

**MINUTES OF THE SPECIAL MEETING OF THE  
HAILEY CITY COUNCIL  
HELD MAY 23, 2012  
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:34 P.M. by Mayor Fritz Haemmerle. Present were Council members Carol Brown, Don Keirn, Pat Cooley , and Martha Burke. Staff present included City Attorney Ned Williamson, City Administrator Heather Dawson, and City Clerk Mary Cone.

**PUBLIC HEARINGS:**

*PH 210 Quigley Canyon Annexation deliberation (continued from public hearings on January 23 and March 5, April 30, May 7, and May 21, 2012)*

[5:32:52 PM](#) Mayor Haemmerle opened and summarized the process to date.

[5:34:14 PM](#) Williamson summarized the public comments received on May 21<sup>st</sup> and handed out to council today. Linda Haavik, Frank Salvoni, and L'Anne Gilman, in favor of annexation. Leni Newman, Bill Hughes, Carol Comtaruk, Scott Phillips, Josephine Lowe and Lili Simpson opposed to the annexation.

Council Deliberations:

[5:37:56 PM](#) Brown begins with her thoughts. Brown organized her thoughts in pros and cons and then compared to the comp. plan. Brown is for this design as it would be consistent with other Hailey neighborhoods. Brown looked at the acreage in Quigley vs. Woodside (Quigley would be less dense than Woodside). P&Z put together a good list of conditions, recreation amenities are great. David Hennessey and team have been a very professional team. Brown lists cons, annexation application has had a chilling effect on city, majority of citizens feel against the annexation (timing is wrong). If we don't annex, development in the county may be a challenge, and we will get the impacts but not a dime for it. Final con, water we don't know what this is.

Comprehensive Plan – generally speaking Brown feels that it agrees with the comprehensive plan. Fiscal impact, not sure about the water so not sure about this impact. Brown would vote no, tonight based on what she just stated.

[5:44:49 PM](#) Keirn agrees with Planning & Zoning Commission's decision to deny the application based on the traffic and size of planned development. Keirn does not feel the traffic is addressed. Keirn does not believe that the financial impact is a benefit to the city. Taking on a project at this time, does not seem to be good business decision. Regarding water rights, attaching a dollar amount to this is difficult.

[5:48:50 PM](#) Pat Cooley thanked everyone for their input and comments. Traffic study suggests a degradation in the infrastructure in a short time and will mean an E to F level of service (unacceptable level). Water rights next topic, hard to put a value on this asset, Cooley agrees with Keirn. Fiscal impact, the annexation number should be higher due to incorrect assessment from Caplan's report, leaving out the new fire station. There are many benefits to annexing this property. Septics and wells adjacent to the city, scares Cooley. But overall, Cooley cannot support this application. Density is too high.

Burke [5:53:10 PM](#) evaluated pros and cons. 444 houses are too many. The layout does conform to the comprehensive plan. Strongest points, the open space planned. The development is proposed in blocks, this is a huge protection for the city, this allows for continued agriculture usage in undeveloped land blocks. Burke believes Caplan's finding that this project will pay for itself (even though there are flaws in his numbers). Water rights is an issue in Burke's mind. Burke agrees with Cooley's comment regarding septic and wells close to the city. Burke believes this property belongs in the city, not the county.

[5:59:58 PM](#) Mayor Haemmerle thanked council and public for their comments. Everyone's points on this past Monday night seemed right on track. Haemmerle looks at this application from the overall health of the city. Since 2008, we have lost 12 positions, employees have not had a raise in 3 years. Haemmerle summarizes more examples of areas the city needs financial help on. In 2011 we receive 2 building permits for new construction, in 2012, none so far. Expansion has to occur to cities. It's troubling adding on while in a current lawsuit with another annexation. Haemmerle thanked Hennessey for his project and wants to be able to annex in the future. Haemmerle feels 444 units is too dense, speaking about the mouth of the canyon. Haemmerle is not satisfied with the additional traffic this application would bring. Haemmerle speaks to the fiscal question asked of the applicant on Monday night, not sure how the applicant would pay for the annexation fees. Putting additional stressors on our city services makes it impossible for him to support this application. To citizens, this is not your park, it is private property, this will be developed some day.

[6:08:27 PM](#) **Keirn moves to deny the application, seconded by Brown, motion passed with roll call vote. Brown, yes. Keirn, yes. Cooley, yes. Burke, yes. And Mayor Haemmerle added that his vote is not needed but he did vote yes.**

**With no further business Mayor Haemmerle [6:10:20 PM](#) adjourned the meeting.**