

**MINUTES OF THE REGULAR MEETING OF THE  
HAILEY CITY COUNCIL  
HELD MONDAY, SEPTEMBER 10, 2007  
IN THE HAILEY TOWN CENTER MEETING ROOM**

The regular meeting of the Hailey City Council was called to order at 5:30 p.m. by Mayor Susan McBryant. Present were Council members, Rick Davis, Don Keirn, and Martha Burke. Staff present included City Attorney Ned Williamson.

**Open Session**

Diane Barker of 109 Geronimo said she pulled out the automatic aid agreement, and found that it had expired on September 1, 2007. She wanted to know what the city would do now that it is expired. Mayor McBryant said she would take that under advisement with staff.

**CONSENT AGENDA**

CA 340 and CA 344 were pulled from the consent agenda. Burke moved and Keirn seconded that the remainder of the consent agenda be approved as presented. The motion carried unanimously.

CA 338 Motion to approve Idaho Power Easement for Underground Conductor, junction box at McKercher Park

CA 339 Motion to approve Alcohol Beverage License Renewal for Pizza Inc.

~~CA 340 Motion to approve a request by ITD for noise ordinance variance for overlay of Hwy 75.~~

CA 341 Motion to approve sub-lease for the Sawtooth Rangers for Burrow Adoption Show to be held Sept 21 – 24<sup>th</sup>, 2007.

CA 342 Motion to approve request by Senior Center to submit an application for a Lot Line Adjustment.

CA 343 Motion to approve grant application by Hailey Historic Preservation Commission to be used to prepare nominations to the National Register of Historic Places.

~~CA 344 Motion to approve minutes of August 27, 2007, and to suspend reading of them.~~

CA 345 Motion to approve RSCI Lien Release.

CA 340 Davis asked what the hours of operation will be for the highway construction project. Hellen said they were scheduled from 7:00 p.m. to 6:30 a.m., but they are considering not doing it because the nights have already become cold. He suggested the council approve this waiver, in case ITD decides to go forward. **Davis moved and Keirn seconded to approve the construction noise waiver; the motion carried unanimously.**

CA 344 Minutes – Mayor had several semantic corrections, relative to passive/active voice and clarification of meaning. **Burke moved and Keirn seconded to approve the minutes as corrected.** The motion carried with Brown abstaining.

**MAYORS REMARKS**

The Mayor turned the floor over to Bob MacLeod, whom she had asked to volunteer during the Castlerock fire as an information distributor to and from the command center.

MacLeod said the situation was a good learning situation. It made us aware of areas of deficiencies. He is still working on a volunteer outline, and how that could speed things along. Mayor said Bob brought back to us a syllabus of tasks we needed to do in the event the fire moved closer to us. He established a list of volunteers which can be used in the future. She expressed appreciation for Bob MacLeod on behalf of herself, the council, and the broader community.

### **APPOINTMENTS**

Mayor appointed Anna Mathieu as Hailey's Community Housing Board Member, and suggested that the county appoint Christine Anderson. She appointed Don Keirn to the Fly Sun Valley Alliance. She appointed Heather Dawson to the Mountain Rides Board, formerly KART/PEAK, saying that Dawson has been a participant in a number of activities related to climate protection, and has the ability to guide a body when they are making decisions and may not have fully thought through all the consequences. This could be a development opportunity for Heather as well. **Brown moved to approve all the appointments.** Burke seconded; the motion carried with Keirn abstaining.

### **SUBDIVISION ORDINANCE AMENDMENTS**

Diane Shay, City Planner, introduced the proposed ordinance amendments. The definition of "congruous" has been inserted. Language has been developed to talk about what happens with community housing units if the land is re-subdivided. Keirn asked for clarification about what the loophole being eliminated is. Williamson said if he wanted to ensure that if a development had more than five units, certain requirements would apply. Mayor opened the public hearing. Geoffrey Moore asked what we are referring to with the word congruous and what the purpose behind that is. After hearing the Mayor's comments, he said he liked the language. Davis read an email from Rob Lonning, who expressed that any building built prior to 1941 is congruous, and felt that the issue is more whether it fits into the character of old Hailey. Rob Lonning was curious to know why the change is being proposed. Beth Robrahn said the intent is to make the definition of "historic structure" consistent with how the definition is used by the zoning board. Shay added that the subdivision and zoning ordinances should mirror each other in these types of definitions. Brown said the changes seemed straightforward to her. **Davis moved that the council read the first reading of Ordinance 994 by title only.** Keirn seconded; the motion carried unanimously.

### **2<sup>nd</sup> READING ORDINANCE 993**

Mayor read the second reading of the proposed encroachment permit ordinance by title only.

### **MANAGEMENT AND DEVELOPMENT OF COMMUNITY HOUSING**

Mayor McBryant said she had provided a summary report to the city council, presented by Gates Kellet who conducted a workshop at city hall approximately a month ago. The summary report does a fine job of outlining the context of the discussion and the history of the housing authority. The report identifies what the housing authority has and has not done. It outlines our assets; what kind of community housing units we have been able to procure. Questions that have come out of the workshop include how ongoing compliance

will be managed, do the guidelines need to be so complicated, who should develop the city land? The recommendations for moving forward are not wholesale endorsement of any one methodology. It is an effort to examine how much further Hailey will grow in its inventory, and how hard is management from that point forward. She asked the council to read the document, consider what is valuable and vital, and then we'll take it up at our next meeting. The Blaine Leadership meeting is this Wednesday, and she will report that we have received this report for our consideration to that body. It is their intent to have the same thing happens at the county level. She said it will behoove us to create a matrix that does not put all our eggs in one basket, and allows us to manage our growing inventory of assets. Brown said it is critical that we do get moving on how we will manage our units. She was contacted by John Flatery, who had some questions about Sweetwater with its 2 sides; the land we accepted upon which to develop our own housing units, and the alternative models and how those come in at current market rates. We need to finalize the agreement on the alternative model. Mayor said we have drafted our alternative model for Cutters, but that model continues to be amended by BKHA. Shay asked if building permits have been pulled for Woodside Elementary housing. Mayor said we don't want to be obstructionists; we want it to flow. She said we will be looking for some action at our next meeting. Brown said a loan program for the down payment could be arranged, in response to Burke's concern that many applicants may not qualify for loans. Davis said there are many employer programs for applicants that have credit worthiness.

Mayor said our Community Housing Ordinance means that as we grow our city, this increases our growth rate. She would like the council to consider allowing a developer to purchase a unit and sell it for a lesser price to the community housing market. She said the idea is to salvage what is in our community right now.

Williamson said he would like to get direction about management and development issues. The ordinance does have provisions for offsite units. He did not read the ordinance as requiring new housing. He suggested using Kellet's report as a guideline to get direction on management and development. He would feel more comfortable about approving the deeds on his desk if that structure were in place.

Keirn announced that he will be out of town next week – Monday through Friday.

## **WORKSHOPS**

Mayor asked Chapman if he has been reviewing auto aid agreements. He had been, and they scheduled a meeting in the morning.

Jeff Gunter said law enforcement in the valley has one weakness, and that would be in drug related DUI arrests. Every year the state puts on a class for drug recognition, and one of our officers recently completed that class. Derek Stewart is now a certified drug recognition expert.

Dawson commended staff, who made a lot of good judgment calls during her absence.

Hellen said graffiti has been an issue in Hop Porter Park, and the cameras were installed to prevent further vandalism. Gunter added that during the last act of vandalism, the cameras showed no facial shots.

Hellen said he had been receiving complaints about water and sewer bills. Sewer charges are based on winter water use, and many residents in old Hailey are still running their water during the winter to prevent freezing. The council may want to think through that issue. He recommended amending the rates for one season, giving the homeowner an opportunity to fix. Mayor suggested he come forward with something at the next meeting that the council can take action on. Brown said the winter issue is completely different than our summer issue, when we run out of water.

Brown said she is always proud when the Hailey fire engines are the first to respond, and said we are lucky to have had Bob MacLeod represent us. Burke said the tenants at the airport had been talked with, and both carriers noticed a very pronounced decline, and rental cars were turned in early. Not just Ketchum lost revenue over the Labor Day holiday. It is incumbent upon all of us to let us know that the community is still here and the mountain is still there. Mayor said she had advised staff not to make any expenditure without prior authorization, because our revenue stream has been cut by virtue of the fire.

Keirn said the SIEDO regional support will be provided, but the local support was not sure. The advertising agencies have come up with a new logo.

Rick Davis said he will be out of town from Oct 31 through Nov 14. Davis said he was on the planning committee for the tri-Bah for the 20<sup>th</sup> of this month at Friedman Memorial Airport. "Fire's Out, Fall is In Bash" is being planned for Ketchum, to restore revenue, 2-days, lots of fun with Steve Miller and Bruce Willis donating entertainment on the 28<sup>th</sup> & 29<sup>th</sup> of September. HHPC has delineated 15 properties eligible for National Registry of Historic Places. Relinquish honorary commandership at Mountain Home this Friday.

### **EXECUTIVE SESSION**

Mayor McBryant noted that an executive session is needed for the purpose of discussion pending litigation under IC 67-2345.f, and personnel matters under IC 67-2345.a. **Burke moved to go into executive session; Keirn seconded.** A roll call vote showed all in favor. The council went into executive session at 6:33 p.m. Following a motion and roll call vote to adjourn, the council went out of executive session at 7:10 p.m. and Mayor McBryant adjourned the meeting immediately thereafter.

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Susan McBryant, Mayor

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Heather Dawson, City Clerk