

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD DECEMBER 15, 2014
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at [5:28:58 PM](#) 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, Community Development Director Micah Austin, and Fire Chief Craig Aberbach.

There were no Public Comments in open session.

CONSENT AGENDA:

- CA 442 Motion to hold one Special City Council Meeting on January 20, 2015, to take the place of the regular meetings which would otherwise have been held on January 5 and 19, 2015
- CA 443 Motion to ratify letter of support and application for Sonoran Institute’s New Mobility West Technical Assistance Award.....
- CA 444 Motion to ratify grant application – Assistance to Firefighter Grant (AFG) for nozzles and appliances for a total city match amount of \$1,186.....
- CA 445 Motion to ratify grant application – Assistance to Firefighter Grant (AFG) for Thermal Imaging Cameras (TIC) for a total city match amount of \$2,268
- CA 446 Motion to ratify grant application – Assistance to Firefighter Grant (AFG) for P-25 Compliant Radios for a total city match amount of \$16,555.....
- CA 447 Motion to approve Resolution 2014-96, authorizing MOU between Ketchum Fire Department and Hailey Fire Department outlining each departments’ responsibilities under AFG grant for P-25 Compliant Radios
- CA 448 Motion to ratify Notice to Proceed with special services for dewatering equipment procurement contracts with Huber Technologies for the biosolids treatment plant
- CA 449 Motion to approve Resolution 2014-97, regarding bid submitted by FKC for solids thickening equipment in the amount of \$233,700 with an optional deduct of \$65,000 for control panel, and to authorize Mayor to sign Agreement and Notice of Award
- CA 450 Motion to approve Resolution 2014-98, authorizing an Agreement Re: Community Housing releasing Old Cutters Inc. from community housing requirements.....
- CA 451 Motion to ratify Resolution 2014-99, authorizing the mayor’s signature of a Lease agreement with Good Dirt LLC and Vicente-Montana Partners LP for Holiday Square site – 2 leases, one for lots 6, 7, & 8 of Block 44 and the other for lots 3, 4, & 5, of Block 44
- CA 452 Motion to ratify Resolution 2014-100, authorizing mayor’s signature of an amended agreement for Digline Services
- CA 453 Motion to approve Resolution 2014-101, authorizing the water department’s SCADA system computer as surplus property
- CA 454 Motion to ratify Resolution 2014-102, authorizing mayor’s signature on the III-A Summary of Material Modification Amendment Number 3
- CA 455 Motion to approve Annual Security review documents for Online Banking and authorize the Mayor to sign Acknowledgement and Waiver of Online Banking Security Controls form.....
- CA 456 Motion to approve Taxi business license renewals
- CA 457 Motion to approve minutes of November 17, 2014 and to suspend reading of them.....
- CA 458 Motion to ratify claims for expenses incurred during the month of December.....
- CA 459 Motion to approve claims for expenses incurred during the month of December, 2014, and claims for expenses due by contract in January, 2015
- CA 460 Motion to approve Treasurer’s report for November 2014

5:29:27 PM Burke motions to approve all consent agenda items, seconded by Keirn. Motion passed unanimously.

5:31:05 PM Mayor decides to move his capital presentation to later in the meeting.

APPOINTMENTS AND AWARDS:

AA 468 *Hailey Planning and Zoning Commission appointment to fill expiring term of Jay Cone (Dec 2014) (continued to the next council meeting)*

5:31:38 PM After some discussion the Mayor moves this item to the January 20, 2015 agenda.

AA 469 *Hailey Tree Committee appointments: reappointment of Juerg Stauffacher; term expires Dec 2014, and an appointment to fill expiring term of Matt Phillips (Dec 2014)*

Platt gives an update, this is a reappointment for Juerg Stauffacher and an appointment to the vacancy left by Matt Phillips.

5:32:38 PM Brown moves to re-appoint Juerg Stauffacher and appoint Linda Ries to the tree committee, seconded by Burke. Motion passed unanimously.

AA 470 *Parks & Lands Board appointments: reappointment of Dean Hernandez; term expires Dec 2014, and appointment of Mark Spencer to fill term formerly held by Robin Crotty (Dec 2016), and appointment of Phil Rainey to fill term formerly held by Kathy Noble (Dec 2014) with Resolution 2014-103.*

Mayor Haemmerle proposed a reappointment of Dean Hernandez, new appointment of Mark Spencer to vacancy created by Robin Crotty, and Phil Rainey to position previously held by Kathy Noble.

5:34:43 PM Cooley moves to reappoint Dean Hernandez, appoint Mark Spencer to vacancy created by Robin Crotty, and appoint Phil Rainey to position previously held by Kathy Noble for Parks and Lands Board, seconded by Burke. Motion passed unanimously.

AA 471 *Hailey Art and Historic Preservation Commission: Reappointment of Erin Bliss and Linda Packer; terms expire Dec 2014 and appointment of Carol Waller to previously unfilled position term expires dec. 2017*

5:36:51 PM Motion by Brown to reappoint Erin Bliss and Linda Packer and appoint Carol Waller to a previously unfilled position with Resolution 2014-103, seconded by Burke. Motion passed unanimously.

AA 472 *FMAA Appointment: Reappointment of Pat Cooley; term expires Dec. 2014, with Resolution 2014-104*

[5:37:25 PM](#) Keirn motions to reappoint Cooley to the FMAA Board with Resolution 2014-104. Seconded by Brown. Motion passed unanimously.

AA 473 *Sun Valley Air Service Board – Reappointment of Fritz Haemmerle; term expires Dec. 2014*

Brown moves to reappoint Mayor Haemmerle to the Sun Valley Air Service Board to another 1 year term, seconded by Keirn. Motion passed unanimously.

AA 474 *Hailey Urban Renewal Agency - Reappointment of Jason Miller and Don Keirn; terms expires Dec 2014*

Motion to reappoint Jason Miller and Don Keirn to another term made by Burke, seconded by Brown. Motion passed unanimously.

PROCLAMATIONS AND PRESENTATIONS:

PP 461 *Mayor Haemmerle will conduct a presentation of Hailey's essential capital needs*

[5:40:12 PM](#) Mayor Haemmerle states struggle is between operating budget and capital budget and the challenges that he has seen over his tenure of 7 seven years. The Mayor announces that Jacob Greenberg, Blaine County Commissioner is present tonight as Blaine County has similar needs. Mayor Haemmerle presents budgets of local towns. Mayor Haemmerle talks about much needed road and water repairs.

[5:57:36 PM](#) Jacob Greenberg comments on road maintenance and suggests effectiveness for repairs to increase road life. [6:02:19 PM](#) Mayor Haemmerle speaks again. [6:05:02 PM](#) Keirn asks Greenberg a question. Greenberg answers.

[6:06:59 PM](#) Lisa Horowitz (soon to be Hailey's interim Community Development Director) comments on increasing tax, development impact fees. Mayor Haemmerle responds to Horowitz's comment.

[6:10:12 PM](#) Burke comments we take a look at different zones throughout the city. Keirn shares his opinion to look at zones and prioritize. [6:13:28 PM](#) Phil Rainey comments on the age of fire stations.

[6:16:10 PM](#) Keirn comments. And then, Mayor Haemmerle asks that the public comes in to voice their opinion on this topic.

PUBLIC HEARINGS:

PH 462 *Discussion of Hailey's essential capital needs and funding method options*

Included in the above discussion PP461.

PH 463 *Consideration of options for Welcome to Hailey Sign, with direction to Hailey Arts Commission about whether the Hailey Arts Commission should be a recommending body in light of the 200 responses to a community survey conducted about the sign selection*

[6:32:25 PM](#) Austin presents survey polls and the majority of public votes go to design 2.

[6:37:16 PM](#) Dawson and Platt comment.

[6:39:16 PM](#) Cooley asks questions about the design and cost to build.

[6:40:24 PM](#) **Motion to approve design 2 made by Burke, seconded by Keirn. Motion passed unanimously.**

PH 464 *Consideration of an application for a subdivision of Lot 6, East Hailey Meadows Subdivision, by creating four residential condominium units and common space to be known as the East Hailey Condominiums, consisting of a total property area of 9,448 square feet. Current zoning of the property is Limited Residential 1 (LR-1). The existing structure houses four apartment units and no new construction is necessary for the condominium conversion*

[6:42:18 PM](#) Austin begins by explaining the zone and conditions. He comments on a few changes, removal of current plat notes.

[6:50:36 PM](#) Bruce Smith of Alpine Enterprises, speaks as a representative of applicant. Smith comments that it isn't a change anyone will notice but rather a change in form of ownership.

[6:52:19 PM](#) public comments: none.

Motion to approve the preliminary plat by modifying the plat per Williamson, by deleting conditions H-K, deleting suggested plat notes and add plat note that this property will be subject to condominiums declarations, correct the plat by changing alley access to be street access. And finally, the easement of East Hailey Meadows Subdivision plat should be shown, because another adjacent property is being used to access this property. Motion made by Burke and seconded by Keirn. Motion passed unanimously.

PH 465 *Consideration of an application for a subdivision of Lot 20A, Block 8, Hailey Townsite, by creating two townhouse sublots to be known as Chestnut Street Townhomes. Sublot 1 consists of .05 acre and Sublot 2 consists of .10 acre and the total development comprises .15 acre. Current zoning of the property is General Residential (GR). The existing structure houses two apartment units and no new construction is necessary for the townhouse conversion*

[6:55:28 PM](#) Austin gives a background of this items and says only difference in this townhouse subdivision plat is that it has a closet easement. At one point the owners of one side decided that they wanted a closet added and they penetrated the party wall which was the fire separation wall. A condition of approval is to make this closet wall fire separation compliant with current IFC and IBC code. Austin adds another condition of approval to install 2 meters.

Bruce Smith spoke on behalf of the applicant. Smith will address all of the conditions for approval.

[7:04:36 PM](#) Cooley asks about water and Bruce Smith answers.

[7:06:34 PM](#) No public comments

[7:09:30 PM](#) Cooley comments on having 2 separate meters for shut offs.

[7:10:40 PM](#) **Motion to approve Subdivision of Chestnut Street Townhomes is made by Burke, seconded by Keirn, Burke modified motion to include the conditions as discussed tonight 1) crawl space and closet have to be built to current IFC IBC code 2) clarify plat note regarding the closet easement – showing grantee and grantor 3) deleting conditions h, I, j, and k, keeping condition l but changing it to h. So, the conditions are A-H, and including removal of plat notes #3, 4, and 5 and revision of plat note # 2 to reflect that the property in the plat is subject townhome declaration, 4) and that there will be 2 meters installed for each townhouse. Amended motion seconded by Keirn, motion passed with roll call vote. Burke, yes. Cooley, yes. Keirn, yes. Brown, yes.**

PH 466 Consideration of a city initiated text amendment to the Zoning Ordinance 532 to amend Article 5.4, the District Use Matrix, and Article 7, Supplementary Location and Bulk Requirements, Section 7.1.10 which addresses the keeping and raising of chickens. The amendment proposes to increase the maximum number of laying hens allowed, amends language addressing locations for the keeping of chickens, and amends the use of Urban Agriculture within the District Use Matrix

[7:14:24 PM](#) Mayor Haemmerle gives the introduction of this proposal to the council, highlighting the main change from 3 chickens 6.

[7:15:04 PM](#) Sunny Grant, Hailey resident comments and politely requests 10 chickens as after 4 or 5 years chickens stop laying eggs.

[7:18:56 PM](#) **Motion to approve Ordinance No. 1169, amendments to the Zoning Ordinance No. 532 by amending Article 5.4, the District Use Matrix, and by amending Article 7 to define bulk requirements and standards for keeping chickens including maximum limits, minimum lot size, coop location and maintenance, and required setbacks from adjoining properties, finding that the amendments are in accordance with the Comprehensive Plan, that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare, made by Brown seconded by Keirn to increase from 3 to 8 chickens. To be reviewed annually. Motion passed unanimously.**

Mayor Haemmerle conducts 1st Reading of Ordinance No. 1169, by title only.

PH 467 Consideration of a city initiated Municipal Code amendment to correct previous errors in codification identified by Hailey's current codifier Sterling

[7:22:14 PM](#) Williamson opens discussion. This ordinance corrects conflicts with state code and clarifies questions posed by Sterling Codifiers during the codification process which is ongoing currently.

[7:25:35 PM](#) No public comments.

[7:26:14 PM](#) **Motion by Burke to approve Ordinance No. 1170 to correct codification errors identified by Sterling Codifiers, waive 1st reading, conduct 2nd Reading by title only and plan to have the 3rd Reading with the Summary in the January 20, 2015 meeting, motion seconded by Keirn. Motion passed unanimously.**

Mayor Haemmerle conducts the 2nd Reading of Ordinance No. 1170, by title only.

NEW BUSINESS:

NB 475 Presentation of and consideration to accept audited FY 2014 Annual Financial Statements

[6:26:21 PM](#) Dennis Brown takes the floor. Overall, the City looks great on the reports.

[6:29:18 PM](#) Carol Brown comments on how well Dennis Brown does his auditing.

[6:31:55 PM](#) **Motion to approve as presented by auditor Dennis Brown made by Burke, seconded by Keirn. Motion passed unanimously.**

NB 476 Consideration and approval of Prequalification for contractors for construction of the biosolids treatment plant

[7:31:36 PM](#) Platt begins discussion with a history of steps we've taken, first the pre-procurement of the equipment and the next was the bidding for the contractor services. In front of you today is the Pre-qualification process finding eligible contractors, once this is done we will request for bids for the construction from the eligible pool of contractors. Tonight Platt is requesting council's approval to move forward with the advertisement for pre-qualification of the General Contractor.

[7:33:43 PM](#) **Motion to approve moving forward with the advertisement for the prequalification for contractors for construction of the biosolids treatment plant, made by Burke seconded by Brown. Motion passed unanimously.**

NB 477 Consideration and approval of Request for Qualifications for Construction Engineering and Inspection firms for construction of the biosolids treatment plant

[7:34:09 PM](#) Platt suggests to move forward. Requesting approval for advertisement.

[7:35:21 PM](#) Motion to approve Request for Qualifications for Construction Engineering and Inspection firms for construction of the biosolids treatment plant made by Cooley seconded by Burke. Motion passed unanimously.

NB 478 Introduction of amendment to Hailey Municipal Code which would prohibit possession of tobacco by minors in all city parks

[7:36:11 PM](#) Williamson opens with example of Jimmy's Garden. In considering drafting the Grind Park sign, we took a look at the other park signs. With this, we realized we needed to be more specific with the non-use of tobacco and minors within all parks. Williamson suggested removing last line in C. Mayor Haemmerle suggests leaving this in our code. Mayor and council discuss interpretations of the code and what they would like to see.

[7:43:50 PM](#) Platt asks Council if we want to apply any of these rules to the Grind Park? Brown suggests wait and see.

OLD BUSINESS:

OB 479 3rd Reading of Ordinance 1167, adopting the 2012 International Residential Code (IRC) and the 2012 International Energy Conservation Code (IECC) as adopted by the State of Idaho

[7:43:58 PM](#) Motion to adopt Ordinance No. 1167, conduct 3rd reading by title only and authorize the Mayor to sign made by Burke, seconded by Keirn. Motion passed with roll call vote. Burke, yes. Cooley, yes. Keirn, yes. Brown, yes.

Mayor Haemmerle conducted 3rd Reading of Ordinance No. 1167, by title only.

OB 480 2nd Reading of Ordinance No. 1151 - City of Hailey initiated text amendment to the Hailey Zoning Ordinance No. 532 by amending Section 5.4 by changing Schools from Permitted uses to Conditional Uses in General Residential (GR), Business (B), and Limited Business (LB) districts and add Schools as Conditional Uses in SCI-O and SCI-I. The amendment also proposes changes to Section 9.4 to amend parking requirements for Institutional Uses and Section 11 to require siting and evaluation standards for consideration of a School as part of a Conditional Use Permit AND consideration of Ordinance No. 1151 summary if council wishes to waive one reading and direct Mayor to sign ordinance and publish in 2014

[7:45:34 PM](#) Motion to approve Ordinance, waive 2nd Reading and conduct 3rd Reading, approve summary and authorize Mayor to sign made by Burke, seconded by Keirn. Motion passed unanimously.

Mayor Haemmerle conducts 3rd Reading of Ordinance No. 1151, by title only.

STAFF REPORTS:

[7:48:17 PM](#) Aberbach announced that our Fire inspector is at the National Fire Academy for a week at very little cost to the City. Just finished a series of smoke detector installation program

which was advertised. And Aberbach successfully performed in the Nutcracker last weekend – 4 performances.

[7:49:10 PM](#) Gunter helping 12 children and will give out fruit over the holiday.

[7:49:56 PM](#) Dawson comments on Christmas Party, over 100 people are attending.

[7:50:23 PM](#) Mayor addresses Micah's departure. It has been a pleasure having Austin in Hailey, wishes Austin luck in Ketchum.

[7:51:38 PM](#) Platt addresses issues Library has been having with their building. The front doors, double doors don't always close securely and on top of that, we are trying to install the "go keyless" entry system install. We may have to install a single door, instead of the double door. We will check with (State Historical Preservation Office) SHPO before doing anything.

[7:53:49 PM](#) **Motion to adjourn meeting made by Burke, seconded by Brown. Motion passed unanimously.**