

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD JULY 11, 2011
IN THE HAILEY TOWN CENTER MEETING ROOM**

4:30 p.m. CALL TO ORDER - Site tour with Jeff Pfaeffle of Stevens (formerly Justus) Ranch.

The Meeting of the Hailey City Council was called to order at [5:27:46 PM](#) P.M. by Mayor Rick Davis. Present were Council members Carol Brown, Don Keirn, Fritz Haemmerle, and Martha Burke. Staff present included City Attorney Ned Williamson, City Administrator Heather Dawson, Jeff Gunter, Beth Robrahn and Tom Hellen.

[5:28:09 PM](#) **Carol Brown moved to amend the agenda to add a late item entry, minutes from the June 27th meeting. Fritz Haemmerle seconded, and the motion carried unanimously.**

Open Session for Public Concerns:

[5:28:36 PM](#) None offered.

AIRPORT ISSUES:

[5:28:45 PM](#) Martha Burke noted that the director of the FAA had recently met with FMAA and city officials, and that the FAA will seriously consider the sage grouse issue as it impacts the airport. Council discussion included funding questions and the possibility of any suspension of commercial air traffic.

[5:32:17 PM](#) Mayor Davis reminded meeting attendees of Hailey's Night of Music tonight.

CONSENT AGENDA:

- CA 335 *Motion to approve scope of work and contract with Portico Group for conceptual design of the Interpretive Center Historical Displays as negotiated by city staff.*
- CA 336 *Motion to approve custodial contract with Orr Floor Care Inc. for the multi-purpose Arena cleaning.*
- CA 337 *Motion to approve Alcohol Beverage License Renewal for The Wicked Spud.*
- CA 338 *Motion to approve Findings of Fact and Conclusions of Law and Decision for Wertheimer Park Subdivision Final Plat.*
- CA 339 *Motion to approve Findings of Fact and Conclusions of Law for zoning change of Friedman Park Subdivision, Lot 11A, Block 2 (960 S. Main St.) from Light Industrial (LI) to Limited Business (LB).*
- CA 340 *Motion to approve Summary of Ordinance 1084, Noise Ordinance.*
- **CA 356 *Motion to approve minutes of June 27, 2011 and to suspend reading of them.*
- CA 341 *Motion to approve claims for expenses incurred during the month of June, 2011, and claims for expenses due by contract in July, 2011.*
- CA 342 *Motion to approve Treasurer's Monthly reports for June, 2011.*

Heather Dawson requested CA 341 be pulled; Fritz Haemmerle pulled 336; and Mayor Davis pulled 356.

HAILEY CITY COUNCIL MINUTES
July 11, 2011

Don Keirn moved to approve the Consent Agenda minus the pulled items. Martha Burke seconded, and the motion passed unanimously.

Fritz Haemmerle inquired how often Orr Floor Care would clean under the contract in CA 336. Heather Dawson and Tom Hellen indicated that each event provider would pay as part of their rental agreement and scheduling for cleaning would be based on each event.

[5:34:33 PM](#) Fritz Haemmerle moved to approve CA 336. Carol Brown seconded, and the motion passed unanimously.

[5:34:48 PM](#) Mayor Davis noted a typographical error in the June 27, 2011 minutes indicated in CA 356. "On page, 226, it should read "big box" not "bog box." Martha Burke moved to approve CA 356. Fritz Haemmerle seconded, and the motion carried unanimously.

[5:35:31 PM](#) Heather Dawson requested amended inclusion of Figgleaf Production charges, and the City Attorney's monthly charge to CA 341. on 341, add on to Figgleaf Production and City Attorney monthly charge. Carol Brown moved to approve CA 341 with the two additional claims. Don Keirn seconded and the motion passed unanimously.

MAYOR'S REMARKS:

[5:32:43 PM](#) None.

PROCLAMATIONS AND PRESENTATIONS:

[5:32:51 PM](#) None.

APPOINTMENTS AND AWARDS:

[5:32:56 PM](#) None.

PUBLIC HEARINGS:

PH 343 Discussion of Jeff Pfaeffle's proposal on behalf of the Stevens Family Ranch to coordinate a multi-party project which would include the Wood River Land Trust, the Open Space Levy Board, and the City of Hailey as the annexing city of the 21.28 acre bench parcel in a 153 acre open space project at Colorado Gulch.

[5:36:44 PM](#) Jim Laski, on behalf of the Stevens family, quickly provided another look at his previous Power Point presentation for the benefit of citizens who may not have seen it at the prior meeting. He noted he had provided the newspaper with an incorrect email address for Beth Robrahn and apologized for the misinformation.

[5:44:56 PM](#) Carol Brown questioned the project's proposed density. Mr. Laski wondered if residential zoning might be capped at perhaps 55 homes noting that was much less density than other parts of the City.

[5:45:50 PM](#) Fritz Haemmerle inquired from the staff about recommended density from their perspective.

[5:46:37 PM](#) Don Keirn asked what density the County would allow. Jeff Pfaeffle, 409 Wall Street and representing the Stevens family, spoke on density numbers and how they were reached.

[5:48:14 PM](#) Mayor Davis opened the meeting to public comment.

[5:48:33 PM](#) Ned Williamson clarified that there was no formal proposal or application on the table at this meeting, and reminded the Council not to comment at this stage on their approval or disapproval of this idea.

[5:49:45 PM](#) Fritz Haemmerle encouraged obtaining the most possible amount of public comment.

[5:50:10 PM](#) Jill Bryson, 81 Colorado Gulch Road, pointed out there were many steps to go through in this process and specifically wondered what the zoning of the parcel allows currently, and whether the land would be donated.

[5:51:06 PM](#) Darryl Loft, 1351 Snowfly, asked for clarification on whether annexation was being currently considered or not.

[5:51:35 PM](#) Peter Lobb, 403 E. Carbonate, noted this project had already been denied once, and that he did not see any real difference between original plan and this one. He felt this property is unlikely to be developed and that the question should focus on public access. He voiced strong support for protecting public input and adhering to the annexation procedure in place, noting he is in opposition to the project as presented.

[5:55:19 PM](#) Scott Boettcher, Director of Wood River Land Trust, noted his belief that the protection of this property is not complete, and that the city should take this opportunity.

[5:56:54 PM](#) Kathy Barfuss, 1371 Silver Star, expressed dissatisfaction with this contingency of annexation brought before the City. Her property borders the Stevens ranch, and she is in opposition.

[5:58:16 PM](#) William Miles, 71 Broadford Road, noted that the property should simply be sold.

[5:59:09 PM](#) Wendy Colgain, 1341 Silver Star, noted her belief that there was already an access easement on the land and that the City should not trade density for an access already existing.

[6:00:43 PM](#) Doug Albromeit, 1341 Snowfly, agreed with the stance of the Wood River Land Trust. He emphasized making this land public domain now.

[6:02:40 PM](#) Keri York, 1231 Aspen Valley Drive and the Wood River Land Trust, noted that she grew up here and played along the river inside this parcel. She believed the conservation easement currently protects to some degree, but private property owners can still limit public access. She felt it would be of significant benefit to keep this parcel in public hands.

[6:04:36 PM](#) Pam Ritzau, 201 2nd Avenue North, encouraged the Council to appoint a member to work with the Stevens family to a mutually beneficial end.

[6:06:31 PM](#) Pat Williams, 1371 Snowfly Drive, noted that other land in the hands of Wood River Land Trust has been donated, and was not happy with this “trade off.”

[6:07:15 PM](#) Jill Bryson, 81 Colorado Gulch, gave her current large wildlife count on that land, asked if the public actually has access now.

[6:08:00 PM](#) Scott Boettcher, WRLT, responded by saying that this is how the Cedar Bend preserve came into being. He further explained easements on private land versus lands wholly owned by WRLT.

[6:08:52 PM](#) Darin Barfuss, 1341 Silver Star, noted the high water mark along river and the public access already there. He expressed that there are many other issues to deal with on this property and his belief that the Stevens family are using the access issue to gain favor. He noted he opposes annexation and suggested the City could simply condemn the parcel.

[6:12:55 PM](#) Mayor Davis read emails submitted: Funkhouser in support, Parker against, Lagergren in support. Two public comments are included in tonight’s council packet, one from Becki Keefer and the other from Katie Van Hees, both in support of public access to the river.

[6:13:33 PM](#) Mayor Davis closed the public hearing segment of this meeting. Jim Laski asked permission to clarify that his client is only requesting “a seat at the table so they can hear public concerns and create a plan that will work and address issues brought forth.

[6:14:30 PM](#) Fritz Haemmerle questioned the motive of the previous elimination of public access. Jim Laski noted his clients hope that some reasonable plan could be created.

[6:16:15 PM](#) Don Keirn asked about the prospects of raising money through WRLT for purchase. Scott Boettcher stated he thought the asking price would be unachievable, but pointed out that this is a unique opportunity with possible levy funding.

[6:17:12 PM](#) Ned Williamson spoke on the request to have a Council member at the planning table. He noted that the Council had already done that through the previous annexation process and cautioned Council members about possible bias simply by their presence. Rick Davis pointed out that whoever was involved early may need to recuse themselves later.

[6:19:44 PM](#) Fritz Haemmerle noted that he grew up here and that public access should never be taken for granted. He is in favor of open space, but is uncertain about the annexation since there is not enough information provided yet.

[6:21:44 PM](#) Mayor Davis noted that even with a Council member present early on in the planning process, there is no guarantee that the rest of the Council will agree with that member or the other parties present in planning.

[6:22:29 PM](#) Martha Burke agreed with Mr. Haemmerle, but hoped there could be a way to at least continue discussing this “rare opportunity.” She noted she is opposed to forced annexation,

[6:23:37 PM](#) Discussion continued on whether Ned Williamson should be present for the planning process. Mayor Davis expressed concern about staff time and costs. Carol Brown wondered if this process might be conducted using a small community group model, perhaps a developer/Council member/legal advisor group to develop a starting point plan. At that point, the plan could go through the public process through the annexation procedure. She noted that staff time should be reimbursed by the developer. Mr. Laski thought that could be accommodated.

[6:28:43 PM](#) Ned Williamson offered to have a draft annexation review agreement to Council at next meeting.

[6:30:21 PM](#) Mayor Davis then allowed a moment for the public to leave the room if they chose.

PH 344 Resolution 2011-18 to adopt amended Airport Master Plan recommendations on land use and market strategy for the redevelopment of the airport site, titled “Friedman Memorial Airport Redevelopment Plan and Feasibility Analysis, a Recommended Framework Plan: Land Use and Market Strategy” (Continued from June 27, 2011)

[6:32:09 PM](#) Council expressed appreciation of the streamlined rewrite. Fritz Haemmerle suggested a slight language change in the paragraph beginning “NOW, THEREFORE, BE IT RESOLVED...”. Mr. Haemmerle suggested the last sentence in the graph should read “...and revised and attached hereto as Exhibits A and B, as a general, *but not necessarily exclusive* guide...”.

[6:34:35 PM](#) Mayor Davis opened the meeting to public comment. None was offered.

[6:34:42 PM](#) **Martha Burke moved to approve Resolution 2011-18 with the suggested language change from Fritz Haemmerle. Mr. Haemmerle seconded, and the motion passed unanimously.**

NEW BUSINESS:

NB 345 Introduction of Mayor's Budget goals and preliminary budget for Fiscal Year 2011/2012

[6:35:08 PM](#) Heather Dawson noted this was an introduction only noting there would be significant budget work in the next two weeks. She pointed out that the priorities basically are to look at current economy for the long haul.

[6:43:11 PM](#) Fritz Haemmerle asked about Blaine County's budget for emergency communications. Ms. Dawson clarified.

[6:44:51 PM](#) Council discussion included the difficulties of making these decisions on many levels; that public safety and infrastructure should remain a priority; and various ideas for partnering with other entities to coordinate tasks.

[6:56:47 PM](#) A consensus to continue with current budget talks was reached.

[6:58:43 PM](#) Ms. Dawson pointed out the positive note that three salaried positions are currently paid for by grant monies, and that the proposed reduction in FTEs are currently unfilled positions, so there is no proposal to lay off employees to achieve the budget.

OLD BUSINESS:

OB 346 3rd Reading Ordinance 1084- Noise Ordinance.

[7:00:49 PM](#) **Martha Burke moved to approve the reading of Ordinance 1084. Fritz Haemmerle seconded, and the motion carried. Mayor Davis conducted the reading.**

OB 347 2nd Reading Ordinance 1085 - Amendment to Municipal Code Chapters 13.02 and 13.04 to allow user base fees to be used for water and wastewater system expansion.

[7:01:44 PM](#) Mayor Davis conducted the reading.

OB 348 2nd Reading Ordinance 1086 – Amendment to Municipal Code Chapter 13.05, Pretreatment, for housekeeping amendments.

[7:02:28 PM](#) Mayor Davis conducted the reading.

OB 349 2nd Reading of Ordinance 1087 Amending FY 2010/2011 Appropriation Ordinance.

[7:03:40 PM](#) Mayor Davis conducted the reading.

OB 350 OB 350 2nd Reading of Ordinance 1088 amending zoning of Friedman Park Subdivision, Lot 11A, Block 2 (960 S Main St), located near the intersection of Airport Way and Main St, from Light Industrial (LI) to Limited Business (LB).

[7:04:14 PM](#) RD reads.

STAFF REPORTS:

[7:04:59 PM](#)

[7:05:55 PM](#) Mayor Davis adjourned the meeting.

Rick Davis, Mayor

Mary Cone, City Clerk