

**AGENDA**  
**HAILEY DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE**  
**Annual Meeting – Hailey City Hall**  
**Tuesday, June 27, 2017**  
**12:00pm**

**Call to Order**

[12:05:03 PM](#) Chair Fugate called the meeting to order.

**Public Comment** for items not on the agenda

No public comment for items not on the agenda.

**Public Hearings**

[PH 1](#) Proposed 2017/2018 City Capital Budget and its Development Impact Fee Component. The Advisory Committee will form recommendations regarding the proposed budget for the Hailey City Council's consideration. In addition to this, the Advisory Committee will consider the following items:

- Review the FY 2018 Capital Improvements Plan, and proposed amendments, and file written comments;
- Monitor and evaluate implementation of the Capital Improvements Plan;
- If necessary, file periodic reports with respect to the Capital Improvements Plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the developmental impact fees; and
- Advise the City of Hailey of the need to update or revise land use assumptions, capital improvements plan and developmental impact fees.

[12:07:16 PM](#) Horowitz went on to explain the background of the TischlerBise Report. Horowitz summarized projects in the Staff Report. Discussion ensued.

[12:09:32 PM](#) Dan Smith noted that he didn't follow all of the numbers on the spreadsheet where totals added up to more than 100%. Becky Stokes explained that the first percentage column is percentage of specific to growth; the second column is specific to HURA. Stokes noted that both columns are potential maximums, which don't quite add up initially. Stokes reiterated that maximums are theoretical and are to be used as a guideline.

[12:12:08 PM](#) Chair Fugate questioned the proportional increases or salary raises that are being recommended. Horowitz noted that the spending percentages were carried over from last year. Smith also questioned the totals at the bottom of the spreadsheet and suggested leveling things out a bit more. Stokes agreed and explained the process of why that happens (bond funding, other projects like River Street, etc.). Horowitz went on to discuss flooding expenditures and snow removal. Discussion ensued.

[12:17:19 PM](#) Pogue recommended that a push toward the design and renovation of River Street take priority, as it would generate more revenue for the City. Chair Fugate and Smith agreed.

[12:18:17 PM](#) Stokes went on to explain the percentage of growth and numbers associated with various projects. Stokes went on to explain how monies were allocated (i.e., snow removal and

storage, street equipment, flooding and more.

**12:20:44 PM** Smith motioned to approve the proposed 201/2018 City Capital Budget and its Development Impact Fee Component, finding that the project does not jeopardize the health, safety or welfare of the general public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards. Smith amended the motion to strike through conditions (a) through (h) and included Pogue's recommendation to prioritize the River Street project. Pogue seconded and all were in favor.

**New Business**

**Old Business**

**Commission Reports and Discussion**

**Staff Reports and Discussion**

**Adjourn**

**12:24:56 PM** Pogue motioned to adjourn. Smith seconded and all were in favor.

**AGENDA**  
**HAILEY PLANNING AND ZONING COMMISSION**  
**Special Meeting – Hailey City Hall**  
**Tuesday, June 27, 2017**  
**12:45pm**

**Call to Order**

**12:44:13 PM** Chair Fugate called the meeting to order.

**Public Comment** for items not on the agenda

No public comment for items not on the agenda.

**Public Hearings**

**PH 1** Consideration of a City-initiated Annexation of property identified as “City Parcel” on Exhibit B-1 (see [https://www.haileycityhall.org/meetings/documents/051117CouncilPacket\\_000.pdf](https://www.haileycityhall.org/meetings/documents/051117CouncilPacket_000.pdf)) pursuant to Idaho Code §50-222(3)(a) subject to an Annexation Services and Development Agreement consented to by Quigley Farm & Conservation Community, LLC, represented by Hennessy Company and SERA Architects. The public hearing on the following items was conducted on June 19, 2017, and is now closed.

- The Commission shall review edits from the June 19, 2017 meeting to the proposed zoning districts, including the creation of a new zoning overlay district, zoning ordinance text amendment(s) to existing zoning districts and new Definitions to Title 17, Hailey Zoning Code, and make a recommendation to City Council regarding the proposed plan and zoning ordinance changes in accordance with Idaho Code §67-6525 to establish comprehensive planning policies and zoning classifications of the lands to be annexed.
- The Commission shall review Findings of Fact, conclusions of law and decision regarding the above.

**12:46:25 PM** Horowitz summarized points from the last meeting and encouraged the Commission to edit as they see fit. Chair Fugate questioned the language of the proposed ordinance. Chair Fugate would like to include the language from the last meeting: project does not detract from downtown Hailey, and is clearly subordinate and supportive of downtown Hailey. Chair Fugate suggested that the ordinance read, clearly subordinate to and supportive of, so not to detract or be detrimental from the downtown business core. Smith suggested that the intent is to not have the downtown businesses pull away from downtown core to conduct business elsewhere. Chair Fugate would like to support the new overlay district; however, be subordinate to the downtown Business Zoning District. Pogue and Smith agreed. Williamson noted that the Business Zoning District could change over time and recommended wording it has Business District on Main Street.

**12:54:56 PM** Horowitz suggested clarifying which Business Zoning District, as a Business Zone exists in Woodside. Chair Fugate suggested wording it as: ...so as not to be detrimental to the downtown Business Zoning District. Williamson questioned what is downtown. Smith suggested referencing the

Comp Plan. Williamson suggested looking at a four or five block area in downtown, not from Blaine Manor to Albertsons. Horowitz noted that the Comp Plan defines downtown core more narrowly, which would also include the middle blocks of River Street. Discussion ensued.

[12:58:36 PM](#) Horowitz noted that the downtown core is defined under Central Core in Municipal Code. Horowitz suggested utilizing Central Core, as it is most specific and measurable; no ambiguity. Chair Fugate agreed.

[1:03:36 PM](#) Smith would like to see the entire downtown Business Zone District, excluding Woodside, included. Chair Fugate suggested that is read: so as not to be detrimental to the downtown Business Zoning District. All were in agreement.

[1:07:56 PM](#) Pogue motioned to approve and recommends the adoption of the ordinances attached hereto as Exhibits A and B, with the addition of: clearly subordinate to and supportive of, so as not to be detrimental to the downtown Business Zoning District. Smith seconded and Engelhardt, Smith, Chair Fugate and Pogue were in favor. Scanlon voted nay.

[1:09:48 PM](#) Williamson noted that the above statement will be included in the Findings of Fact.

[1:10:40 PM](#) Pogue motioned to approve the Findings of Fact as submitted and amended. Engelhardt seconded and all were in favor.

#### **New Business**

#### **Old Business**

#### **Commission Reports and Discussion:**

Next Planning and Zoning Meeting will be held on **July 17, 2017**.

#### **Staff Reports and Discussion**

#### **Adjourn**

[1:13:21 PM](#) Scanlon motioned to adjourn. Smith seconded and all were in favor.