

**MINUTES OF THE SPECIAL MEETING OF THE
HAILEY CITY COUNCIL
HELD TUESDAY JUNE 9, 2009
IN THE HAILEY TOWN CENTER MEETING ROOM**

The special meeting of the Hailey City Council was called to order at 5:32 p.m. by Mayor Rick Davis. Present were Council members Don Keirn, Carol Brown, Martha Burke and Fritz Haemmerle. Staff present included City Attorney Ned Williamson, and City Administrator Heather Dawson.

PUBLIC HEARING:

PH 000 An application by Quigley Green Owners, LLC for Annexation of approximately 1,109 acres proposed 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 recommends to the City Council approval of this annexation with conditions

Dave Hennessey spoke to council on behalf of applicant. Hennessey showed a plan comparison showing the original plans with the current plans based on council and public comments from citizens in past meetings. Hennessey showed some maps via a projector while discussing the comparisons.

Mayor Davis called for a brief break at 5:37 p.m. so that the applicant could work out the issues with the Powerpoint presentation.

Mayor Davis reconvened the meeting at 5:51 pm.

Hennessey continued discussing and referring to the Existing Irrigated Agricultural Fields.

Hennessey reviewed the density calculations of the # of buildable acres which decreased from the original plans.

Tom Kopf on behalf of the applicant spoke to council. Kopf reviewed analysis if this development was implemented within Blaine County, Kopf displayed a presentation showing these numbers. Kopf reviewed density information within the county – this information was provided by the Blaine County Regional Planner Jeff Adams.

Hennessey then resumed his presentation discussing the County development plan.

Paul Drury spoke to council regarding historical agriculture irrigation and proposed water use within Quigley Canyon. Drury gave an estimate total projected use of 597.8 Acre Feet per Year (AF/YR) saving 210.7 AF/YR. Drury reviewed the USGS water report for the Wood River Valley and mentioned that Sun Valley and Ketchum are higher water uses when compared to Hailey due to absentee ownership in the North Valley cities.

Drury handed over the floor to Norm Young of ERO Resources in Boise, Idaho representing the applicant. Young discussed an issue which has been raised in this process regarding water rights for this area. In short, is there enough water to serve land if the State tightens their water rights in this area? Young mentioned that there are many open objections to the Snake River Canyon. In summary, Young believes that council can move forward without the Snake River adjudications. Young explained the water flow rates increases as it moves through the canyon and is at its highest volume at the lower section of the canyon. Young refers to the historic use of the water in this canyon which he believes helps to dictate future rights. Young feels conjunctive management is inevitable in this state but it doesn't mean that junior water rights will be overridden. The oldest water right in Quigley Canyon will be honored at 2.28 CFS, which if converted to a mitigation right would be 2.28 CFS. The City has water rights junior from 1966. 1889 claimed as the oldest priority water right but the decree goes back to 1879, ended Young.

Hennessey has proposed a pressurized irrigation system which will be given to the City.

Hennessey discussed the Wastewater treatment comparison dated June 8, 2009 which show City Sewer Connection costs and On-site Treatment (Decentralized System) Costs. The slide was provided by V3 Company.

The next slides showed upgrades and future expansions to the sewer water trunk line.

Tom Kopf took over the presentation reviewing proposed traffic improvements to Quigley Road / Deerfield Neighborhood and the benefits they would provide to the community. Kopf showed an example of a proposed road with Berming.

Hennessey reviewed the applicants list of City benefits of annexation of Quigley Canyon.

Mayor Davis asked if Beth Robrahn, Hailey Planning Director wanted to present anything at this time. Robrahn gave an outline of Council's key areas which need to be considered with this annexation application. If compliance is found by council then zoning determination is next considered. Then council would enter the deliberation phase and a decision phase. Robrahn reviewed this information by showing a slide show presentation.

Robrahn then gave an overview of the public comments received as of 6/5/09 (in council's packet) and then council has been given public comments which have been received up to 4:00 pm today. Robrahn also announced that an advertisement was published in the Mountain Express notifying the public of these special Quigley meetings. Written comment deadline is tomorrow June 10th at 5:00 pm.

Mayor Davis opened the meeting to Public Comments.

Jeff Adams Blaine County Planning and Zoning and of 225 Winterhaven spoke to council. Adams clarified he had provided the table to the applicant but he had never seen the maps which the applicant displayed. Blaine County is going through some PUD changes which could impact

the proposed plan by the applicant. Blaine County does not subdivide mountain overlay district lots: anything above the map district would be pushed to the valley.

Haemmerle asked a question to Adams. Tom Kopf helped clarify this discussion and showed another map to council.

John Gaeddart spoke to council on behalf of the applicant. Does a subdivision ordinance prohibit any development in the mountain overlay district? Adams responds that currently it does not prohibit development but it may once the ordinance changes are adopted and in effect and historically the county has not done it.

Doug Brown spoke letting council know that he submitted written comments for their review.

Martin Flannes a local attorney of 126 South Main Street spoke to council. Flannes has recently sent an article from the Idaho Mountain Express which he wrote and additional comments to council. Flannes has two questions, how much? And when? Flannes supports annexations but feels without a subdivision application that council should not move forward with considering this annexation application. Flannes encourages the council to collect the fees upfront to reduce its risk in a development going awry. Lastly, Flannes suggests that council put this on hold until a subdivision application is received.

Jeff Englehardt spoke to council. This project is in Englehardt's backyard and he supports the project. Englehardt states that they need sidewalks in the area. Englehardt believes there needs to be many access points to this land. Englehardt believes a golf course will better manage water use. There are many risks with this application ended Englehardt.

Wendy Pabich spoke to council thanked council for having someone review the water rights and she has submitted comments to council prior to tonight's meeting. Pabich wanted to talk about water rights in Quigley Creek and referenced an SPF Engineering report. Pabich feels the report is problematic and believes the calculations are misrepresented. Pabich wants the city to consider this very carefully because it could have a huge fiscal impact.

Bill Hughes of 241 Eureka spoke to council. Hughes feels this application should not be considered at this point in time. Hughes thinks there are other important topics than water rights. Hughes suggests that the city should negotiate hard with this developer. Hughes believes we should not intrude on this wildlife area. Hughes agrees with Flannes to get money and lots of it upfront.

Libby Massey 3 Quigley Road spoke to council. Massey does not think a county density map should be displayed for a proposed city annexation. Massey wonders who would police the dog at large issue. Massey wonders if the jobs created by this development would allow any employee to purchase a home in this area. Massey thinks the layout should be more like Old Hailey – typical grid allowing many ways to navigate.

Jim Phillips 20 Quigley Road urges council to move slow and let the community make comments regarding the deal you are making with the developer. Phillips is concerned with traffic and urges council to have the applicant provide more options.

Lorna Emdy 211 Pike Street spoke to council. Emdy is concerned with the increased traffic which will impact her as a citizen. Emdy wants council to consider the impacts to citizens.

Lili Simpson of 7 Quigley spoke to council. Simpson agrees with Phillips on the public involvement in this process.

Daraline Finnell of 710 East Bullion spoke to council. Finnell is concerned with the increased traffic which would impact her street and quality of life. Finnell wonders how the golf course proposed would be any more affordable than other courses around the area. Finnell also wonders if we really need additional homes, with over 1000 properties listed for sale in the Valley today. Finnell urges council to refer to existing ordinances as a guide.

Jack Brown of 241 Timberline spoke to council. In his experience, this is a very thoughtful and through application in front of council. Brown feels that water and sewer should not be used as a scare tactic. Brown has often heard that Hailey does not want to happen in the south valley as what has happened in the North Valley. Brown feels this is a very good application and urges council to find solutions to get a better product. The amenities will make this area delightful.

Troy Thayer of 540 Buckhorn is an avid hunter, tree hugger and is in support of this development. Thayer reminds everyone that this parcel is destined for development. Thayer thinks now is the time to annex this property as another developer may not offer such amenities. Thayer wants the council to approve the annexation and hold the developers feet to the fire.

Tim Hamilton of 202 Shaun Lane in Hailey is involved with Blaine County Recreation District. Hamilton feels the proposal from the developer is very generous. Hamilton believes this is a financial benefit to the county and Hailey.

Keith Perry 1340 Queen of the Hills feels this property will be developed at some point. Perry believes this is a well crafted plan and urges the council to approve.

Julie Gallagher 450 Deer Trail spoke to council. Gallagher does not feel that the traffic has been adequately addressed by the applicant. Also Gallagher wonders what the inventory of home prices will be and how it will affect the existing houses in the area. Gallagher is concerned that the developer may not entertain local bids.

Scott Phillips of 211 Eastridge applauds many comments made tonight including Finnell, Hughes and Jim Phillips. Phillips believes that traffic is a huge issue and should be considered because this development will double the current traffic. Phillips feels that the city does not have a good handle on the traffic – ever since the new high school was built. Phillips believes there should be serious community discussions as mentioned by Keith Perry and Jim Phillips.

John DeLorenzo 100 Mustang Lane in Bellevue, agrees with Scott Phillips. DeLorenzo believes the city should hold off on this application, he does not understand the rush. DeLorenzo believes that in order for this to fit with the Comprehensive Plan that there should be no development above Deadmans Gulch due to the impact it would have on the wildlife. DeLorenzo believes that Woodside residents should be able to comment on this if water lines will be placed in Woodside as proposed by applicant.

Hennessey clarified based on some of the comments tonight. Hennessey indicated that local work (contractors) will definitely be considered.

The next Quigley special meeting is Thursday 6/11/09 at 5:30 pm.

Haemmerle asked the public to let people who have not spoken yet speak first on Thursday night. Mayor Davis would like for individuals who have not spoken have a chance to speak. The Public comment process will be closed as Robrahn mentioned tomorrow at 5:00 pm.

Brown has had an unexpected family event which will not allow her to be here in person Thursday 6/10/09. Brown will attempt to call in if possible.

Mayor Davis thanked all the public for providing their comments tonight.

Robrahn asked council to consider a next meeting date, July 14th and 20th.

Mayor Davis concluded the meeting at 8:03 pm.

Rick Davis, Mayor

Mary Cone, City Clerk