

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD OCTOBER 18, 2010
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:30 P.M. by Mayor Rick Davis. Present were Council members Carol Brown, Don Keirn, and Fritz Haemmerle. Staff present included City Attorney Ned Williamson, and City Clerk Mary Cone.

[5:31:23 PM](#) Mayor Davis congratulated staff on the award of two grants – TIGER II grant and Climate Showcase Community Grant.

CONSENT AGENDA:

- CA 476 Motion to approve 3rd Party Review Contract with Shums Coda for Rodeo Grounds/Multi-use facility for \$4,826.00..... 1
- CA 477 Motion to ratify mayor’s signature on contract with Thornton Heating and Sheet Metal for work at WWTP for EECBG grant project not to exceed amount \$43,617 (\$1,500 less than previously approved not-to-exceed amount by council on 9/27/10)..... 5

[5:34:14 PM](#)

Keirn moved to approve all consent agenda items, seconded by Haemmerle motion passed unanimously.

PUBLIC HEARINGS:

- PH 478 *Council discussion of Rodeo Grounds project including issuance of building permits, water/sewer connection permits, bids for Phase I work and associated contracts, discussion of project budget interfund transfers*

[5:35:11 PM](#) Tom Hellen opened the discussion with the bids received for concrete (Extreme Excavation. Petra Inc. low bidder for ???, block wall goes to Gallegos, structural steel low bidder was not qualified, Mountain Steel won this bid. CBS constructors won the bid for the bleachers.

Brown is okay with these bids. Brown appreciates the attention to the local bids and the balance between the fiscal responsibility.

Haemmerle agrees with Brown and is okay to move forward.

[5:40:47 PM](#) **Brown moves to approve and authorize the mayor to sign contracts, seconded by Keirn, motion passed unanimously.**

Hellen added that the next bid packages includes bathrooms, plumbing, and landscaping to include a few. Next Wed advertisement will be in the paper. Opening Nov. 16th bid and then late Nov. award will be suggested to council in meeting.

[5:43:47 PM](#) Treasurer Becky Stokes handed out information to council before tonight's meeting. This document contains "soft-costs" associated with the Rodeo Grounds project. The reimbursement Resolution adopted by council in June 2010 was included in the handout.

[5:48:16 PM](#) Nick Latham with Ruscitto Latham Blanton gave council an update on the building permit process for the Rodeo Arena. Shums Coda has given comments on the Rodeo Arena – asked for weight loads for the bleachers.

Hellen added that Kriezenbeck will be by soon to set up a trailer and fence on site which will reduce the vehicle traffic on the site.

Old Business and New Business items will be discussed next.

OLD BUSINESS:

OB 480 2nd Reading of Ordinance No. 1071, Subdivision Ordinance No. 821, Community Housing

Mayor Davis conducted the second reading of Ordinance No. 1071 by title only.

OB 481 2nd Reading of Ordinance No. 1072, Zoning Ordinance No. 532, Community Housing

[5:51:13 PM](#) **Mayor Davis conducted the second reading of Ordinance No. 1072 by title only.**

OB 482 2nd Reading of Ordinance No. 1073, Chapter 13.04

[5:51:47 PM](#) **Mayor Davis conducted the second reading of Ordinance No. 1073 by title only.**

NEW BUSINESS:

NB 483 Council comments on Meter Reading Dispute Policy

[5:52:43 PM](#) Hellen asked for council's comments on this policy.

Brown does not feel comfortable in going back to a previous year to collect. Haemmerle agrees with Brown.

Hellen will incorporate council's comments and present at the next meeting.

Now the discussion moves back to Public Hearings.

PUBLIC HEARINGS:

PH 479 A city initiated text amendment to all sections of the Hailey Comprehensive Plan. The Planning & Zoning Commission recommended approval on June 21. Continued on the record from September 27, 2010. Materials handed out separately to council

[5:55:30 PM](#) Robrahn opened up by discussing the key elements of the proposed land use data and the assumptions used to set up the goals. Robrahn displayed the land use map from a projector as she spoke to council. Density should be directed within the boundary added Robrahn. There are several “pockets” of activity across the city – “activity nodes” – several nodes within the city limits seems to be most appropriate to discuss density. Next Robrahn discussed the Growth projections – contained in Section 5 of the Comprehensive Plan. Between the years 1990-1999 the average growth rate was 5%, from 2000 to 2009 the growth rate was 3%, and in the last year or two the growth has been 0%. Robrahn then discussed Annexation Assumptions. 266 acres are adjacent to the city limits. 515 acres south of the current airport site (the pink area in the current zoning map) only half of this area would be developed – based on the assumption of leaving some open space between city and county limits. Robrahn then discussed infill of vacant land and development at current city-wide average of 2 units per acre. The current rate of 2 units per acre is not sustainable. The next slide shows development at a maximum growth rate of 4 units per acre. Robrahn then discussed two land use goals 5.5 and 5.6. Next Robrahn displayed and discussed the base density allowed by Hailey’s 2010 Zoning Code. Our current zoning would accommodate the projected growth ranges – a good thing comments Robrahn because our zoning code would not have to be amended. Robrahn displayed a map with colors equivalent to the density areas, green color indicates the lowest density area.

[6:28:17 PM](#) Next Robrahn discussed the Implementation section Part 4 of the Comprehensive Plan. This section describes how the city staff and the Planning & Zoning Commission members carry out the oversight of the plan – that they examine tools available to implement, research best practices and have a process for monitoring the plan.

[6:34:25 PM](#) Tony Evans with the Idaho Mountain Express asks a question about density. If the entire city was developed it would average out at likely 4 units per acre, answered Haemmerle under the current zoning code. Robrahn indicated that she would give Evans the calculations, once she has time to run the numbers on what current development would look like (general planning).

[6:37:40 PM](#) Brown asked Robrahn if she has been able to play out any of these scenarios. Robrahn answered no, not yet. On page 29 of the Comprehensive Plan packet (given to council separately), section 5.6 – assessment part: average annual growth rate shows trends only, asked Brown. Robrahn confirmed yes. On page 5, regarding wildlife, Brown asked Robrahn to add a sentence stating that the city has worked with Idaho Fish and Game; that Hailey is working with them regarding wildlife conflicts.

[6:44:05 PM](#) Haemmerle comments on section 5.2 – page 27, importance of maintaining downtown – how does this relate to the discussion of the “nodes” referenced earlier in Robrahn’s presentation. Haemmerle feels 5.2 and the “nodes” are in conflict with each other. Haemmerle asked if there is any intent on developing “up.” Haemmerle does not want to develop “up” but he does not see it stated anywhere. Page 20 – does this eliminate the use of PUD’s? Robrahn explains how this works, she reads from page 20 in the comprehensive plan packet.

[6:54:26 PM](#) Keirn feels that the basics have been kept in this proposed Comprehensive Plan and that the Planning & Zoning Commission has done a good job with it.

[7:01:31 PM](#) Haemmerle wants a goal to state that we will protect the downtown residential core – so that the business does not creep into the neighborhoods. Brown agrees with Haemmerle. Goal 3.2 – Robrahn suggested a goal to support Haemmerle’s concern.

[7:06:13 PM](#) Keirn has a comment on Section 2, page 13 of the Comprehensive Plan, discourage or eliminate building in the flood plain.

[7:08:27 PM](#) Haemmerle comments on a concept that is important – if we expand the borders of the city, we sacrifice the current citizens with basic resources – he would like to see annexations include bringing in water rights. Haemmerle wondered where this would fit into this plan – page 39 – 41 offered Hellen. Robrahn offered that there would need to be an indicator – stating the necessary “water needs” and then allow the council to measure the annexation application whether or not the annexation would positively or negatively impact this indicator.

[7:14:33 PM](#) Robrahn addresses some of Haemmerle’s comments. Goal 5.2 is worded to be the primary retail area. Robrahn thought that it might be worth waiting to see the airport master plan analysis to finalize the Comprehensive Plan – we will have more information on how to plan better for our future.

[7:19:13 PM](#) Brown has a question on the “business nodes” map Robrahn discussed earlier. Robrahn explained the intent of the “circles” on the map. Robrahn explained that is why we want to implement the indicators. Robrahn will take into consideration Brown’s comments. Brown thanked the commissioners for this proposed plan.

Mayor Davis likes Robrahn’s idea of waiting for the Airport master Plan analysis before finalizing the Comprehensive Plan. Page 13, reference to the airport site redevelopment on page 20 – Haemmerle feels the airport relocation should be a goal.

[7:26:32 PM](#) Tony Evans with Idaho Mountain Express asked about the Historical protection. Robrahn answered yes, it will be goal 3.2. Evans asks if Hailey wants to accommodate growth? Will this be a public discussion? Mayor Davis answered that yes it will be in a future public discussion.

Robrahn summarized that it would be good to wait until the spring of 2011 but bad because of the delay. Mayor Davis offered that some conversations can be before spring. Robrahn suggested that she will do the number crunching and present information to council at the first meeting in December.

Robrahn suggested to continue this discussion to the first meeting in December.

[7:32:12 PM](#) Owen Scanlon of 110 Angela Drive and a Planning and Zoning Commissioner spoke to council. Scanlon offered “who and when” is the growth decided? Haemmerle feels it should be something that is discussed frequently.

[7:34:15 PM](#) David Lloyd of 231 W. Myrtle and a Planning and Zoning Commissioner spoke with council. Lloyd wanted to make sure that we don't wait too long to finalize this plan.

[7:34:52 PM](#) Tony Evans with the Idaho Mountain Express asked Haemmerle a question. Haemmerle indicates that the sell of the airport property must be maximized without sacrificing the goals of the city – what that means exactly – who knows.

[7:36:38 PM](#) **Brown moves to continue this discussion to Dec. 13, 2010 seconded by Haemmerle, motion passed unanimously.**

Mayor Davis concluded the meeting at 7:40 P.M.

Rick Davis, Mayor

Mary Cone, City Clerk