

**MINUTES OF THE SPECIAL MEETING  
OF THE HAILEY CITY COUNCIL  
HELD MONDAY OCTOBER 06, 2008  
IN HAILEY CITY HALL MEETING ROOM**

The meeting of the Hailey City Council was called to order at 5:00 P.M. by Mayor Rick Davis. Present were Council members Don Keirn, Martha Burke and Fritz Haemmerle. Carol Brown present via conference call. Staff present included City Attorney Ned Williamson, City Administrator Heather Dawson and City Clerk Mary Cone.

**CONSENT AGENDA:**

- ~~CA 354— Motion to approve the close out of 2007 Hailey Historic Preservation Commission (HHPC) grant —project summary on Snider House and Survey Form for the Hailey Hotel (aka Hotel Rialto)~~  
CA 355 Motion to ratify Mayor’s signature on 2008 application HHPC grant project which scope includes historical survey for Hailey Rodeo Grounds and nomination of Hailey Hotel (aka Hotel Rialto) – FY 2008-2009 50% cash matching grant \$2,000  
~~CA 356— Motion to authorize Mayor Davis to sign grant documents related to the Idaho DEQ Wastewater Master Plan Grant.~~  
~~CA 357— Motion to approve minutes of September 22, 2008 meeting and suspend reading of them~~  
CA 358 Motion to approve claims for expenses incurred during the month of September, 2008

CA 357 item was pulled by Mayor Davis and Carol Brown.

CA356 item was pulled by Heather Dawson.

CA 354 item was pulled by Martha Burke as this item for discussion is her house.

**Motion made by Keirn to approve all other consent agenda items, seconded by Burke, motion passed unanimously.**

**CA354 - Motion made by Keirn, seconded by Brown, motion passed with Burke recusing.**

**CA356 – Dawson pulled this item to add language to the motion “and adopt Resolution 2008-16”**

**Motion made by Keirn to authorize Mayor to sign grant documents related to the Idaho DEQ Wastewater Master Plan Grant and adopt Resolution 2008-16, seconded by Burke, motion passed unanimously.**

CA357 – Brown had changes on page 22 – list of attendees, add Carol Brown as she was present at the meeting. Then on page 27 “Brown was content with Ballard’s comments, her questions are answered.” Please remove this sentence as Brown was not content and her questions were not answered.

Mayor Davis change on page 27 – sixth paragraph down, last line should read “Castle litigation” not “Castle Rock”

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**Motion made by Keirn to approve minutes as amended, seconded by Burke, motion passed unanimously.**

**APPOINTMENTS:**

Mayor Davis would like to appoint Stephanie Smith to the Hailey Historic Preservation Commission (HHPC) if council approves of the recommendation. Burke met her at the HHPC meeting and believes Smith will do a great job.

**Motion made by Burke to nominate Stephanie Smith to the HHPC, seconded by Keirn, motion passed unanimously.**

**PUBLIC HEARINGS:**

*PH 360 An application by Life Church for annexation of Tax Lots 7734, 6879 and 6880, approximately 10.68 acres, located at the northwest corner of the intersection of McKercher Blvd and Main St/Hwy 75 and west of a portion of River Street. The applicant is requesting General Residential (GR), Transitional (TN) and Recreational Green Belt (RGB) Zoning. The Planning and Zoning Commission recommended denial of the application. This public hearing will be held in a workshop format with the Council and applicant in order to facilitate discussion*

Burke opened discussion by disclosing that Star Weeks called her a couple of weeks ago and the conversation followed the letter submitted by Liza Weekes on behalf of Starr Weekes – letter received on Oct. 3<sup>rd</sup> by Beth Robrahn and distributed to council members before tonight’s meeting.

John Gaeddart spoke on behalf of Life Church. Gaeddart thanked council for scheduling this special meeting to discuss Life Church’s application for annexation. Present today with Gaeddart is Janine Bear, Mike Doty (Architect), Ed Lawson, and Pastor Mike Hendricks. A few notations on the staff report comments regarding 1) public access – they will be happy to work with the city on a connection to the BLM property and 2) concepts that were discussed last time, specifically GR – there is a degree of comfort with the council on this zoning. Life Church is happy with the GR zoning for the Church. 3) No future subdivision and work towards a maximum building on the approximate 4 acres, they are happy to work with the city on these requests also.

Two provisions regarding a buffer on the front property off of Highway 75 – the access given to the city would be from McKercher Boulevard or River Street. The church is open to discussions pertaining to the use as well as limiting height for building on this frontage property.

Fritz Haemmerle arrived at 5:08 while Gaeddart was speaking.

Robrahn recapped major points from the council’s last discussion and referred to the staff report dated 8/25/08. Robrahn suggested that Block 1 should be a focus of discussion as well as Block 4 where many different views were expressed by council on what the

property should be used for. Also, Block 3 council was split on ideas for use of this property.

Robrahn asked council to discuss the potential benefits to the city which the annexation would bring. Robrahn highlighted a few clauses in the comprehensive plan, first pointing to goal 12.1 which addresses accommodating growth due to infill development and to control/limit expansive development within the city. Second Robrahn pointed to policy 5.4.2 which discourages any further lengthening of the Central Business District.

Also, on page 10 of staff report – Robrahn asked council to discuss whether or not the applicant should have a fiscal impact study done.

Robrahn advised that council discuss general uses rather than specifics around zoning because if annexation is supported then this will go back to Planning and Zoning Commission.

Christine Cole of 202 Empty Saddle Trail had a question; why did the Life Church not build their church many years ago? The application was denied 12 years ago because of the large size of the building. What does the City of Hailey receive out of this annexation asked Cole.

Doug Finn of 105 Mountain View Lane lives just North of the proposed annexation property. Finn spoke on behalf of his mother-in-law, Starr Weekes. Starr is opposed to this development if there is no buffer between residential and business. Weekes is in favor of keeping the already identified zoning that Blaine County has placed on the applicants land.

Patricia Weaver of 101 Mountain View Lane has lived there for 33 years, in the county. Weaver does not understand what the city will gain from the annexation.

John Dean of 1510 Heroic Road concurs with what has been said so far. Dean would like to prevent the continuing sprawl of our city.

Carol Brown started by asking John Gaeddart if anything has changed in the submission. Gaeddart responded that no new materials have been submitted. Brown points to the last page of the staff report. Pg. 67 of packet (7 of staff report) 6.1.1 – central business district should be in the original Hailey townsite. Brown explained that we would not be following our Comprehensive Plan if we allowed business north of the original Hailey town site.

Brown stated if the city was given block 1 and part of block 3 she could see that this would benefit the city.

Keirn would not be supportive of any commercial business of this property. Keirn also does not see any benefit to the city.

Haemmerle spoke regarding blocks 2,3,4 and agrees with Brown that this should not be used as transitional or commercial business. Block 1 though, Haemmerle is okay with business use here but does not want to go against the Comprehensive Plan. Haemmerle sees some benefits to annexation.

Burke asked about the forest service buildings and mentions that the owner of the buildings was willing to give these to the church at one time. Janine Bear added that the owner of these buildings has not weighed in lately so the church does not know if this is still an option. Burke does not want to support sprawl – businesses outside of the Hailey Original Townsite. Burke does not support business in this proposed annexed area. Burke does not see benefit to the city with annexation of this property.

Clarification from Brown – as the application exists – she does not see a benefit to the city for annexation.

Mayor Davis hears that 3 council members oppose the application and 1 member wants to see a fiscal impact study done.

Ed Lawson spoke to council on the benefits to the city if this property is annexed. The power and control of what will be done to this property is a benefit to the city, proclaimed Lawson. Future access to the river is also a benefit. Life Church gave land to expand McKercher Boulevard when Albertson's was being built/considered added Lawson. Lastly, 1 ½ acres of land is being proposed to be given to the city (close in proximity to Marketron)

Brown would like to have all of block 1 where the city could use this land. Brown is in agreement with Keirn.

Haemmerle asked Lawson if it was a possibility to give all of block 1 to the city. Lawson stated that there is no immediate intention of the client to use block 1 as business. If the city's Comprehensive Plan would ever be revised to allow for business in this area, then the client would consider other uses at that time.

Brown asked if the Comprehensive Plan calls for a fire station on the North side of town. Dawson affirmed that it does but there is not enough land for the identified size for the fire station.

Burke would uphold the P&Z's findings.

Haemmerle finds common ground in other blocks but with block 1 he cannot diminish the needs of obtaining this property. Haemmerle could move forward with a substantial donation of property such as entire block 1. Brown would be okay with block 1 being given to the city. Brown asked if the church is willing to give that to the city. Janine Bear spoke for the church and said that they are not willing to give all of block 1 to the city.

Mike Doty, Architect for Life Church shows some plans to the council.

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Lawson proposes that the city have a set back for the entry in the city and give 1 to 1.5 acres to the city for public facility (police or fire station). Having say on what development goes into block 4.

Mayor Davis asked for direction from the council.

Haemmerle hears Lawson state that there would never be used for business unless the Comprehensive Plan were changed in the future to allow it. Haemmerle would like to see if block 4 can be utilized, he does not see it in the application submitted today.

Dawson stated that block 1 would be suitable for a police or fire station.

Mike Chapman believes that the city needs to be able to sell property for construction of the new station. He does not see this property as beneficial to the city.

**Motion made by Burke to deny the application presented by Life Church, seconded by Keirn, motion passed with Haemmerle opposed.**

**STAFF REPORTS:**

Mayor Davis was contacted by Tom Bowman. Bowman would like to know what council means by “diminished level of service”. Mayor Davis asked for council approval to draft a letter and present it to council on 10/13. Haemmerle is opposed to defining the level of service and thereby limiting our service. But is okay if it is phrased as providing the same service to us as to other municipalities added Haemmerle.

Haemmerle comments that the Homecoming parade was fantastic and thanked Mayor Davis.

Burke updated council that tomorrow night is the Airport Authority meeting. The EIS study we’ve been waiting for will be presented. After that the show will go to Ketchum and Sun Valley. 5:30 pm Old Blaine County Courthouse on 10/7/08.

Brown reminded everyone that the Keefer Park dedication is 5:30 Wednesday night 10/8/08.

With no additional Staff Reports the meeting was adjourned by Mayor Davis at 6:22 pm.

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Rick Davis, Mayor

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Mary Cone, City Clerk