

**AGENDA OF THE
HAILEY CITY COUNCIL SPECIAL MEETING
Tuesday June 2, 2020 * Hailey City Hall Meeting Room**

4:00 PM

Please join our meeting from your computer, tablet or smartphone.

Via teleconference: +1 (872) 240-3311, **Access Code:** 543-667-133

Via One-touch: United States [tel:+18722403311,,543667133#](tel:+18722403311,543667133#),

From your computer, tablet or smartphone:

<https://www.gotomeet.me/CityofHaileyCityCouncil>

ACTION ITEM = a vote may occur but is not required to be taken

ACTION ITEM.....

4:00 p.m. CALL TO ORDER - Open Session for Public Concerns

CONSENT AGENDA:

[CA 230](#) Consideration of Findings of Fact, Conclusions of Law and Decision regarding a Planned Unit Development (PUD) Application by ARCH Community Housing Trust on behalf of Blaine County on the former Blaine Manor site. The PUD is to construct two multi-family housing buildings, one Senior Community Housing Building, and one Family Community Housing Building. **ACTION ITEM**1

MAYOR'S REMARKS:

MR 000

PUBLIC HEARING:

[PH 231](#) Consideration of circulation alternatives for the Wertheimer Park/Rodeo/Blaine Manor/Hailey Elementary School area: presentation by Chase Goulay of Ben Young Landscape Architects and Michael Bulls of Ruscitto Latham Blanton **ACTION ITEM**.....23

NEW BUSINESS:

[NB 232](#) Discussion of July 4th Parade **ACTION ITEM**28

STAFF REPORTS: Staff Reports Council Reports Mayor's Reports

[SR 233](#) Draft of next Planning and Zoning Commission meeting agenda.....30

[SR 234](#) Draft of next City Council meeting agenda.....35

EXECUTIVE SESSION:

Matters & Motions from Executive Session or Workshop

Next Ordinance Number - 1263 Next Resolution Number 2020-066

AGENDA ITEM SUMMARY

DATE: 06/02/2020 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** LH

SUBJECT:

Findings of Fact of a Planned Unit Development (PUD) Application by ARCH Community Housing Trust, represented by Galena Engineering on behalf of Blaine County, for a senior and family housing project- Blaine Manor to be located at 706 South Main Street (Lot 3, Block 1, Hailey Townsite), in the Business (B) Zoning District.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code Title 17
(IFAPPLICABLE)

BACKGROUND:

The City Council approved the PUD for Blaine Manor Senior and Family Community Housing on May 11, 2020. The attached findings reflect their deliberation and decision.

A PUD is requested to allow the applicant to allow for 60 units: 54 are permitted under the Business (B) Zone District.

Subsection 17.10.050.02 of the Zoning Title provides for concurrent submission, such that a Planned Unit Development Permit Application may be submitted and reviewed concurrently with other applications affecting the same piece of property. The applicant has submitted a two-lot Subdivision and Design Review application. Design Review was approved by the Commission on April 6, 2020. The Subdivision preliminary plat was approved on April 20, 2020.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Caselle # _____
Budget Line Item # _____ YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: Lisa Horowitz Phone # 788-9815 #13

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

City Attorney City Administrator Engineer Building
 Library planning Fire Dept. _____
 Safety Committee P & Z Commission Police _____
 Streets Public Works, Parks Mayor _____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Approve the Findings of Fact, Conclusions of Law and Decision dated May 26, 2020 for the Blaine Manor Senior and Family Community PUD and authorize the Mayor to sign.

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Date _____
City Clerk _____

-FOLLOW-UP:

*Ord./Res./Agrmt. /Order Originals: *Additional/Exceptional Originals to: _____
Copies (all info.): Copies
Instrument # _____

Findings of Fact, Conclusions of Law and Decision

On May 11, 2020 the Hailey City Council considered a Planned Unit Development Application by ARCH Community Housing Trust, represented by Galena Engineering on behalf of Blaine County, for a senior and family housing project- Blaine Manor to be located at 706 South Main Street (Lot 3, Block 1, Hailey Townsite), in the Business (B) Zoning District. The City Council, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

Application:

On March 30 and April 6, 2020 the Hailey Planning and Zoning Commission considered a Planned Unit Development Application by ARCH Community Housing Trust, represented by Galena Engineering on behalf of Blaine County, for a senior and family housing project- Blaine Manor to be located at 706 South Main Street (Lot 3, Block 1, Hailey Townsite), in the Business (B) Zoning District. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, motioned to approve the Planned Unit Development (PUD) Application. On May 11, 2020 the Hailey City Council having been presented with all information and testimony in favor and in opposition to the proposal, motioned to approve the Planned Unit Development (PUD) Application for Blaine Manor Senior and Family Community.

Notice:

Notice for the public hearing was published in the Idaho Mountain Express on April 22, 2020; the notice was mailed to property owners within 300 feet and agencies on April 22, 2020; and notice was posted on the property on April 30, 2020.

Background:

ARCH applied for and received PUD and Design Review approval for a 30-unit Senior Project on a portion of the site in 2018. However, they were not successful in obtaining federal funding. The project was modified to include a Family Housing component based on revised federal scoring criteria. Funding for the 60-unit project was awarded in late 2019.

The project will consist of a Senior Apartment Building, three-stories in height, thirty (30) units in total, and a Family Apartment Building, three-stories in height, thirty (30) units in total, for a total of 60 units. The project will be 72,455 square feet in size and the following are proposed:

Senior Apartment Building:

Eighteen (18) one-bedroom units
Twelve (12) two-bedroom units
Units range in size from 691 square feet to 908 square feet
Fifty (50) parking spaces
Outside Patio Area

Family Apartment Building:

Eighteen (18) two-bedroom, one-bath units
Twelve (12) three-bedroom, two-bath units
Units range in size from 914 square feet to 1,247 square feet
Forty-seven (47) parking spaces

Children's Outdoor Play Area

A PUD is requested to allow the applicant to allow for 60 units: 54 are permitted under the Business (B) Zone District.

Subsection 17.10.050.02 of the Zoning Title provides for concurrent submission, such that a Planned Unit Development Permit Application may be submitted and reviewed concurrently with other applications affecting the same piece of property. The applicant has submitted a Subdivision and Design Review application.

At the February 27, 2020 public hearing, the Planning and Zoning Commission discussed issues and continued the item to March 16, 2020, with the following feedback to the applicant:

- 1. Consider retaining as many of the existing trees as possible.** The Landscape shows as many of the existing trees as the Applicant finds to be possible to retain. Please refer to Section 17.06.080(A)1b for further details.
- 2. Consider using ground source heat pumps for heating/cooling of the buildings.** Upon further research of ground source heat pumps, the Applicant found that the pumps are much more expensive than the high-efficiency systems proposed. Furthermore, the Applicant found that the return on investment is approximately 10 to 15 years. Currently, the Applicant does not have the budget to pursue ground source heat pumps at this time.
- 3. Provide more color variation and vertical modulation with exterior materials.** Revised exterior elevations and additional accent colors have been provided.
- 4. Examine the structural integrity of the proposed carports and redesign, if necessary.** The Applicant intends to provide Structural Calculations for the proposed carports at the time of Building Permit submittal. These calculations will be reviewed for compliance of all City Standards.
- 5. Provide an additional site access.** The Site Plan has been revised to include an additional site access. This access, located on the eastern property line, is proposed to be 20' in width and an 'Exit Only' access point. The Hailey Fire Chief has reviewed and is comfortable with the revised proposal.
- 6. Provide an Arborist Review specific to existing trees onsite.** The Arborist Review is attached to this Report.
- 7. Consider utilizing other materials in-lieu of the vinyl fencing proposed.** The Site Plan has been revised to show that most fencing, previously proposed, has been removed. Wrought iron fencing will remain around outdoor/play areas for safety. Trash enclosures, previously designed with vinyl fencing, are located behind each building and are screened from view by a six (6') foot tall CMU fence with a metal gate.
- 8. Consider providing RV parking opportunities onsite.** The Applicant does not intend to allow for RV parking onsite.
- 9. Plan for a Mountain Rides Bus Stop.** A Mountain Rides Bus Stop will be integrated along Maple Street. This bus stop will include standard Mountain Rides signage and a concrete slab, 10' in length x 12' in width, to eventually accommodate a standard, or approved alternative, bus stop shelter.

- 10. Consider installing a crosswalk near the project site (at Main Street and Maple Street).** The Applicant agrees that there is a need for this; however, noted that financing for the installation of the crosswalk may be beyond the scope of funding for the project.

On March 30, the Commission gave the following feedback to the applicant:

1. Mature Trees.

The Commission discussed the mature trees on site at length, with a focus on trees 43, 44, 45 and 46 as called out in the March 11, 2020 Tree Assessment Report prepared by Alpine Tree Service. Various items were discussed, including the narrowing of the drive aisle in the parking lot between the two buildings from a width of 26' down to 22'. Staff has concurred with the Fire Chief that this portion of parking lot would not be used to stage fire apparatus, and therefore can be reduced to 22'. The applicant exploring other variations to building location in order to save two trees (43 and 44) or all four trees. However, their long-term survivability is questionable. As noted in the testimony from the ARCH Arborist. See memo from the applicant's arborist as well as the letter from the ARCH project partner on file with the Community Development Department, and two recommendations from the Hailey Tree Committee, attached to this report.

2. Pedestrian-activated crossing.

Staff has consulted with Public Works, and the preferred Pedestrian Activated crossing is included in the packet on file with the Community Development Department. The technical name for this crossing is Rectangular Rapid Flashing Beacon (RRFB). Public works prefers the north side of Maple Street for the location, as the bulb-outs at this location will increase visibility. The unit cost is approximately \$6,000, with installation costs varying. The applicant has verbally stated that they will cover the cost of this item, subject to concurrence from ITD. This has been made a Condition of Approval.

3. Railing ideas.

Various railing ideas were discussed. See also Condition of Approval related to containment of personal items on balconies.

Waivers requested:

Chapter 17.10.040: Developer Benefits allows for the request of modifications or waivers of zoning and subdivision requirements. The following items are modifications and waivers requested as a part of this application:

Business Zone Maximum Multi-Family Units per Acre- Per Chapter 17.05 of the City of Hailey Code, the maximum multi-family residential density (units per acre) is 20. The development is requesting 25.5 units per acre under Chapter 17.10.040.01B for amenities and benefits to the community other than those listed in 17.10.040.01A.

Department Comments:

See Design Review Staff report. Specific comments related to the PUD application concern area-wide circulation as described herein.

Standards of Evaluation	
17.10.030: General Requirements:	
A.	The minimum gross size for properties that may be developed as a PUD is one (1) acre, except in the Business and Limited Business zoning districts within the Central Business District, the minimum gross size shall be 18,000 square feet. All land within the development shall be contiguous except for intervening streets and waterways.
Staff Comments	<i>The proposed PUD site is greater than 18,000 square feet.</i> <i>The City Council found that this standard has been met.</i>
B.	A tract or parcel of land proposed for PUD development must be in one (1) ownership or the subject of an application filed jointly by the owners of all property included.
Staff Comments	<i>The parcel is in one ownership- Blaine County. The County plans to deed the property to ARCH via Idaho Housing Finance Association. The deed will contain a reversionary clause should ARCH not complete the housing development.</i> <i>The City Council found that this standard has been met.</i>
C.	Area Development Plan:
	C.1 When the owner of Contiguous Parcels is required to obtain PUD approval for any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:
Staff Comments	<i>The entire site is proposed for PUD approval.</i> <i>The City Council found that this standard has been met.</i>
	C.1.a Streets, whether public or private, shall provide an interconnected system and be adequate to accommodate anticipated vehicular and pedestrian traffic.
Staff Comments	<i>The architecture firm Ruscitto/Latham/Blanton designed both the Rodeo Grounds remodel and Campion Ice House. They are very familiar with the area and with circulation needs. The City of Hailey has entered into a new contract with RLB to study overall circulation in the area, including whole area of Main Street from Hailey Elementary to the Rodeo Grounds, Hailey Ice and Blaine Manor. This key gateway area has highway curves and congestion. With the amount of activity generated at Campion Ice, Skate Park, Visitor Center and Rodeo Grounds, the informal 20' fire access lane that leads westerly behind Hailey Ice and through the Blaine Manor site to Maple Street has become critical. It is used on a daily basis.</i> <i>It is preferred that the site be accessed via Maple Street as proposed, and not from the old curb cut on the curve of the Highway. This project and future</i>

development of the Blaine Manor site will increase traffic at the Maple Street/Highway 75 intersection.

The Hailey Fire Marshall has stated in 2018 that the existing 20' fire access lane currently located on the eastern edge of Blaine Manor must be widened to 26' to accommodate the previously approved 30-unit housing complex. In addition, the existing fire access lane is in very poor condition and must be repaved. The need to repave and widen the fire land gave the City the opportunity to discuss its location and overall function within the area. RLB and City Staff recommend that a design close to a true city street will better accommodate this project, existing surrounding uses.

Based on the revised site plan with two buildings, the proposed 48' partial street right of way is now located on the eastern property boundary adjacent to the Hailey Elementary ball fields. Maple Street will be completed on this side of the street with sidewalk and street trees. ARCH made a request to the Hailey URA in 2018, who has agreed to fund portions of this partial street right of way.

The Fire Chief has indicated that a second egress out of the parking lot (to the east) is required. This has been shown on the revised plans. The secondary access is shown as an exit only to discourage cut-through traffic.

The applicant has provided a traffic memo, on file with the Community Development Department. 309 daily trips are projected. The report concludes that the intersection of Maple Street and Main Street will be at Level of Service F, primary due to delays in northbound turns. No analysis has been provided of the north/south alley adjacent to the project. Staff believes this alley will have increased utilization as a result of this project. As noted in the report, connecting the project through the Campion Ice House/Rodeo Grounds complex will likely divert some traffic through the complex to the light at Highway 75 and Airport Way. This could accelerate the need for a true road through the complex; currently the existing parking lot will not serve through traffic efficiently.

The Traffic memo states that the 309 daily trips are less than would be generated from commercial development of the property.

A memo from Mountain Rides was reviewed by the Commission. A bus stop has been added along Maple Street as outlined in the memo. This will service the Hailey circulator. Passengers northbound on the Valley Route will walk a block north on Main Street. Southbound travelers on the Valley Route disembark at DL Evans. The Commission found that a safe crossing of Main Street is an anticipated need in this area at Maple.

	<p><i>Staff has consulted with Public Works, and the preferred Pedestrian Activated crossing is included in the packet on file with the Community Development Department. The technical name for this crossing is Rectangular Rapid Flashing Beacon (RRFB). Public works prefers the north side of Maple Street for the location, as the bulb-outs at this location will increase visibility. The unit cost is approximately \$6,000, with installation costs varying. The applicant has verbally stated that they will cover the cost of this item. This has been made a Condition of Approval.</i></p> <p><i>The City Council found that this standard has been met.</i></p>
C.1.b	Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.
Staff Comments	<p><i>There are numerous pedestrian connections in the area due to the close proximity of Hailey Elementary School, Campion Ice House, the Skate Park and the Rodeo Grounds, and other safe routes needed to get pedestrians from Hailey Elementary to the Campion Ice House and the Skate Park. This project will significantly increase pedestrian activity in the area. See comments above regarding the need for a safer Main Street crossing.</i></p> <p><i>The Commission concurs with the curb, gutter, sidewalk and street trees included along the Maple Street frontage serving the 60-unit ARCH project. A connection from Hailey Elementary through to the Skate Park was planned as part of Pathways for People. Design and location have not yet been determined and will likely be part of a bigger area-wide study. The site plan contains an internal sidewalk system.</i></p> <p><i>The Commission found that this project creates the need for a pedestrian-activated crosswalk near the project site (at Main Street and Maple Street). The Applicant agrees with the need for a crosswalk at this location, and has agreed to fund the crosswalk fixture specified in the Conditions of Approval, or a similar fixture should this model not be available.</i></p> <p><i>The City Council found that this standard has been met.</i></p>
C.1.c	Water main lines and sewer main lines shall be designed in the most effective layout feasible.
Staff Comments	<p><i>Water and Sewer lines are analyzed in the Design Review staff report. The</i></p> <p><i>The City Council found that this standard has been met.</i></p>
C.1.d	Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.
Staff Comments	<i>A grading and drainage plan has been prepared.</i>

	<i>The City Council found that this standard has been met.</i>
C.1.e	Park land shall be most appropriately located on the Contiguous Parcels.
Staff Comments	<i>The site connects to a variety of parks and open space land. The City previously hoped to secure land for a future Scooter Park in the treed area of the Blaine Manor site adjacent to the existing Skate Park where the children’s play area is shown. The City does not currently plan to expand the Scooter Park. See discussions elsewhere in these Findings and the Design Review Findings of Fact regarding trees on the site.</i> <i>The City Council found that this standard has been met.</i>
C.1.f	Grading and drainage shall be appropriate to the Contiguous Parcels.
Staff Comments	<i>The City Council found that this standard has been met.</i>
C.1.g	Development shall avoid easements and hazardous or sensitive natural resource areas.
Staff Comments	<i>N/A</i>
C.2	Upon any approval of the PUD application, the Owner shall be required as a condition of approval to record the Area Development Plan or a PUD agreement depicting and/or detailing the approved Area Development Plan. The Area Development Plan shall bind the Owner and Owner’s successors.
Staff Comments	<i>The Area Development Plan will be recorded, replacing the 2018 recorded plan.</i> <i>The City Council found that this standard has been met.</i>
D.	Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide for solar access to all south roofs and walls to the maximum extent feasible in order to promote energy efficiency.
Staff Comments	<i>The shape of the site does not allow for many options with regards to configuration of the buildings. The Commission concurs with the buildings being located towards Main Street, with parking in the rear.</i> <i>The City Council found that this standard has been met.</i>
E.	Access: Access shall be provided in accordance with standards set forth in Chapter 16.04, Development Standards, of this Code. Buildings may not be so arranged that any structure is inaccessible to emergency vehicles.
Staff Comments	<i>The Hailey Fire Marshall has stated that the existing 20’ fire access lane currently located on the eastern edge of Blaine Manor must be widened to 26’ paved area to accommodate a 60-unit housing complex. This has been shown as a partial street dedication, 48’ in width. In addition, the existing fire access lane is in very poor condition and must be repaved.</i>

	<p><i>The right of way is shown at 48’ to allow for snow storage. The City Engineer has recommended calling this dedication a partial road dedication and the Commission concurred. Complete dedication (60’) may be possible at some time in the future in collaboration with the School District.</i></p> <p><i>At the February 27, 2020 public hearing, the Fire Chief also required, and the Commission found, that a second egress from the parking lot, which should be on the east side, gaining direct access to the partial street right of way, be constructed.</i></p> <p><i>The Site Plan has been revised to include an additional site access. This access, located on the eastern property line, is proposed to be 20’ in width and an ‘Exit Only’ access point. The Hailey Fire Chief has reviewed and finds the revised proposal acceptable.</i></p> <p><i>The City Council found that this standard has been met.</i></p>
F.	Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs.
Staff Comments	<p><i>All utilities will be underground, including the existing power line on the south side of Maple Street.</i></p> <p><i>The City Council found that this standard has been met.</i></p>
G.	Public Easement: In each case where a PUD project is located adjacent to public lands, a public easement to those lands shall be provided. All existing public accesses to public lands must be preserved.
Staff Comments	<p><i>While Blaine Manor is owned by the County, it is not “public” lands in the same manner as federally managed lands. The applicant proposes to dedicate a 48’ right of way to the City, which the City Engineer terms a partial street dedication.</i></p> <p><i>The City Council found that this standard has been met.</i></p>
H.	Pathways: In each case where a PUD project encompasses a non-vehicular pathway as depicted on the Master Plan, a pathway constructed to City standards shall be provided.
Staff Comments	<p><i>There are numerous pedestrian connections in the area due to the close proximity of Hailey Elementary School, Champion Ice House, the Skate Park and the Rodeo Grounds. Additional safe routes are needed to get pedestrians from Hailey Elementary to the Champion Ice House and Skate Park. This project will significantly increase pedestrian activity in the area. See Condition of Approval regarding a new pedestrian-activated Main Street crossing.</i></p> <p><i>The Commission concurs with the curb, gutter, sidewalk and street trees included along the Maple Street frontage serving the 60-unit ARCH project. A</i></p>

		<p><i>connection from Hailey Elementary through to the Skate Park was planned as part of Pathways for People. Design and location have not yet been determined and will likely be part of a bigger area-wide study. This project increases the need for thorough pedestrian study and safety in the area. The site plan contains an internal sidewalk system.</i></p> <p><i>The City Council found that this standard has been met.</i></p>				
	I.	<p>Amenities: Each PUD shall provide one or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:</p>				
	I.1	<p>Green Space. All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public.</p> <p>Green space shall be set aside in accordance with the following formulas:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding: 5px;">For residential PUDs</td> <td style="padding: 5px;">A minimum of .05 acres per residential unit.</td> </tr> <tr> <td style="padding: 5px;">For non-residential PUDs</td> <td style="padding: 5px;">A minimum of 15% of the gross area of the proposed PUD.</td> </tr> </table>	For residential PUDs	A minimum of .05 acres per residential unit.	For non-residential PUDs	A minimum of 15% of the gross area of the proposed PUD.
For residential PUDs	A minimum of .05 acres per residential unit.					
For non-residential PUDs	A minimum of 15% of the gross area of the proposed PUD.					
	Staff Comment	<p><i>No amenities proposed to meet this standard.</i></p> <p><i>The City Council found that this standard has been met.</i></p>				
	I.2	<p>Active Recreational Facilities: Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the needs of the development. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity, or replaced with another similar recreation facility.</p>				
	Staff Comment	<p><i>No amenities proposed to meet this standard.</i></p> <p><i>The City Council found that this standard has been met.</i></p>				
	I.3	<p>Public Transit Facilities: Public transit facilities include a weather protected transit stop or transit station, and must be located on a designated transit route.</p>				
	Staff Comment	<p><i>Mountain Rides requested that the Applicant include accommodations for a Mountain Rides’ bus stop, as follows:</i></p>				

	<ol style="list-style-type: none"> 1. <i>Integrate bus stop and infrastructure into the proposed Maple Street entrance/exit area (adjacent to the Senior Apartment Building).</i> 2. <i>Placement of a Mountain Rides standard bus stop sign at the curb, without parking spaces, and to the east of the driveway.</i> 3. <i>Placement of a poured concrete slab, 10' in length x 12' in width, adjacent to the bus stop sign. This slab may eventually accommodate a Mountain Rides standard, or approved alternative, bus stop shelter.</i> 4. <i>The plans have been reconfigured to include the concrete slab, signage foundation and sleeve for future installation of a bus stop.</i> <p><i>The above will service the Hailey circulator, and has been incorporated into the plans.</i></p> <p><i>Passengers northbound on the Valley Route will walk a block north on Main Street. Southbound travelers on the Valley Route disembark at DL Evans. A safe crossing of Main Street is an anticipated need in this area at Maple, and has been made a Condition of Approval.</i></p> <p><i>The City Council found that this standard has been met.</i></p>
	<p>1.4 Preservation Of Vegetation: Preservation of significant existing vegetation on the site must include the preservation of at least seventy five percent (75%) of mature trees greater than six inch (6") caliper on the site.</p>
<p>Staff Comment</p>	<p><i>The applicant does not propose to meet this standard. The site contains a number of significant mature trees, the majority of which are not proposed for preservation.</i></p> <p><i>At the February 27, 2020 public hearing, the Commission suggested that the Applicant provide an Arborist Review specific to existing trees onsite, as well as consider retaining as many of the existing trees as possible. Revised Landscape Plans were submitted (Sheets L1.0 and L1.1 of the Design Review drawings), which show several trees to be removed, protected and/or new trees to be planted. Many of the proposed trees to be removed are larger than six (6") inch caliper; thereby requiring an Arborist Review. A few existing, larger conifer trees will be retained and protected throughout the construction process. These were not proposed to be retained, but trees 1,2,3 and 9 in the south corner will be retained. The Arborist Review has been submitted and is on file at the Community Development Department.</i></p> <p><i>The Applicant is also proposing to retain all street trees along Highway 75. Additionally, a few existing, larger conifer trees will be retained and protected</i></p>

	<p><i>throughout the construction process. Several other large trees could potentially be saved in the parking lot, which contains stalls in excess of city requirements.</i></p> <p><i>At March 30 and April 6, the Commission discussed the mature trees on site at length, with a focus on trees 43, 44, 45 and 46 as called out in the March 11, 2020 Tree Assessment Report prepared by Alpine Tree Service. Various items were discussed, including the narrowing of the drive aisle in the parking lot between the two buildings from a width of 26’ down to 22’. Staff has concurred with the Fire Chief that this portion of parking lot would not be used to stage fire apparatus, and therefore can be reduced to 22’.</i></p> <p><i>Revised drawings were submitted which showed trees 43 and 44 retained, and the building relocated such that 17’ exists between the trunks of 43/44 and the building. (It was noted in the hearing that these trees (43/44) have grown together and should be treated as a pair).</i></p> <p><i>At the April 6 hearing, the applicant stated that they explored other variations to building location in order to save two trees (43 and 44) or all four trees. However, their long-term survivability is questionable, as noted in the testimony from the ARCH Arborist. The Arborist stated in the meeting that he feels that “buttress” roots will be impacted during construction and would result in removal of 30% of the root mass. He has concerns that the trees could be unsafe in the future. (See memo from the applicant’s arborist as well as the letter from the ARCH project partner on file with the Community Development Department). The City Arborist testified that roots could be exposed and pruned in a professional manner if the Commission wished to retain the two trees. After deliberation on various options, the Commission opted to require replacement tree(s) instead of retaining the 43/44 trees: see Design Review conditions of approval.</i></p> <p><i>The City Council found that this standard has been met.</i></p>
	<p>I.5 Wetlands: Protection of significant wetlands area must constitute at least ten percent (10%) of the gross area of the proposed PUD.</p>
<p>Staff Comment</p>	<p>N/A</p>
	<p>I.6 River Enhancement: Enhancement of the Big Wood River and its tributaries, must include stream bank restoration and public access to or along the waterway.</p>
<p>Staff Comment</p>	<p>N/A</p>
	<p>I.7 Community Housing: For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as community housing units affordable to households earning between fifty percent (50%) and one hundred twenty percent (120%) of the area median income, or the</p>

		provision of at least twenty percent (20%) as community housing units affordable to households earning less than fifty percent (50%) of the area median income.				
Staff Comment		<p><i>The applicant is proposing to develop 60 community housing units, all except 3 market rate units and 2 manager units will be affordable units. At this time, 42.8% of Hailey households are renters as compared to 30.8% state wide. Also, 53.5% of Hailey renters are considered housing burdened (paying more than 30% of income for housing) as compared to 46.6% state wide. This housing will have long term, critically important positive impact on Hailey residents. Rents for these units will be affordable to households earning between 30% and 60% of AMI.</i></p> <p><i>The City Council found that this standard has been met.</i></p>				
	I.8	Real Property: Dedication or conveyance of real property or an interest in real property to the city.				
Staff Comment		<p><i>The applicant proposes to convey a .27-acre parcel deeded to the city for a partial street dedication.</i></p> <p><i>The City Council found that this standard has been met.</i></p>				
	I.9	<p>Sidewalks. Off-site sidewalk improvements shall be constructed according to City Standard Improvement Drawings and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding: 5px;">For residential PUDs</td> <td style="padding: 5px;">A minimum of 100 linear feet per residential unit.</td> </tr> <tr> <td style="padding: 5px;">For non-residential or mixed-use PUDs</td> <td style="padding: 5px;">A minimum of 100 linear feet per 1000 square feet of gross floor area.</td> </tr> </table>	For residential PUDs	A minimum of 100 linear feet per residential unit.	For non-residential or mixed-use PUDs	A minimum of 100 linear feet per 1000 square feet of gross floor area.
For residential PUDs	A minimum of 100 linear feet per residential unit.					
For non-residential or mixed-use PUDs	A minimum of 100 linear feet per 1000 square feet of gross floor area.					
Staff Comment		<p><i>At this time, 240 linear feet of sidewalk are proposed on Maple Street, an additional 50 liner feet on Main Street and over 900 linear feet internally on-site. This equates to 1,190 linear feet. To meet this standard, 6,000 linear feet would be needed.</i></p> <p><i>The City Council found that this standard has been met.</i></p>				
	I.10	Underground Parking: Underground parking must be provided for at least fifty percent (50%) of the required number of parking spaces in the PUD.				
Staff Comment		<p><i>The parking is all open surface parking; several carports are shown.</i></p> <p><i>The City Council found that this standard has been met.</i></p>				

	I.11	<p>Energy Consumption. All principal buildings within the PUD must comply with sustainable building practices, as follows:</p> <table border="1" data-bbox="526 380 1349 758"> <tr> <td data-bbox="526 380 824 642">For residential PUDs</td> <td data-bbox="824 380 1349 642">Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.</td> </tr> <tr> <td data-bbox="526 642 824 758">For non-residential or mixed-use PUDs</td> <td data-bbox="824 642 1349 758">Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</td> </tr> </table>	For residential PUDs	Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.	For non-residential or mixed-use PUDs	Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.
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For non-residential or mixed-use PUDs	Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.					
Staff Comment	<p><i>The applicant has not indicated they will be applying for this standard. See also Design Review conditions of approval regarding energy standards.</i></p> <p><i>The City Council found that this standard has been met.</i></p>					
	I.12	<p>Other Amenities: Other project amenities and/or benefits to the community that are found, by recommendation of the commission and approval of the council, to promote the purpose of this chapter and the goals and objectives of the comprehensive plan.</p>				
Staff Comment	<p><i>No other amenities are listed in the PUD narrative. A pedestrian-activated crosswalk at Main Street and Maple Street is a highly desirable amenity, and has been made a condition of approval.</i></p> <p><i>The City Council found that this standard has been met.</i></p>					
17.10.040: Developer Benefits:						
<p style="text-align: center;">The Council may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this Chapter and the land use policies of the City.</p>						
Staff Comment	<p><i>No waivers are requested other than density bonus, below.</i></p>					
17.10.040.01: DENSITY BONUS:						
A.	<p>The following maximum increases in density may be granted only if one of the following conditions are met, and if no other density increase has been granted:</p>					
	A.1	<p>Ten percent (10%): Solar, wind, geothermal or other alternative renewable energy source will provide at least fifty percent (50%) of the total energy needs of the PUD.</p>				
Staff Comment	<p><i>N/A</i></p>					
	A.2	<p>Ten percent (10%): At least twenty five percent (25%) of the property included in the PUD is located in the floodplain and no development occurs within the floodplain.</p>				

Staff Comment		N/A
	A.3	Ten percent (10%): The developer of the PUD provides or contributes to significant off-site infrastructure benefiting the city (e.g., water tank, fire station).
Staff Comment		N/A
	A.4	Twenty percent (20%): The developer of the PUD provides or contributes to significant multi-modal infrastructure providing both vehicular and nonvehicular amenities benefiting the city and Wood River Valley.
Staff Comment		N/A
	A.5	Ten percent (10%): The nonresidential or mixed use PUD complies with leadership in energy and environmental design (LEED) standards for silver certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.
Staff Comment		N/A
	A.6	Fifteen percent (15%): The nonresidential or mixed use PUD complies with leadership in energy and environmental design (LEED) standards for gold certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.
Staff Comment		N/A
	A.7	Twenty percent (20%): The nonresidential or mixed use PUD complies with leadership in energy and environmental design (LEED) standards for platinum certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.
Staff Comment		N/A
B.		Density bonuses for project amenities and benefits to the community other than those listed here may be granted by unanimous vote of the council, following a recommendation by the commission, in order to carry out the purpose and intent of this chapter and the land use policies of the city. (Ord. 1191, 2015)
Staff Comment		<i>The applicant is requesting a density bonus from 54 units to 60 units based on the fact that the project is 100% affordable housing.</i> <i>Business Zone Maximum Multi-Family Units per Acre- Per Chapter 17.05 of the City of Hailey Code, the maximum multi-family residential density (units per acre) is 20. The development is requesting 25.5 units per acre under Chapter 17.10.040.01B for amenities and benefits to the community other than those listed in 17.10.040.01A. The Commission concurs with the request.</i> <i>The City Council found that this standard has been met.</i>
17.10.040.02: Density Transfer:		
Densities may be transferred between zoning districts within a PUD provided the resulting density shall be not greater than aggregate overall allowable density of units and uses allowed in the zoning districts in which the development is located.		

Staff Comment	<i>No density transfer is requested.</i>	
17.10.040.05: Phased Development Allowed:		
The development of the PUD may be planned in phases provided that as part of the general submission, a development schedule is approved which describes:		
A.	Parcels: The parcels that are to be constructed upon in each phase and the date of each phase submission.	
Staff Comment	<i>The entire project will be constructed at one time.</i>	
	<i>The City Council found that this standard has been met.</i>	
B.	Number of Units: The number of units to be built in each submission.	
Staff Comment	<i>N/A.</i>	
C.	Schedule For Completion: A schedule for making contributions (if any), for the completion of project amenities and public improvements, for posting of security pursuant to subsection 17.10.050.08 of this Chapter, for dedication of Green Space, for conveyance of community housing and/or provision of employee housing.	
Staff Comment	<i>N/A.</i>	
D.	Stage Planning: Each stage within the PUD shall be so planned and related to existing and/or planned services and facilities, including commercial space, such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each stage shall also be planned so as to ensure that green space and any other amenities will be provided along with proposed construction at each phase of construction.	
Staff Comment	<i>N/A.</i>	
17.10.040.06: Modifications to the Subdivision standards:		
Standards in the Subdivision Title for streets, sidewalks, alleys and easements, lots and blocks, and parks may be allowed. The requirements for sidewalks in the zoning districts set forth in Section 16.04.030 shall not be waived.		
Staff Comment	<i>Sidewalks are proposed along Maple Street for the project frontage. Sidewalks on Main Street are existing.</i>	
	<i>The City Council found that this standard has been met.</i>	
Subsection 17.10.050.04(C) sets forth Standards of Evaluation required by the City Council.		
A.	Standards of Evaluation	
	A.1	1. The proposed development can be completed within one (1) year of the date of approval or phased according to a development schedule as submitted in accordance with Section 17.10.040.05 of this chapter and approved by the City;
Staff Comment	<i>The project has received federal funding, and construction will begin this year.</i>	

		<i>The City Council found that this standard has been met.</i>
	A.2	The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic;
Staff Comment		<p><i>The Hailey Fire Marshall has stated that the existing 20' fire access lane currently located on the eastern edge of Blaine Manor must be widened to 26' paved area to accommodate a 60-unit housing complex. This is proposed as a 48' partial street dedication. In addition, the existing fire access lane is in very poor condition and must be repaved. A second access out of the parking lot (to the east) has been added as requested.</i></p> <p><i>It is preferred that the site be accessed via Maple Street as proposed, and not from the old curb cut on the curve of the Highway. However, a second access is needed to meet fire code. This connection has been added to the east.</i></p> <p><i>The applicant has provided a traffic memo, attached to the February 27, 2020 Staff Report. 309 daily trips are projected. The report concludes that the intersection of Maple Street and Main Street will be at Level of Service F, primary due to delays in northbound turns. No analysis has been provided of the north/south alley adjacent to the project. The Commission found that this alley will be more heavily utilized to avoid northbound trip delays. As noted in the report, connecting the project through the Champion Ice House/Rodeo Grounds complex will likely divert some traffic through the complex to the light at Highway 75 and Airport Way. This could accelerate the need for a true road through the complex; currently the existing Champion/Rodeo Grounds parking lot will not serve through traffic efficiently.</i></p> <p><i>The City Engineer notes that a traffic light at Elm Street, a road to complete the partial street dedication and a pedestrian-activated signal across Main Street at Maple Street will be needed in the future to serve this area. The Commission concurred that a pedestrian-activated signal should be required at this time; this has been made a condition of approval.</i></p> <p><i>The City Council found that this standard has been met.</i></p>
	A.3	The PUD will not create excessive additional requirements at public cost for public facilities and services;
Staff Comment		<i>Redevelopment of the entire Blaine Manor property places additional demands on area circulation. To implement the suggested vehicular/pedestrian connection to the east, the City will need to negotiate with the Blaine County School District. These conversations have been initiated.</i>

		<i>The City Council found that this standard has been met.</i>
	A.4	The existing and proposed utility services are adequate for the population densities and non-residential uses proposed;
Staff Comment		<i>Utility services available in the area are adequate.</i> <i>The City Council found that this standard has been met.</i>
	A.5	The development plan incorporates the site's significant natural features;
Staff Comment		<p><i>The only significant natural feature on the site are the numerous significant mature trees, the majority of which are not proposed for preservation.</i></p> <p><i>At the February 27, 2020 public hearing, the Commission suggested that the Applicant provide an Arborist Review specific to existing trees onsite, as well as consider retaining as many of the existing trees as possible. Revised Landscape Plans were submitted (Sheets L1.0 and L1.1 of the Design Review drawings), which show several trees to be removed, protected and/or new trees to be planted. Many of the proposed trees to be removed are larger than six (6") inch caliper; thereby requiring an Arborist Review. A few existing, larger conifer trees will be retained and protected throughout the construction process. These were not proposed to be retained, but trees 1,2,3 and 9 in the south corner will be retained. The Arborist Review has been submitted and is on file at the Community Development Department.</i></p> <p><i>The Applicant is also proposing to retain all street trees along Highway 75. Additionally, a few existing, larger conifer trees will be retained and protected throughout the construction process. Several other large trees could potentially be saved in the parking lot, which contains stalls in excess of city requirements.</i></p> <p><i>At March 30 and April 6, the Commission discussed the mature trees on site at length, with a focus on trees 43, 44, 45 and 46 as called out in the March 11, 2020 Tree Assessment Report prepared by Alpine Tree Service. Various items were discussed, including the narrowing of the drive aisle in the parking lot between the two buildings from a width of 26' down to 22'. Staff has concurred with the Fire Chief that this portion of parking lot would not be used to stage fire apparatus, and therefore can be reduced to 22'.</i></p> <p><i>Revised drawings were submitted which showed trees 43 and 44 retained, and the building relocated such that 17' exists between the trunks of 43/44 and the building. (It was noted in the hearing that these trees (43/44) have grown together and should be treated as a pair).</i></p> <p><i>At the April 6 hearing, the applicant stated that they explored other variations to building location in order to save two trees (43 and 44) or all four trees. However, their long-term survivability is questionable, as noted in the testimony</i></p>

		<p><i>from the ARCH Arborist. The Arborist stated in the meeting that he feels that “buttress” roots will be impacted during construction and would result in removal of 30% of the root mass. He has concerns that the trees could be unsafe in the future. (See memo from the applicant’s arborist as well as the letter from the ARCH project partner on file with the Community Development Department). The City Arborist testified that roots could be exposed and pruned in a professional manner if the Commission wished to retain the two trees. After deliberation on various options, the Commission opted to require replacement tree(s) instead of retaining the 43/44 trees: see Design Review conditions of approval.</i></p> <p><i>The City Council found that this standard has been met.</i></p>
	A.6	Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner;
	Staff Comment	<i>N/A; the project is not phased.</i>
	A.7	One or more amenities as set forth in subsection 17.10.030I of this chapter shall be provided to ensure a public benefit;
	Staff Comment	<p><i>See section I in this report.</i></p> <p><i>The City Council found that this standard has been met.</i></p>
	A.8	All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and
	Staff Comment	<p><i>All exterior lighting will be compliant.</i></p> <p><i>The City Council found that this standard has been met.</i></p>
	A.9	The proposed PUD Agreement is acceptable to the applicant and the City.
	Staff Comment	<p><i>The City Attorney is amending the previously adopted PUD Agreement.</i></p> <p><i>The City Council found that this standard has been met.</i></p>

Conclusions of Law and Decision

Based on the above Findings of Fact, the Commission makes the following Conclusions of Law and Decision:

- 1) The application meets the General Requirements of Hailey Municipal Code Title 17, Chapter 17.10, Planned Unit Developments;
- 2) The development benefits set forth in Section 17.10.040 are commensurate with the amenities proposed;
- 3) The requirements of Section 17.10 have been met, including general compliance with the Hailey Comprehensive Plan.

The project shall receive Planned Unit Development approval subject to the following conditions, and the conditions of concurrent applications (Design Review and Preliminary Plat):

1. The project shall receive Planned Unit Development approval subject to the conditions outlined in the PUD Development Agreement.
2. A waiver is hereby granted to the Business Zone Maximum Multi-Family Units per Acre- Per Chapter 17.05 of the City of Hailey Code, the maximum multi-family residential density (units per acre) is 20. A waiver is hereby granted allowing for 25.5 units per acre under Chapter 17.10.040.01B.
3. The landscape plan shall promote a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional. The irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent.
4. Thirty (30) units shall be reserved for and occupied by qualifying seniors and thirty (30) units for income qualified family households. The project shall be permitted to have three (3) market rate units and two manager units (one per building). The remaining twenty-six (26) units shall be affordable to households earning between 30-60% of the area median income.
5. Lot 3, Block 1 of the Wertheimer Park Subdivision is encumbered by a Development Agreement set forth in Instrument No. 596639, records of Blaine County, Idaho (the 2012 Development Agreement). The parties hereto agree that this Planned Unit Development Agreement shall supersede and control over any provisions in the 2012 Development Agreement.
6. Personal possessions (laundry, outdoor gear, toys, etc.) shall not be visible from balconies; however, outdoor furniture/décor is permitted.
7. Subject to approval by the Idaho Transportation Department, the applicant shall install a Rapid Response Flashing Beacon, (specifications as determined by the City of Hailey as Part Number: LGS-WRRFB-F-S1 Description: Wireless Solar Powered Rectangular Rapid Flashing Beacon with S1-1 School Crossing and W16-7p Down Arrow Signs, or as close as possible to this specification), to the northwest and northeast corners of Maple and Main Streets.

Martha Burke, Council President, City of Hailey

Attest:

Mary Cone, City Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 06/02/2020 **DEPARTMENT:** Community Development Dept. **DEPT. HEAD SIGNATURE:** LH

SUBJECT:

Presentation by Chase Goulay of Ben Young Landscape Architects (BYLA) and Michael Bulls Ruscitto/Latham/Blanton (RLB) regarding Hailey Elementary/Campion Ice House/Rodeo Grounds/Visitors Center/ARCH Blaine Manor circulation alternatives and other site planning issues

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code Title 18, Mobility

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Blaine County School District, Haley Ice, and the Chamber have been invited to attend tonight’s meeting to hear the presentation regarding area circulation.

The architecture firm Ruscitto/Latham/Blanton designed both the Rodeo grounds remodel and Hailey Ice. They are very familiar with the area and with circulation needs. The City of Hailey entered in to a contract with RLB in 2018 and BYLA in 2019 to study overall circulation in the area, including whole area of Main Street from Hailey Elementary to the rodeo grounds, Hailey Ice and Blaine Manor. This area represents one of the highest concentrations of public/semi-public uses in Hailey, with a complex circulation pattern.

This key gateway area has highway curves and congestion. With the amount of activity generated at Hailey Ice, skate park, Visitor Center and rodeo grounds, the informal 20’ fire access lane that leads westerly behind Hailey Ice and through the Blaine Manor site to Maple Street has become critical. It is used on a daily basis. Hailey felt it was important to study the overall circulation in this area, taking in to account long-term changes such as possibility of a new Elementary School, and a future traffic light at Elm Street. Elements considered include:

- Possible new Hailey Elementary School in the future, which could allow for improved school access and circulation
- School bus routes (existing and improved)
- Need for interconnectivity but desire not to direct more traffic to residential old Hailey neighborhoods
- BCSD Tech Building (formerly Silver Creek High School)
- Future new traffic light at Main and Elm (could be ten (10) years out)
- 60 units approved for ARCH Blaine Manor: need to access traffic light(s) for southbound traffic
- Rodeo Grounds use and circulation
- Hailey Ice use and circulation
- Visitor Center Use and circulation
- Skate Park use and circulation
- Hailey Fire Station existing location; limitations with emergency access at Third Avenue/Highway 75; long-term fire department land use needs
- City well site and restrictions for uses surrounding the well site
- Senior Connection
- Grange Hall
- Circulation opportunities if/when the Snow Bunny site were to be redeveloped

Tonight, RLB will present the various alternatives considered. No decisions are expected tonight. The council will be reviewing and making a decision on preferred circulation at a subsequent meeting.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____
Estimated Hours Spent to Date: _____
Staff Contact: _____

Caselle # _____
YTD Line Item Balance \$ _____
Estimated Completion Date: _____
Phone # _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

___ City Attorney	___ Clerk / Finance Director	___ Engineer	___ Building
___ Library	___ Planning	___ Fire Dept.	_____
___ Safety Committee	___ P & Z Commission	___ Police	_____
___ Streets	___ Public Works, Parks	___ Mayor	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

No decision: discussion purposes only

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

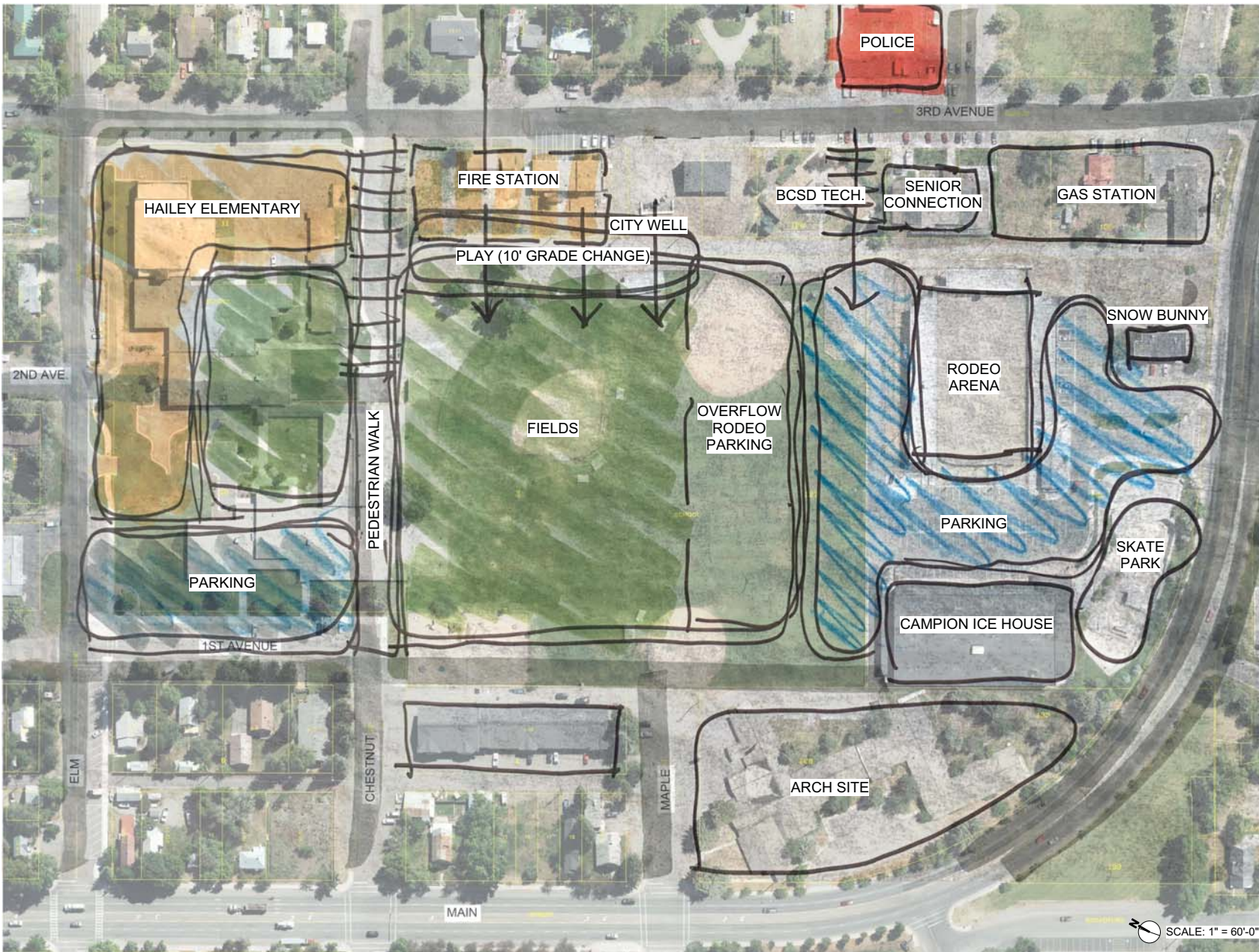
Date _____
City Clerk _____

No action requested of the Council at this time.

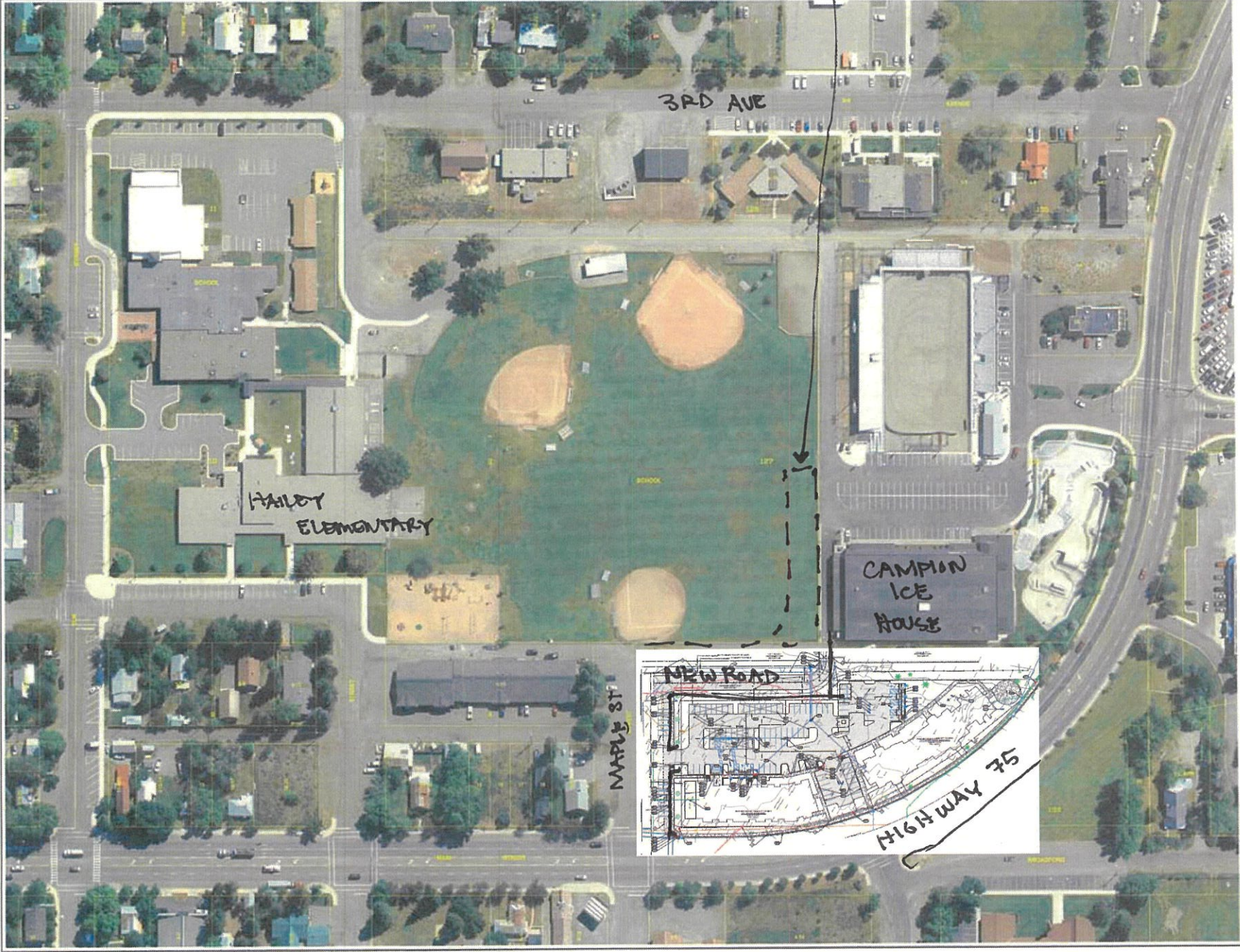
FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: _____ *Additional/Exceptional Originals to: _____
Copies (all info.): _____ Copies
Instrument # _____

SCHEMATIC OPTION A



AREA NEEDED FOR WIDER ROAD



8. SITE PLAN ENCHARGES

HAILEY ELEMENTARY AREA
 WITHIN SECTIONS 28 & 29, T. 2N., R. 18E., S.M. - CITY OF HAILEY, BLAINE COUNTY, IDAHO
 THE CITY OF HAILEY

PREPARED BY: []
 CHECKED BY: []
 DATE: []
 SCALE: []

REUSE OF DRAWINGS
 This drawing is not to be used for any other project or purpose without the written approval of the engineer of record.
 Engineering, Inc.

GALENA ENGINEERING, INC.
 Civil, Mechanical, & Land Surveyors
 3110 Highway 200, Suite 200
 Hailey, Idaho 83425
 Phone: (208) 738-4122
 Fax: (208) 738-4123
 Email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS

GRAPHIC SCALE
 1" = 100'

SITE

Return to Agenda

OUR TOWN, OUR HOME

City of Hailey

Visit us online at: www.haileycityhall.org

June 2020 • Issue No. 199



Message from the Mayor

Fourth of July Parade Salutes Heroes

Hailey's iconic July 4th celebration is its parade and...
..... the show will still go on, with some differences!

The City of Hailey and The Chamber are honored to announce the details of our Independence Day celebration. Events will include a special Fourth of July Parade that won't be on Main Street, but will wander through some of Hailey's oldest neighborhoods and the night will end with a spectacular fireworks display.

The parade will kick off at noon and will feature local heroes, including health care workers and essential employees like grocery store clerks. But it will also include you! The public is invited to be part of this year's special parade.

Despite being the hotbed of the cononavirus at one point, our community has risen to the occasion and we have much to celebrate. Hailey and Blaine County would not have been able to "flatten the

curve" of the COVID-19 pandemic without your help. Our entire community rallied to fight the spread of the virus. And we would like to honor you with a special Fourth of July Parade. This year, instead of horses, floats and big crowds on Main Street, our parade will star local heroes of every age in decorated vehicles and bicycles.

"We live in the greatest place on earth," Hailey Mayor Martha Burke said. "We did what we had to do to. We did the rights things here. We care and appreciate one another and we want to honor and show gratitude for our community on this Fourth of July."

For more information or to register for the parade or make a donation for the fireworks, please got to HaileyIdaho.com or call 208-788-3484.



Return to Agenda

Agenda
HAILEY PLANNING & ZONING COMMISSION
Monday, June 15, 2020
Virtual Meeting
5:30 p.m.

From your computer, tablet or smartphone: <https://www.gotomeet.me/CityofHaileyPZ>

Via One-touch: <tel:+15713173122,,506287589#>

Dial in by phone: United States: +1 (571) 317-3122 Access Code: 506-287-589

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of**ACTION ITEM**

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision..... **ACTION ITEM**

Public Hearing

PH 1 Consideration of a City-initiated Text Amendment to the Hailey Municipal Code to Title 13: Public Services, Chapter 13.04, Water and Wastewater Systems, Section 13.04.060, Cross Connections to clarify the purpose of the ordinance and modify E(3) by *removing double check valve assembly* and H. by *adding and Idaho plumbing code* and amend Title 18: Mobility Design, Chapter 18.14, Standard Drawings, Section 18.14.010, Diagrams to modify or replace drawings 18.14.000.0, 18.14.010.B.3 and 18.14.010.B.4, 18.14.010.B.7 through 18.14.010.B.11, 18.14.010.C.1 through 18.14.010.C.3, 18.14.010.C.6, 18.14.010.D.4a, and 18.14.014.F. **ACTION ITEM**

PH 2 Consideration of a Design Review application by Pioneer, LLC represented by Andrew Bick for Pioneer Storage Phase 2, a storage facility consisting of five (5) single-level storage buildings totaling 16,760 square feet and related parking, to be located at 1291 and 1311 Citation Way (Lots 1A and 1B, Airport West Subdivision #2) in the SCI-SO Zone District. **ACTION ITEM.**

PH 3 Consideration of a Preliminary Plat Subdivision Application (Phase 2) by Sweetwater Communities, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase 2 of Block 2 is subdivided into 14 sublots consisting, two (2) ten-unit condominium and four (4), three-plex townhomes for a total of 26 residential units. This project is located on the corner of Shenandoah Drive and Countryside Boulevard, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District. **ACTION ITEM.**

PH 4 Consideration of a Design Review Application by Old City Hall LLC, represented by Blincoe Architecture for a 2,757 square foot commercial addition to the existing building used by the Advocates Attic including an outdoor display and five (5) additional parking stalls located on River Street. This project is located at 12 W Carbonate St (Lots 12-15, Block 41, Hailey Townsite) within the Business Zoning District. **ACTION ITEM.**

Staff Reports and Discussion

SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.

SR 2 Discussion of the next Planning and Zoning meeting: July 06, 2020.

DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE
Monday, June 15, 2020
Hailey City Hall
4:30 p.m. (before P & Z regular meeting)

The Hailey Development Impact Fee Advisory Committee will hold a Public Meeting at **4:30 p.m.** on **Monday, June 15, 2020**, to be held virtually pursuant to Governor Little's Proclamation of March 18, 2020 related to the conduct of remote telecommunication meetings and in compliance with the Open Meetings Law. **The phone number to call in for the meeting will be posted on the agenda on the city website by June 12, 2020.** The telephonic Public Hearing will be conducted on the following item(s): to be held in the upstairs meeting room of Hailey City Hall and will hold Public Hearing on the following item(s).

Proposed amendments to 2020 City Capital Budget and its Development Impact Fee Component. The Advisory Committee will form recommendations regarding the proposed budget and review updates to the FY 2020 Capital Improvement Plan for the Hailey City Council's consideration.

Any and all interested persons are invited to attend this public hearing or submit written comments or direct questions to the Planning Development Assistant at 115 South Main Street, Hailey, Idaho, 83333 or planning@haileycityhall.org. Supporting documents for this item(s) can be viewed on the City of Hailey's website as of the date of this publication; go to www.haileycityhall.org, under City Departments, Community Development, click on either Current Applications or Ordinance Amendments. The staff report will be posted in this same location on the Friday before the meeting. If documents are not posted please call 208 788-9815 to have documents emailed or visit the front counter at city hall. For special accommodations to participate in the noticed meeting, please contact the City Clerk (208) 788-4221.

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, March 04, 2019
Hailey City Hall
6:15 p.m.

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of the Meeting Minutes of February 19, 2019. **ACTION ITEM**

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Old Cutters, Inc. to resubdivide Lot 14, Block 5, Old Cutters Subdivision (621 Docs Hickory Drive) into two sublots, to be called the Doc's Hickory Duplex. This lot was previously approved as a duplex lot. **ACTION ITEM**

Public Hearings

PH 1 Consideration of a Design Review Application by Elisabeth Grabher, represented by Jeff Hatch of Hatch Design Architecture, for construction of Pioneer Storage Facility, to be located at Lot 1E, Block 4, Airport West Subdivision #2 (1351 Aviation Dr) in the SCI-I Zoning District. This project consists of three (3) self-storage buildings, ranging in size from 3,000 square feet to 5,200 square feet with onsite parking. **ACTION ITEM**

Guest Visitor

Mayor Fritz Haemmerle to come to discuss visionary design review ideas.

Staff Reports and Discussion

SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.
(no documents)

SR 2 Discussion of the next Planning and Zoning meeting: **Wednesday, March 20, 2019.**
(no documents)

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**AGENDA OF THE
HAILEY CITY COUNCIL MEETING
Monday June 8, 2020 * Hailey City Hall Meeting Room
5:30 PM**

Please join my meeting from your computer, tablet or smartphone.

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ACTION ITEM = a vote may occur but is not required to be taken

ACTION ITEM.....

5:30 p.m. CALL TO ORDER - Open Session for Public Concerns

CONSENT AGENDA:

- CA 000 Grant Agreements
- CA 000 grant contracts
- CA 000 Motion to approve application to amend FEMA HMGP grant scope of work for the Hailey Fire Station seismic retrofit project. The revised scope of work would eliminate the roof and windows from the scope, due to costs, and retain the bay door and fire door safety retrofits **ACTION ITEM**
- CA 000 **Motion to ratify ARCH agreement with corrected typo for property description** **ACTION ITEM**
- CA 000 Motion to approve Resolution 2020-- authorizing an indemnification agreement with Blaine County School District for City's use of school property during July 4' 2019 dangerous fireworks display. **ACTION ITEM**
- CA 000 Motion to adopt Resolution 2020-___, authorizing the Mayor's signature on an agreement with Idaho Materials & Construction, for asphalt patching. **ACTION ITEM**.....
- CA 000 Motion to adopt Resolution 2020-___, authorizing the Mayor to sign a second addendum agreement extending the Ohio Gulch sludge drying fields lease to November 30, 2021. **ACTION ITEM**
- CA 000 Motion to adopt Resolution 2020-___, accepting the bid of \$197,658.00 by Western States CAT for a new backup generator at the Wastewater Treatment Plant **ACTION ITEM**
- CA 000 Canvass of May 19, 2020 ELECTION RESULTS **ACTION ITEM**.....
- CA 000 Consideration of Resolution No. _____ authorizing legal services, pursuant to the attached engagement memorandum, with attorneys Michael C. Creamer and Michael P. Lawrence of the law firm Givens Pursley to provide expert water law advice.
- CA 000 Special Events
- [CA 000](#) Motion to approve minutes of March 23, 2020 and to suspend reading of them **ACTION ITEM**
- [CA 000](#) Motion to approve minutes of March 24, 2020 and to suspend reading of them **ACTION ITEM**
- [CA 000](#) Motion to approve minutes of March 26, 2020 and to suspend reading of them **ACTION ITEM**
- [CA 000](#) Motion to approve minutes of April 6, 2020 and to suspend reading of them **ACTION ITEM**
- [CA 000](#) Motion to approve minutes of April 9, 2020 and to suspend reading of them **ACTION ITEM**

- [CA 000](#) Motion to approve minutes of April 10, 2020 and to suspend reading of them ACTION ITEM
- CA 000 Motion to approve minutes of April 13, 2020 and to suspend reading of them ACTION ITEM
- CA 000 Motion to approve minutes of April 17, 2020 and to suspend reading of them ACTION ITEM
- CA 000 Motion to approve minutes of April 22, 2020 and to suspend reading of them ACTION ITEM
- CA 000 Motion to approve minutes of April 27, 2020 and to suspend reading of them ACTION ITEM
- CA 000 Motion to approve minutes of May 4, 2020 and to suspend reading of them ACTION ITEM
- CA 000 Motion to approve minutes of May 5, 2020 and to suspend reading of them ACTION ITEM
- CA 000 Motion to approve minutes of May 11, 2020 and to suspend reading of them ACTION ITEM
- CA 000 Motion to approve minutes of May 19, 2020 and to suspend reading of them ACTION ITEM
- CA 000 Motion to approve minutes of May 26, 2020 and to suspend reading of them ACTION ITEM
- CA 000 Motion to approve minutes of June 2, 2020 and to suspend reading of them ACTION ITEM
- CA 000 Motion to approve claims for expenses incurred during the month of November, 2018, and claims for expenses due by contract in ___, 2019 ACTION ITEM

MAYOR’S REMARKS:

MR 000

PROCLAMATIONS & PRESENTATIONS:

PR 000

APPOINTMENTS & AWARDS

AA 000

PUBLIC HEARING:

PH 000

PH 000

PH 000

NEW BUSINESS:

- [NB 000](#) Consideration of new contract for services with Hunger Coalition to provide water for food production in exchange for food distribution services ACTION ITEM (no documents)
- NB 000 Introduction of Water Funds Budgets for FY 2021 ACTION ITEM
- NB 000 ACTION ITEM

OLD BUSINESS:

OB 000

STAFF REPORTS: Staff Reports Council Reports Mayor’s Reports

SR 000

SR 000 Draft of next Planning and Zoning Commission meeting agenda.....

SR 000 Draft of next City Council meeting agenda.....

EXECUTIVE SESSION: Real Property Acquisition under IC 74-206 (1)(c)

Matters & Motions from Executive Session or Workshop

Next Ordinance Number - Next Resolution Number- 2018-01

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