

**MINUTES OF THE SPECIAL MEETING
OF THE HAILEY CITY COUNCIL
HELD MONDAY JANUARY 5, 2009
IN HAILEY CITY HALL MEETING ROOM**

The special meeting of the Hailey City Council was called to order at 5:30 P.M. by Mayor Rick Davis. Present were Council members Martha Burke, Don Keirn, Carol Brown and Fritz Haemmerle. Staff present included City Administrator Heather Dawson, City Attorney Ned Williamson and City Clerk Mary Cone.

An application by Quigley Green Owners, LLC for Annexation of approximately 1,109 acres to be developed with a total of approximately 379 residential units and an 18 hole public golf course and Nordic facility. The property is currently located in the County and is zoned R-5 and A-10. The annexation application requests that the property be zoned as RGB, NB, LR-1, LR-2 and GR upon annexation. The Planning and Zoning Commission having been presented with all information and testimony in favor and in opposition to the proposal, hereby recommends to the City Council approval with conditions of this annexation

Handouts were given by Planning Director Beth Robrahn to council before meeting from Mike Chatterton, Blair Clark, and Anna Mathieu. Also, City Clerk Mary Cone received a fax from Dana Hofstetter and gave this to council before the meeting.

Mayor Davis opened the meeting and reviewed the agenda with council. Stating that there are 3 meetings for the Quigley Annexation, the other two meetings are on 1/8/09 and 1/15/09.

Robrahn pointed council to the documents they received from SPF Water Engineering, letter from Dave Hennessy to Mike Chatterton, a letter from Anna Mathieu and a fax from Dana Hofstetter.

All the documents in front of council tonight are the same as presented to the Planning and Zoning Commission, including financial analysis.

Tonight's staff report includes the procedure that the council is to follow and a list of the conditions that the applicant is required to meet in order to be considered for annexation. Robrahn pointed to the conditions that the applicant has issues with.

The SPF Water Engineering report has been given to the applicant.

Robrahn reminded council of tonight's agenda, and gave an overview of the proposal by applicant. Thursday's meeting (1/15/09) will be focused on the reasons and importance of the conditions from the Planning and Zoning Commissions viewpoint. January 15th agenda is open to discuss any additional topics.

Fiscal Impact Analysis will be due to arrive at the end of February or beginning of March.

Dave Hennessey presented for the applicant. Hennessey is also involved with the Elkhorn Resort. Hennessey gave a history of the master plan for the Quigley Canyon. Hennessey handed over the presentation to Tom Kopf a licensed Landscape Architect with DTJ Design in Boulder Colorado. The proposed amenities were reviewed, 18 hole public golf course with club house and Nordic Center, new Nordic track trails, restored Quigley Creek and Quigley Pond. These amenities were weighed against the ability to pay for themselves, density - # of houses,

The applicant is targeting many different groups as home buyers, single adults, families, business owners, retirees, and second home buyers. This diversity of target groups requires many different types of home types, prices and sizes. Kopf presented the favorable facts to having an amenity rich master planned community versus a conventional large lot subdivision, including preserving wildlife corridors.

Kopf gave an overview of the density plan from Down Canyon, Mid Canyon to Up Canyon. With Down Canyon being most urban like and Mid Canyon less dense and Up Canyon having very rural feel and larger lots added Kopf. The Quigley applicant proposes to have a “low impact” community by having photovoltaic street crosswalk signs, Energy Star compliant, wind energy, a recycle center, and narrower streets to limit the amount of asphalt that is used.

Kopf stated that there will be 9 miles of Nordic trail in Quigley Canyon connecting to more than 11 miles of wilderness trails, 23 km of Nordic trail including classic, beginner, intermediate, and expert trails.

Hennessey took back the presentation to discuss the economic impact of the project, based on the Peterson Analysis.

Hennessey reviewed the 54 conditions of approval. 21 of the conditions have economic impact to the project, a good portion of those are ones they offer, totaling about \$27 million. The other items requested would cost the applicant another \$64 million. The applicant disagrees with several conditions, 1, 2, 10 and 24. The condition regarding the golf course ownership, continued Hennessey, they would prefer to give it to the City of Hailey and have BCRD run it but the applicant wants to be a part of the discussions between Hailey City and BCRD.

Evan Robertson representing the applicant spoke to the council about the items that the applicant disagrees with conditions, 1, 2, 10 and 24. #1 - development in Deadman’s Gulch shall be prohibited, #2 – Development beyond the irrigation pond shall be prohibited, #10 – No lot shall be greater than one-half acre and #24 – Quigley Road or a secondary public access shall extend to the North side of the proposed parcels.

Robertson added that on condition #25 regarding active playing fields – they are limited in the amount of items they can provide and feel that they are being very generous with the golf course and other amenities.

Robertson on conditions #1 & 2 – development in Deadman’s Gulch is prohibited and development beyond the irrigation pond. These are huge concerns and can stop the project altogether.

Haemmerle asked what size house he envisions in the Up Canyon. Hennessey replied that they do not have a minimum or maximum house size in mind, but do envision ranch style homes which create the most natural feel on the area.

Tom Kopf spoke to adding another street to the development, proposing use for emergency vehicles only.

Hennessey closed the presentation and discussion of the conditions of approval.

Mayor Davis asked council for comments or questions.

Brown suggested that the 3rd meeting on 1/15 may be useful to discuss Water and Wastewater impact.

Keirn asked what “affordable golf” is according to the consultant’s analysis. Hennessey gave the proposed green fees, \$84 high season, prime time rates, \$40 for high season non-prime time, and \$18 for twilight golf.

Rob Blakely of Winterhaven likes what he sees with creating jobs and benefits to the city.

John who lives in Deerfield commented on the Peterson model creating new jobs, has someone else reviewed these numbers with actual jobs? John would like to see different traffic studies going through Deerfield versus access through Woodside and beside the High School. Are the attributes listed in the presentation going to be done?

Bill Hughes of 241 Eureka Drive spoke to council. Hughes feels that the upper canyon should not be developed, and indicated such in a letter sent last May. This letter is in the council packet for this meeting. Hughes does not want to see this development done in Hailey; he believes this belongs in the North Valley. Hughes questions the development and the impact on the Wildlife corridor.

Steve Kearns of 231 Broadford Road spoke to council. Kearns has lived in the city for about 20 years. Kearns disagrees with Hughes and believes this would be a great amenity for Hailey. Kearns asks council to balance the costs asked for so the developers can make this project a reality.

Daryl Fauth of 960 Foxmore Drive spoke to council. Fauth agrees with Steve Kearns and feels this is a great opportunity for Hailey. Deerfield will benefit from this development, including sidewalks.

Lee Jensen of 441 Eastridge Drive spoke to council. Jensen agrees with Fauth and believes this a fabulous plan and would like the council to work with the applicant.

Tony St. George of 408 S. 3rd Street thanked the Planning department and developer for having this information online. If the city gains a lot from this development then go for it added St. George.

Tim Hamilton a Board member with the Blaine County Recreation District spoke to council. Hamilton sees that this development would be good to supplement our existing recreation programs that may be jeopardized with the economy challenges we are experiencing now.

Andy Harding of 461 Mother Lode Loop feels this is not a good idea. Harding would like to see other options presented.

Tim Graves of 750 Buckhorn is an avid golfer and would like to see affordable golf in Hailey. Graves is a Deerfield resident and asks council to consider a second access not going through this subdivision. Graves considers this project "low density" but is concerned with the impact on city services. Graves asks the council to not be greedy with this developer. Graves wonders who will take care of the parks and other areas. Graves is also a member of the Sawtooth United Soccer Club, and they are looking for open space for practices and drills.

Keith Perry of 1440 Queen of the Hills questions why there is a need for two roads. Perry likes the applicant's idea for the emergency access road.

Jim Phillips of 20 Quigley Road spoke to council. Phillips lives adjacent to the proposed development. Phillips likes what he sees but wants to see more details. Phillips believes that the proposed development out the gulch is too narrow. Also, Quigley Road access, the quickest way is going to be Quigley Road, look at this realistically, Phillips asks of Council. If you have a secondary access, look at the impact on the residential areas, provide sidewalks so that people will be able to walk safely in the area.

Troy Thayer of 540 Buckhorn is in favor of this project. Thayer would like to see more details on the Wildlife preservation. Thayer is not sure of where the wildlife corridor is, he's never seen tracks.

Lily Simpson of 7 Quigley Lane complemented the applicant on the proposed development. Simpson agrees with Phillips in the traffic on Quigley Road, it is already busy. Simpson thinks that another road would conflict with the Wildlife in the area. Simpson has seen the wildlife diminish over the last 15 years. Simpson knows that there

is considerable wildlife on the South facing mountain. Simpson is very concerned with the migratory impact of the wildlife.

John from Deerfield spoke again. There are a lot of deer tracks as Simpson presented to council. John wants to see a balance to this project.

Bill Hughes spoke again to council; he believes that estate lots are not feasible. Hughes thinks that the development should and can be below the upper canyon. Hughes does not believe that the jobs proposed by the applicant will give sustainable jobs.

Roger Olson of 620 Buckhorn feels that this is a good idea but would like to see no development past Deadman's Gulch. He believes there is an opportunity to cluster some houses.

Mike Burnell of 190 Cranbrook spoke to council. Burnell has two kids in the Nordic program, and he uses the South entrance all the time.

Rob Blakely asks the council to allow this development to happen. Blakely believes that if you build it, "they will come".

Hennessey will check with Peterson to see if they have data on actual jobs created versus proposed jobs. Active play fields can be utilized for soccer practices; this is part of the PUD process.

Kopf addresses the questions on the Off-site improvements in Quigley, including raised intersections, pedestrian activated cross walks, and speed bumps. These are commitments that the applicant will provide. Tom reviewed proposed bike lanes separated from the road, additional stop signs through the neighborhoods and a proposal of a roundabout in Fox Acres to replace a 3 way stop sign.

Hennessey addresses the traffic study questions, they looked at the volume in several ways and the improvements stayed the same.

With no other comments, Mayor Davis adjourned the meeting at 7:30 P.M.