to amenities shown in the plan. Planting ash trees is not permitted due to the threatening Emerald Ash Borer. These trees need replaced with a Class 2 or Class 3 trees listed on the approved Street Tree List, based on availability and appropriate quality of stock. The ash located at the perimeter of the project may be replaced with different species than those located on the interior of the project. Trees numbered 41 and 42 may be removed due to proximity to the proposed building. Street trees are to be retained and protected throughout the construction process.

A lengthy conversation took place regarding trees numbered 43, 44, 45, and 46. The HTC was interested in retaining these trees, as they are very large, tall, healthy, add value to the personality and feel of Hailey and show no reason for removal. Due to a sensitive timeline and the need for this project in the community, the applicant was unwilling to entertain a conversation of options to possibly shift the building to accommodate retaining these four conifers. These trees will not survive construction of the proposed building in its current location.

The HTC voted on this recommendation. Four committee members were in favor of the below recommendation based on the current location of the proposed building. One HTC member voted against the recommendation, believing there may be enough area to shift the location of the proposed building so that these four conifers maintain ample space.

Recommendation: Discussed at the regular meeting of the Hailey Tree Committee on March 12th, 2020, the Hailey Tree Committee makes the following recommendation:

- Retaining trees numbered 1, 2, 3, 20, and 9,
- Replacing the ash trees,
- Removing trees numbered 41 and 42,
- Although virtually impossible based on the current plan, recommend keeping trees numbered 43, 44, 45, 46, and
- Retaining street trees.