

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD OCTOBER 17, 2016
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:33 P.M. by Mayor Fritz Haemmerle. Present were Council members Colleen Teevin, Don Keirn, and Pat Cooley. Staff present included City Attorney Ned Williamson, City Administrator Heather Dawson, and City Clerk Mary Cone.

Martha Burke not present at meeting.

[5:33:42 PM](#) call to order by Mayor Haemmerle

Open Session for Public Comments:

[5:33:57 PM](#) Bob MacLeod Hailey resident spoke to council. MacLeod likes the picture panels on city hall windows, it looks really good. On 10/27 the Library and Blaine County Museum are co-hosting an event to be held at the Community Campus Minnie Moore room on the history of water which includes the building of the Milner dam.

CONSENT AGENDA:

- [CA 368](#) Motion to accept the recommendation from Hailey Parks and Lands Board, and authorize the City of Hailey, owner of 3920 Woodside Boulevard, to initiate a zoning map amendment to consider a change in the zoning from RGB to GR, and to authorize the mayor to sign the application for zoning map amendment
- [CA 369](#) Motion to approve CNI's pay request #15 for construction on the biosolids project in the amount of \$76,665.20
- [CA 370](#) Motion to approve the Special Event, Halloween Hoopla, to be held located on Main Street, from Myrtle Street to Pine Street, on Monday, October 31, 2016 from 3:30pm to 5:00pm
- [CA 371](#) Motion to approve minutes of October 3, 2016 and to suspend reading of them.....
- [CA 372](#) Motion to approve claims for expenses incurred during the month of September, 2016, and claims for expenses due by contract in October, 2016
- [CA 373](#) Motion to approve Treasurer's reports for September 2016.....

[5:35:17 PM](#) Cooley, moves to approve all consent agenda items, seconded by Keirn, motion passed unanimously.

PROCLAMATIONS AND PRESENTATIONS:

PP 374 Presentation by Street Division - 2016's double chip seal project outcome (no documents)

[5:35:59 PM](#) Mayor Haemmerle opens this item by stating that chip sealing extends the life of roads for much less money than replacing them. Kelly Schwarz Street superintendent explained that we chip sealed many roads in Woodside subdivision with a double chip seal project this summer. This extends the life around 10 more years of these roads. These particular roads had

about 4 – 8 years life expectancy, and after the project, now have a 20 year life expectancy. Schwarz shows before and after pictures of this double chip seal project. Schwarz adds that we used the chip seal funds we had budgeted for this project, \$124,000. To replace these roads would have been about \$1 million dollars.

[5:43:11 PM](#) Mayor Haemmerle announces - great job Kelly, it is a vast improvement to before.

[5:43:27 PM](#) Cooley asked how long until maintenance is needed. Schwarz answered 10-12 years.

PUBLIC HEARINGS:

*PH 375 Consideration of a City-initiated Text Amendment to Title 17, Section 17.05, District Use Matrix, to clarify: Restaurants, including Drive-through and Restaurants which may or may not include the sale of alcoholic beverages; Parcel Delivery and Shipping Services, and amendments to Title 17, Section 17.02, Definitions to add or modify definitions related to the above (Continued from Sept. 19, 2016 meeting). **Staff recommends continuing to the November 7 meeting***

[5:44:34 PM](#) Lisa Horowitz asked to continue this item until the next meeting.

Public comments:

[5:45:04 PM](#) Julie Cord, UPS has been in this location for close to 30 years. Consider this businesses longevity and not good to ask them to leave. Aside from the UPS lot, Cord asks council to have flexibility with this ordinance update. Cord states that if it's a conditional use, then allows for flexibility.

[5:47:41 PM](#) **Keirn moves to continue this item to the November 7th meeting, seconded by Cooley, motion passed unanimously.**

PH 376 Motion to approve an application for Preliminary Plat approval for a seven-unit, cottage-style townhouse subdivision called Sonitalena Cottages, to be located on Lot 2, Block 4, Old Cutters (261-281 CD Olena).

[5:48:15 PM](#) Horowitz gave an overview, preliminary plat of 7 unit cottage style townhouse subdivision Sonitalena Cottages. Horowitz explained that this is the second such development in Old Cutters. There are a few conditions.

[5:50:26 PM](#) Keirn discloses that his son is in process of buying one of these units, he has no financial involvement in this purchase.

[5:50:43 PM](#) John Campbell added that there are 4 lots, not 3, ranging from 700 – 1300 square feet. Campbell stated that all 7 units have been reserved, but they cannot formally sell them until the plat is approved.

No Public comments.

[5:51:51 PM](#) Horowitz explains that there was a sewer line going through the middle of this property. Miller clarifies, this line will be considered a service line instead of a main line, and any repairs or maintenance to it is the responsibility of the Home Owners Association in their CC&R's. Haemmerle asks a question about abandoning sewer easements. Miller responds and explains the difference between service and main lines.

[5:55:25 PM](#) Haemmerle asks a question. Miller responds.

[5:56:11 PM](#) Horowitz announced that the plat in council's packet does not have the note describing the sewer line easement.

[5:56:37 PM](#) **Cooley makes a motion to approve preliminary plat, seconded by Keirn, subject to the revised plat motion passed with roll call vote. Teevin, yes. Keirn, yes. Cooley, yes.**

PH 377 Consideration of an application within the Hailey Area of City Impact for Planned Unit Development (PUD) and Subdivision Preliminary Plat, the Quigley Farm PUD. This is an application to Blaine County by Quigley Farm & Conservation Community, LLC, represented by Hennessy Company and SERA Architects for a 51-unit mixed use project. The City of Hailey is not the decision-maker, and will provide comments to the County on this application. The Planning and Zoning Commission made recommendations on the project concept on September 12, 2016.

[5:57:38 PM](#) Quigley Haemmerle opened this item. Horowitz gave an overview of the plan tonight. Continue to a date certain to discuss the standards of review. In November 2007 the city received an application for annexation, during council review of this project, project was revised and later denied by City Council. Horowitz gave a snapshot of the current County development application. With recalibration of project, applicant believes 166 lots can be built out according to the county building standards. This project is in our Area of City Impact, our subdivision rules prevail with exception of environmental development ordinances. Horowitz then discusses the Hailey Comprehensive Plan.

[6:03:20 PM](#) Haemmerle asks a question about zoning. Horowitz and Williamson respond.

[6:03:55 PM](#) Harry Weekes, development team member for Quigley presents the concept to council. Weeks discusses the benefits to Hailey; natural environment, recreation is a centerpiece, agriculture land uses and community shares small town values. Then discussing Quigley benefits including, recreation, hiking, biking, gateway for hunters and snow machines, agriculture, wellness, and the community asset. How do we preserve and enhance what we have with Quigley? They hope to create a vibrant neighborhood, with learning, community empowerment, diversity of recreation, health and wellness, food for families, a foundation. A Quigley non-profit has been formed. The bloom garden has been very successful this season in partnering with food bank.

[6:12:15 PM](#) Dave Hennessey, for applicant, picks up the presentation and speaks about community engagement with the Quigley project. Hennessey held in May 2015 the first

community meeting, a resource mapping exercise. A couple of ideas, quick hit or long-term idea – 20 years. Out of the charrette - 3 design options were created. The first concept was the gateway, school and core adjacent to High school, orchard area close to residential area. Pros and cons, like trailhead. 2nd concept, incubator, moves school, added a higher education component, moved trailhead to up by water tank, and have pockets of residential within the agriculture area. Last concept, keystone, core shifted to east and south, trailhead further out, residential in mouth of canyon, smaller buffer by Deerfield. Hennessey gives the pros and cons of the 3 concepts. What they learned in this community engagement process, Hennessey presented some of these including, preserve landscaping.

[6:21:09 PM](#) Jeff Roberts with SERA Architects presented to council. The Keystone concept rose to the top. Roberts explains and shows the initial concept of the Keystone development option. Main entrance to this development is intended to be through Fox Acres Blvd. The Quigley Farm master plan is discussed next by Roberts. Next slide is the PUD application, donating land to school district in front of canyon. [6:27:11 PM](#) Haemmerle asked how traffic is going to flow, Fox Acres and Quigley Road. Roberts answers. Haemmerle asks the density compared to Deerfield subdivision? Hennessey responds. Haemmerle asks where septic fields are located. Class a water system to reuse cleaned water, drain field located in the athletic field area. Duncan Morton gave the final presentation, a legacy for tomorrow. The community has shaped the wood river valley. A story of transformation, sheep people, mining, hot springs, Sun Valley ski area arrival in 1906, our next legacy, is in the food hub, wellness destination, and center for education and learning. In summary, Quigley Farm, is a legacy project, and pioneer for agriculture and efficient water and energy use, and resilient community.

Public comments:

[6:37:01 PM](#) Becky Stokes, Hailey resident, speaks on this project. Stokes asks if the Nordic trails would be open to public or to property owners only. Hennessey responds, Nordic skiing open to public.

[6:39:12 PM](#) John Wiese speaks to council on 3 points; first, the food processing facility what is it? Drain fields proposed, why not hooked into city sewer? And traffic concern, he lives on Buckskin Road, a little protected. Horowitz responds. Hennessey responds, not sure how far the food processing facility is going to go, but want the product to stay local instead of shipping barley off to Coors for example. Hennessey comments on the drain fields, they have proposed a hybrid system to the Hailey Planning and Zoning Commission, this is not decided and is still up in the air.

[6:43:47 PM](#) Penny Thayer Hailey resident, lives on Buckhorn asks a question about the fields close to Deerfield sub. Thayer understands that there is not yet an agreement with school district, what happens if the school does not get the property, what will it be used for, there is no parking shown for the fields. How will this be maintained? [6:45:25 PM](#) Hennessey responds, MOU with school district is being drafted right now. Parking will be designed by school district. Building being discussed is a restroom and pump station, no lighting of fields, school district would maintain fields. If the property is not given to the school, then this would be open space.

[6:47:45 PM](#) Rachel Olmstead speaks and is concerned about the traffic, she feels Quigley will be the main entrance used into this development. What is the time frame of this development, all phases developed now? Olmstead asks about water treatment, how will this work? Hennessey responds. This is phase 1, they will be purchasing Quigley Canyon in pieces, hope to do infrastructure of Phase 1 next summer. Purchasers are local. General aesthetic, who will maintain this? Hennessey, responds.

[6:51:06 PM](#) Jim Phillips Hailey resident on Quigley Road, comments on transferring the density down as property is purchased. Each phase stands alone, Hennessey responds. Phillips comments, what does the zoning recommendation mean; asks council to look at the proposed uses and are they appropriate. Phillips likes the agriculture use idea, school, and is a superior proposal that what we've seen in the past. How does this fit into Hailey's Comprehensive Plan? Quigley Road and traffic is a point of concern for citizens along Quigley and in Hailey Townsite. Hennessey's plan has attempted to address this concern, this proposal put forward is emergency access way (Quigley Road), which would promote bike ped traffic. Hailey Planning and Zoning Commission recommended that Quigley Road be a second entrance, please consider this in your deliberations.

[6:55:47 PM](#) Mary Kay Foley lives on Buckhorn Drive and asks about the density what does this mean? Hennessey responds, 1st parcel is 205 acres, 51 units, next density tied to additional property purchase, total units, 165 – 170 units for entire property scope.

[6:58:32 PM](#) Frank Andrew also a Buckhorn resident has concerns about Quigley Road traffic. Andrew asks how neighbors were involved in the decision regarding the berm. Andrew likes the berm idea, stewardship is a concern for him.

[7:00:14 PM](#) Hennessey briefly addresses the Quigley Road comment. Regarding the berm, trail access, proposing giving 12 acres to Blaine County Recreation District for trail access. [7:01:22 PM](#) Keirn asks is Quigley Road will remain a county road, yes confirms Hennessey.

[7:01:46 PM](#) Samantha Stahlnecker, civil engineer with Benchmark Associates comments on the second emergency access next to sage school.

[7:02:28 PM](#) Chip Maguire, citizen asks how many meetings will this take. Haemmerle responds.

[7:03:08 PM](#) Maureen Patterson Buckhorn resident, comments that we will always have change. Patterson praises the development team for being good stewards and good neighbors. It is better than houses, to have the fields next to Deerfield subdivision.

[7:04:34 PM](#) Penny Thayer asks question about process, how long. Horowitz responds.

[7:05:13 PM](#) John Wiese speaks again and makes a suggestion about process and discussion of project.

[7:05:57 PM](#) Horowitz announced the public comments received and has handed them out to council tonight.

[7:06:26 PM](#) Cooley comments, he is concerned with public access to adjoining public lands, would like to see these connections and better understand how will the property be given? Water and sewer points is a concern to Cooley. Cooley also wants more detail on the core area.

[7:07:36 PM](#) Teevin has a few question. Teevin wants to know about the winter elk feeding. And Teevin would like to hear more about the food processing plant.

[7:09:37 PM](#) Keirn concurs with Cooley on the trails connections with BLM. Hospitality Agriculture is a great idea and wants to know how this will be managed. Keirn is also interested in hearing more about sewer and water.

[7:10:34 PM](#) Horowitz would like to confer with staff to determine some of points brought up and how to approach the concerns and inquiries.

[7:11:14 PM](#) Haemmerle feels biggest concerns are water and sewer and Quigley Road traffic. Discussion about whether the density fits with our Comprehensive Plan. And public access.

[7:12:40 PM](#) Chip Maguire what is the concern about sewer? Haemmerle responds, not sure if Department of Environmental Quality (DEQ) has given their comments on this project yet.

[7:13:34 PM](#) Jim Laski, attorney for Hennessey comments that Hennessey would not be able to move forward with his plan without DEQ's approval.

[7:14:44 PM](#) Jim Phillips, attorney comments on DEQ.

[7:15:45 PM](#) Cooley would like for a notice to go out as early as possible for next meeting to get as much public interest as possible.

Discussion ensued about picking next meeting date. Horowitz set 1 hour during Nov. 7th meeting to begin discussion.

[7:17:55 PM](#) Hennessey responds to feeding of the elk. Last year a farmer put uncovered hay stacks which created an elk issue.

[7:18:36 PM](#) **Keirn moves to continue this discussion to the November 7, meeting, seconded by Teevin, motion passed with roll call vote. Teevin, yes. Keirn, yes. Cooley, yes.**

Short recess called.[7:19:09 PM](#)

NEW BUSINESS:

NB 378 Recommendation on engineering and design firm to work on Pathways for People (Levy) projects to be constructed in 2017 and 2018

[7:20:45 PM](#) Miller presents next steps on this project. In August we solicited applicants and received responses from 4 firms. The panel of 4 reviewers unanimously decided to proceed with Alta, subject to successful contract negotiations. Next step is to decide on the projects, Bullion or Croy project and 2nd Ave.

[7:22:32 PM](#) Cooley when will we get costs. Miller replies hopefully in a few weeks.

[7:23:19 PM](#) **Keirn moves to authorizes staff to begin negotiations with Alta, seconded by Cooley, motion passed unanimously.**

OLD BUSINESS:

OB 379 3rd Reading of Ordinance No. 1198 amendment to Title 18, Mobility Design, Section 18.14.014; Exemptions, to clarify exemptions for construction and reconstruction projects, and Section 18.04.016

[7:24:08 PM](#) 3rd reading of Ordinance No. 1198. Williamson announced that there should be “minor” enhancements.

[7:25:17 PM](#) **Keirn moves to approve 3rd reading Ordinance No. 1198 authorize Mayor to sign and read by title only.**

[7:25:48 PM](#) **Mayor Haemmerle conducts 3rd reading of Ordinance No. 1198, by title only.**

OB 380 2nd Reading of Ordinance 1204, amending Chapter 15.16 of the Hailey Municipal Code (Development Impact Fees) to revise the schedule of fees, to amend exemptions and to add an exemption

[7:26:15 PM](#) **Mayor Haemmerle conducts 2nd reading of Ordinance No. 1204, by title only.**

OB 381 2nd Reading of Ordinance 1205, amending Municipal Code Chapter 14.01 Annexations to modify annexation procedures

[7:28:03 PM](#) **Mayor Haemmerle conducts 2nd reading of Ordinance No. 1205, by title only.**

STAFF REPORTS:

[7:29:11 PM](#) Craig Aberbach, talks about fire prevention in the schools, 771 students approached this year over 2 weeks, they included Bellevue students in this program this year.

[7:29:56 PM](#) Horowitz announced that 3 city departments will be present at the chamber business expo on Thursday at the Community Campus.

[7:30:23 PM](#) Cooley asked about CrosstoberFest, Aberbach replied.

[7:30:48 PM](#) **Keirn moves to adjourn meeting, Cooley seconds, motion passed unanimously.**