

**MINUTES OF THE REGULAR MEETING OF THE
HAILEY CITY COUNCIL
HELD MONDAY, MAY 23, 2005
IN THE HAILEY TOWN CENTER MEETING ROOM**

The regular meeting of the Hailey City Council was called to order at 4:00 p.m. by Mayor Susan McBryant. Present were Council members Rick Davis, Martha Burke, Carol Brown and Don Keirn. Staff present included City Attorney Ned Williamson and City Clerk Heather Dawson.

WORKSHOP – Airport Relocation

Rick Baird, Friedman Memorial Airport Manager, and Chuck Sundby, Engineer, were present to discuss the Friedman relocation and/or expansion requirements set forth by the Federal Aviation Administration.

Baird presented the history of the airfield, saying the first mention of the airport being in the wrong place was in 1976. A grant application of the time stated that the area is too narrow, and the runway needs to be longer than the space allotted, and the facility would need to be moved sometime within 10 or 15 years from that date. In the early 1990's the Kauffman study was done, followed by the 1994 Master Plan. Baird also described the different aircraft size, including B-I, B-II, and C-III aircrafts.

He said the study team has been able to come up with a list of necessary projects to make the airport meet C-III standards at its current location. The 2004 Master Plan update concluded that analyses of alternative sites is necessary. The 1994 Master Plan Preamble also states that alternate sites will need to be sought when certain thresholds are met at the current site. Key to the site selection process is a Site Selection Study Advisory Committee.

Distance and drive time has been a major controversy in the site selection discussions thus far. One of the questions asked is what are the requirements to make the current site compliant with current standards. Shifting the runway eastward would require the condemnation of over 50 existing homes. Shifting the runway westward would require the removal of all hangers and terminal buildings, significant land acquisition, restructuring the terminals and hangars which would require the airport to be closed for a couple of years. Land would need to be acquired to the south, where there are land benches, wetlands, and environmental issues. The airport has had a no-growth policy for some time, and there is no real ability to expand airport fees to become self-sustaining in the face of these costs.

Mayor McBryant noted that the airport has been able to make grant matches for federal grants off of the airport revenue from fees. Operationally, nothing would change, except the opportunity to gain additional revenues from additional carriers. Davis noted that a

two-year closure would stop the stream of revenue. Condemning property will require an additional 5 years of court time. Baird said if property is condemned, the governing body needs to show that there are no alternatives.

Davis asked if Blaine County's authority would diminish if the airport were relocated to another county. Burke said that Hailey, at that point, would back away from the governance of the airport after the site and relocation matters were fully instituted. McBryant said the airport would not be for Camas or Lincoln counties; it would be for Blaine County, which would have to have authority. Burke said there is concern in the outlying counties that they will have to fund the airport through tax levies.

Baird said both air carriers say a distance from Sun Valley of 40 miles is reasonable. They have also said that if the cost of doing business goes up, the air carrier companies will have to make business decisions accordingly. The study has been done by Meade and Hunt, whose experts are considered to be the best in the nation. The company's assumption is that potentially passengers who are currently by-passing Friedman to use more reliable airports will stop doing that, and the use at Friedman, if moved, will actually increase.

Sundby said from an aviation standpoint, the impacts need to be held offsite. The perimeter problems of land use and terrain cannot be solved by civil engineering.

Dawson noted that there is some hesitancy among travelers since 9/11 to fly at all if driving time is less than 4 hours, because of the waiting times inherent in flying since 9/11. She asked if there is consideration in the future vision of the airport that it be an international hub with direct flights to Atlanta and New York such that travelers from Twin Falls or Boise would travel to Friedman for those flights. Sundby estimated that travelers from the Magic Valley would use it as such, but Boise has too many connections for travelers to make that drive. He said that opportunities can be created, away from the confines of the Hailey site, that, even though unseeable at this time, may emerge in the future. With the current site there are no such opportunities.

Brown asked about the next steps involved, and, following Sunby's summarization, she concluded that the site selection process has been extremely educational for the entire area.

Burke said she was trying to figure out what FAA requirements for a private field would be, and who would set the standards for safety and accept the liability for safety. Baird said a private airfield would be similar to the one in Picabo. As long as federal funds aren't taken, the airfield can remain private and the owner can accept the liability for it.

Keirn asked why the Moonstone site was dropped. Sundby said there are airspace issues with the mountains to the north, but, even more significant were the wildlife corridor concerns of the Idaho Fish and Game.

Mayor McBryant recessed the meeting at 5:12 p.m.

FIREWORKS PRESENTATIONS

Mayor McBryant reconvened at 5:30 p.m., and turned the meeting over to Council President Rick Davis for a presentation.

Davis gave the history of the fireworks celebration effort within the City of Hailey. He said the effort was begun with donations by Bruce Willis, who, after the first year or two, asked the Hailey Chamber of Commerce to participate in the sponsorship. Eventually the Hailey Chamber took over completely, and Hailey now has one of the top two fireworks displays in the state.

Davis presented awards to Wood River Insurance, Cornerstone Realty Group, Pepsi Cola Company, KECH Radio, Associated Brokers of Sun Valley, Zion's Bank, Wells Fargo Bank, Atkinson's Market, Hailey's Antique Market, Power Engineers, US Bank, Rocky Mountain Hardware, Friedman Memorial Airport, First Bank of Idaho, Bank of America, and Mountain West Bank.

Mayor McBryant then thanked Rick Davis for doing the legwork on this project year after year.

PRESENTATION – BLAINE COUNTY CITIZENS FOR SMART GROWTH

Doug Abromite, president of Blaine County Citizens for Smart Growth, and Gretchen Wagner, Secretary, were present to address the council. He addressed the precept that smart growth may be a contradiction in terms. He said growth will occur, but demise of quality of life does not have to occur. A valuable goal is the collaborative decision making process. He said walking is encouraged, as well as a transportation system that encourages a variety of options. He said many of the officers and members of Blaine County Citizens for Smart Growth live in Hailey, and the organization is well vested in Hailey. He said he has lived in Sandpoint, Moscow, McCall, and Hailey, and said all these areas have grown. He emphasized the importance of managing growth.

Wagner said she grew up outside of Chicago, and moved to Hailey in 1998. Her husband, Eric Leidekker, is a board member of Smart Growth. The couple became board members of Smart Growth because they saw it as a means to contribute to the Wood River Valley. The organization is not anti-growth, but instead believes itself to be stewards of growth, promoting the management of growth. The ten principles of Smart Growth were distributed. She urged the city to utilize Smart Growth as a resource to utilize in a variety of areas. Hailey is at a critical stage of development and change. She said that Aaron Domini and Christopher Simms have developed some power point presentations that she would like the council to take the opportunity to see.

Chris Simms, executive director, said it is important to have a few minutes to talk about why Smart Growth does what it does. He said that the organization's valley-wide

membership includes 750 people. These citizens have entrusted its representatives to look out for their interests in terms of managing growth.

Davis noted that Smart Growth is nation-wide. Simms said the organization grew out of an academic movement, and has been adopted by the Environmental Protection Agency. Each area has its independent 501-C-3 organization, and isn't affiliated with nationwide organizations other than academically. Davis said the special interest group should be telling its story nationwide, both to increase its membership and to set to rest the thought that it is a special interest group.

Brown said she had seen a presentation on design and density, and said the visual presentation was very powerful, and urged the council to hear that presentation as a group to foster discussion of it.

Burke said once it became clear to her that there is no allegiance on the part of Smart Growth to anyone other than its smart people local membership, she said she began to embrace the components.

Aaron Domini said he had collaborated with the Wood River Land Trust in developing some comments relative to the land use section of the comprehensive plan later on tonight's agenda. Alison Kennedy will be presenting those comments on his behalf.

CONSENT AGENDA

Brown pulled CA 160 so that she could abstain. Burke moved to approve the remainder of the consent agenda, Keirn seconded; the motion carried unanimously.

- CA 156 Motion to approve Summary of Ordinance No. 905 – Administrators Duties; Building Height
- CA 157 Motion to approve Consent to Sublease rodeo grounds to Sawtooth Rangers for June 19, 2005
- CA 158 Motion to authorize signature of contract with Management Partners for annexation fees study
- CA 159 Motion to authorize signature of Kodak American Greenways Grant application
- ~~CA 160 Motion to approve Minutes of April 25, 2005, and to suspend reading of them.~~
- CA 161 Motion to approve Minutes of May 9, 2005, and to suspend reading of them.
- CA 162 Motion to approve claims for expenses processed between April 20 and May 20, 2005
- CA 163 Motion to approve Treasurer's Cash Report for the month of April, 2005.

CA 160 – Davis moved to approve the minutes of April 25, 2005. Burke seconded; the motion carried with Brown abstaining.

OB 164 – 2ND READING ORDINANCE 907 Mayor McBryant read the second reading.

OB 165 – 3RD READING ORDINANCE 905 – Davis moved to approve the third reading, and read by title only. Keirn seconded; the motion carried unanimously. Mayor McBryant read the third reading.

OB 166 – 3RD READING ORDINANCE 906 – Brown moved to approve ordinance 906, read the third reading by title only and authorize the mayor to sign it. Burke seconded; the motion carried unanimously. Mayor McBryant read the third reading.

PH 167 – FINAL PLAT LOT 7, BLOCK 4 AIRPORT WEST

Brian Yeager said the plat is identical to preliminary plat with the following exceptions: The grinder pumps that were going to be used in lieu of a lift station will no longer be used.. A publicly owned and operated lift station would be a superior solution. City staff want a SCADA System and contributions toward spare pumps and parts for the lift station. The applicant is agreeable to those conditions. Construction has started, and the project is scheduled to be completed by mid-summer.

City Planning Director said the conditions of approval reference \$10,000 for SCADA System and other lift station improvements. She said private streets should be noted to have easement for public access. Another problem with not requiring public access to be available on private streets may give the impression that the street could be gated.

McBryant asked if the lift station will tie into existing systems at Airport West. Hellen said it ties into a main sewer line throughout Airport West. Hellen said this lift station is necessary because the property is located at the lowest end of the subdivision. The rest of Airport West has adequate flow in the sewer lines. Davis asked how the \$10,000 figure was derived. Hyde said it is based on estimated operating costs of the pump.

Brown moved to approve the final plat with conditions A-K as identified in the staff report. Davis seconded; the motion carried unanimously.

PH 168 COPPER RANCH CONDOMINIUMS PHASE II

Brian Yeager said the condominium plat of existing buildings is presented herewith. McBryant asked what the schedule of the phases is. Soffro said 11 buildings are currently under construction, and outlined the construction schedules within the project.

Grotto said the snow storage easements were inadvertently omitted. **Keirn moved to approve the final plat of Phase II Copper Ranch Condominiums.** Burke seconded; the motion carried unanimously.

LAND USE COMPONENT OF HAILEY COMPREHENSIVE PLAN

Grotto said the council reviewed this section of the plan on March 28, 2005, then tabled it for revisions. The comprehensive plan is a living document, and when we know what will happen with airport relocation, we should come back to the plan and revisit all the sections that the airport relocations affects.

On page 146 she added protecting sites with historic value. On page 147 there was discussion about increased height; she had changed the word to commercial district. Expansion of Light Industrial adjacent to current LI areas and airport areas is encouraged. The airport language now states “support continued compliance with the current Master Plan. A private airport would not be funded by FAA and then would not be subject to FAA safety limitations. The parks dedication is left out of commercial developments, we’re not saying there is no need, but there are no recognized standards, so she added if recognized standards are used as a basis for this, such parks space could be required. 5.3% of land uses in Hailey are dedicated to light industrial uses. Airport West will supply what LI area is needed until airport relocation decision is made, then we should consider where we want to expand future light industrial uses. She had not seen Domini’s comments before today.

McBryant noted that the Historic Preservation Committee has been established, and the language should be changed to reflect that.

Mayor McBryant opened the public hearing. Allison Kennedy of Blaine County Citizens for Smart Growth said some language conflicts with the image of the land use map. She encouraged stronger language in some areas, and suggested language pertaining to hillside protection. She had added in reference to open space as well as green space in the areas that greenspaces are mentioned. She felt both terms to be equally important. She suggested language pertaining to wetlands areas.

Becki Keefer, Chair of Hailey Parks and Lands Board, said this is the one section of the comp plan that has remained unchanged since the Comprehensive Plan’s inception. Green space is preserved open space, the underlying principal is that it is preserved, unlike open space which is not preserved. Open space has development rights. She supported the hillside language suggested by Kennedy.

There were no further public comments. Grotto asked Kennedy to specify where consistency doesn’t exist with the land use map. Kennedy said the wildlife areas and the buffer areas are not shown on the map. Grotto said the shading on the map is significant, and as the blue buffer area goes further out, it gets significantly lighter.

McBryant said the council has viewed the draft documents already two times. She said the plan is intended to serve as a guide. Areas of omission are not included, and she was therefore inclined to go with broader language including open space rather than green space, and the hillside slopes. Other areas are too inclusive, where special areas are listed. She would be opposed to changing the word consider to make it create, because

there is a broader discussion inherent than what appears on the surface. Keirn agreed, saying the comp plan is a guide, a document to be interpreted by various council's. The document needs to be somewhat fluid in order to meet changes as they occur.

Brown felt that the intent of previous and sometimes disparate council comments had been caught within the draft. Burke said in 1971, when open space and zoning issues were in flux, she said better defined language may have deflected some difficulties. Grotto said many sections of the comp plan now use the definitions of greenspace and open space as described by Keefer, carefully.

Davis moved to adopt the new land use component of the comprehensive plan as drafted. Keirn seconded. McBryant asked for an amendment regarding the historic commission language. Davis amended the ordinance accordingly, and Keirn seconded. The motion carried unanimously.

COX CABLE FRANCHISE ORDINANCE

Williamson said the key to the new franchise is under the agreement, not the ordinance. This ordinance is straightforward and begins a process wherein we have to publish it and get into the work of the agreement. The agreement will be the meat of the franchise. The ordinance has been given to Cox, and the same format will be done with Intermountain Gas. He wanted to make everything fairly consistent, because these utility companies are using the right of way. He had made some changes, wanted to delete television and computer services, more broadly cover cable services. The other change is grammatical, the franchise agreement being adopted on a date, moved earlier, awarded subject to and in accordance with the franchise agreement.

Davis said prior to the third reading, we will have a franchise agreement in hand that we can read through. Williamson said this is simply an introduction of the ordinance.

ANNUAL AIRPORT AUTHORITY APPOINTMENT

Burke said if Mayor McBryant would consider allowing the council to appoint her, Burke would nominate McBryant to the new term on the Friedman Memorial Airport Authority. **Keirn moved that McBryant be reappointed.** Brown seconded. The motion carried unanimously.

COUNCIL REPORTS

Brown said she had received an invitation to a regional planning meeting regarding public transportation. She said she had an informal meeting today with Mayor Thorsen, Virginia Eggers and Tom Bowman. Hailey has a role in regional planning, and she expressed interest in attending those meetings. McBryant agreed, saying those who have the money will make the decisions for the masses.

Keirn said Bowman had assured him the county would participate in SEISO as long as Hailey could be assured of its monetary contribution. He wanted to set up a workshop with the Ketchum City Administrator to talk about development impact fees.

Davis wanted a town meeting scheduled sometime in the future for the Local Option Tax issue. The historic commission met, and will meet again on the 31st. Tom Bergin will come to the next meeting to help decipher an old map. Joan Davies and Linda Smyth, are interested in historic value and historic preservation. **The council concurred with those appointments, and the mayor made the appointment of Joan Davies and Linda Smyth to the Historical Preservation Commission official following a motion by Keirn, seconded by Brown.**

Davis said an annual fee for a yearly membership to the Historical Society of \$25.00 should be paid.

He asked the council to instruct the city attorney to take out the verbal command language in our animal control ordinance, giving the officer's discretion to address situations. Burke said when other people's dogs aren't on a leash, it is difficult. Keirn moved to direct staff to draft the ordinance. Burke seconded; the motion carried unanimously.

McBryant asked the council to offer her names for the Local Option Tax Ad Hoc Committee. The town hall meeting should wait until this group has convened. She wanted to make the impact fee matter an opportunity. She would like a general town hall meeting near the end of the summer. Keirn suggested including the LOT town meeting into that general meeting.

Brown wanted to ride bikes or walk during the 4th of July parade in support of a safe main street, rather than ride in a car.

OPEN SESSION

Richard Stopol said he had problem with new ordinance allowing 4500 square feet lots within the Townsite Overlay district. He didn't know how the decisions was made to carry that across the bike path. There are no properties on the east side of the bike path that are suitable to small lots. He was afraid he will get taxed out of this town and not be able to live here anymore. McBryant said the notice wasn't regarding a specific lot. Stopol said this is a big issue. Grotto said the townsite overlay district was delineated 2 to 3 years ago. There are several lots east of the bike path. The nature of those lots, narrow and deep, give them the same benefits as others in the old Hailey townsite. Text amendment includes all the townsite overlay district. Stopol said there are sidewalks up to 4th street, but not up to 6th street. The part of town doesn't have the same amenities. Stopol didn't know what purpose is met by this amendment. He said neighbors only interested in speculating on property values will drive out those of us who want to live here.

EXECUTIVE SESSION

Keirn moved to go into executive session to discuss personnel issues, land acquisition, and pending litigation. Burke seconded; a roll call vote showed all in favor. The council went into executive session at 7:35 p.m. Following a motion by Davis and second by Burke and a unanimous roll call vote, the council went out of executive session at 8:20 p.m.

There being no further business, the mayor adjourned the meeting at 8:20 p.m.