

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD APRIL 3, 2017 ,  
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at [5:33:22 PM](#) P.M. by Mayor Fritz Haemmerle. Present were Council members Colleen Teevin, Don Keirn, Pat Cooley, and Martha Burke. Staff present included City Attorney Ned Williamson, City Administrator Heather Dawson, and City Clerk Mary Cone.

Open Session for Public Comments:

No public comments.

**CONSENT AGENDA:**

CA 098 *Motion to ratify Library grant application to NASA @ My Library Partners*

~~CA 099 *Motion to approve Resolution 2017-022 authorizing the Mayor to sign an agreement with Bauer to allow the City to filter and drain snow melt water onto private property adjacent to Lions Park*~~

CA 100 *Motion to approve and authorize the Mayor to sign the Declaration of Intent for submittal to the Federal Energy Regulatory Commission for work at Indian Springs*

CA 101 *Motion to approve Resolution 2017-026 and authorize the Mayor to sign an agreement with Webb Landscaping for seasonal upkeep at the Fox Demonstration Garden*

CA 102 *Motion to approve the Findings of Fact for a rezone of 404 and 410 Bluebird Court, (Lots 1 and 2, Block 1, Blue Bird Subdivision) from Limited Residential 1 (LR-1) to General Residential (GR)*

CA 103 *Motion to approve the Findings of Fact for an amendment to Zoning District Map by changing the zoning for 960 S. Main Street (Friedman Park Subdivision, Lot 11A, Block 2) from Limited Business (LB) to Light Industrial (LI), and for a text Amendment to Title 17, Chapter 17.05, District Use Matrix, to permit 'Auto Dealerships' as a Permitted Use in the LI District*

CA 104 *Motion to approve minutes of March 27, 2017 and to suspend reading of them*

CA 105 *Motion to approve claims for expenses incurred during the month of March, 2017, and claims for expenses due by contract in April, 2017*

[5:33:43 PM](#) Williamson pulls CA 99

**Martha Burke moved to approve all consent agenda items minus CA 099, seconded by Pat Cooley, motion passed unanimously.**

[5:34:20 PM](#) CA-099 Ned Williamson talks about the Bauer agreement. He describes Jon Bauer's hesitance for more snow melt on the property adjacent to Lions Park. He explains they devised a system, drywell to filter and drain snow melt water onto the private property adjacent to the park. He says this agreement will be for one year only. The agreement ends in August 2017.

[5:36:07 PM](#) **Motion made by Pat Cooley to approve Resolution 2017-022 with Agreement ending in August 2017 with Bauer seconded by Martha Burke. Motion passed unanimously.**

### **PUBLIC HEARINGS (Part 1):**

*PH 106 Discussion of Airport Issues*

[5:36:39 PM](#) Chris Pomeroy, Airport Manager, gave an update on adopting the Master Plan. The Volunteer Noise Abatement Committee submitted the updated Volunteer Noise Abatement Program Brochure. New Business items include parking services and draft grant application.

[5:39:09 PM](#) Don Keirn talks about the noise abatement committee's program and suggests that it be put under the Airport Board's review now. [5:39:51 PM](#) Martha Burke asks a question about the difference between the old and new Voluntary Noise Abatement landing procedure. Pomeroy answers that the differences are not significant. He talks about the flight corridors based on the Noise Abatement Committee recommendations. [5:41:25 PM](#) Mayor Haemmerle describes the imaginary yellow line in the sky, incoming use one side and outgoing the other side. [5:42:20 PM](#) Pat Cooley talks about including wording that talks about not expanding/purchasing the facilities in the Executive Summary's last paragraph.

### **PUBLIC HEARINGS (Part 2):**

*PH 113 Discussion of Staff Memorandum regarding key elements of Quigley development and whether to consider a city initiated annexation (Continued from February 27, 2017)*

- Tonight's meeting will include a presentation from staff and provide opportunity for public comment (4 mins per person)
- A special meeting will be scheduled in April to continue public comment and potentially begin Council deliberations
- A third meeting will be conducted on May 1<sup>st</sup> to complete Council deliberations as to whether the City should initiate annexation

*PH 114 Continuation 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 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 (Continued from 2/6/2017 and 3/06/2017 meetings (NO DOCS))*

### **NEW BUSINESS:**

*NB 107 Selection of consulting firm for Hailey Greenway Master Plan*

[5:44:25 PM](#) [5:44:29 PM](#) Mariel Miller opens by talking about soliciting responses done about a month ago requesting qualifications for the Greenway Master Plan. The Greenway Master Plan is the area from Bullion bridge south down to Colorado Gulch. The review team included Mariel Miller, Lisa Horowitz, and City staff, Stephanie Cook, Keri York, Director of Conservation at

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Wood River Land Trust and Mark Spencer with the Parks & Lands Board. They received 6 responses from firms. Based on the reviewers ratings, the firm with the top score was Harmony Design and Engineering. Miller describes teaming up with them in the past for transportation related projects.

[5:46:03 PM](#) Mayor Fritz Haemmerle asks a question and Miller answers.

[5:47:07 PM](#) No motion to approve was made tonight.

[5:48:39 PM](#) Will present all responders documents to council in next meeting on April 17<sup>th</sup>.

### **OLD BUSINESS:**

*OB 108 3rd Reading of Ordinance No. 1213, amending the Hailey Zoning District Map to rezone 404 and 410 Bluebird Court, (Lots 1 and 2, Block 1, Blue Bird Subdivision) from Limited Residential 1 (LR-1) to General Residential (GR)*

[5:49:40 PM](#) **Motion to approve 3<sup>rd</sup> Reading and authorize the Mayor to sign and conduct last reading made by Martha Burke seconded by Don Keirn. Motion passed unanimously.**

**Mayor Haemmerle conducted the 3<sup>rd</sup> Reading of Ordinance No. 1213 by title only.**

*OB 109 2nd Reading of Ordinance No. 1214 amending the City of Hailey Zoning District Map for Lot 14, Block 46, Woodside Subdivision #11, from Recreational Green Belt (RGB) to General Residential (GR)*

[5:50:53 PM](#) **Mayor Fritz Haemmerle conducts 2<sup>nd</sup> reading of Ordinance No. 1214, by title only.**

*OB 110 2nd Reading of Ordinance No. 1215 amending Hailey Municipal Code to add Toxic Plants prohibition*

[5:51:19 PM](#) **Mayor Fritz Haemmerle conducts 2<sup>nd</sup> reading of Ordinance No. 1215, by title only.**

### **STAFF REPORTS:**

*SR 111 Draft agendas for next Planning and Zoning Commission meetings*

[5:52:08 PM](#) Heather Dawson points out April 17<sup>th</sup> meeting date as a regular meeting.

*SR 112 Draft agendas for next City Council meetings*

[5:53:07 PM](#) **Motion to adjourn meeting to continue part 2 at the Wood River High School Distance Learning Lab.**

City council meeting call to order at the Blaine County High School Distance Learning Lab 6:18 pm.

Mayor Haemmerle gave a few points. And rules for meeting. Asking for

Mayor Haemmerle hands over floor to Ned Williamson for his presentation.

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Williamson gives a history of this application, showing a presentation to the room. Applicant submitted an application to the county, now approximately 200 units at buildout (3 Phases) compared to 444 with the previous annexation application in 2007-2012. Quigley property is in the Hailey Area of City Impact, an agreement between county and city in 1994, directs how development is done in this area between these two entities. Hailey city review process is reviewed by Williamson, tonight is the 11<sup>th</sup> public hearing on this topic. The Hailey Planning and Zoning Commission reviewed this topic on March 7 & 27<sup>th</sup>, and considered the area for annexation, density if were to be annexed and the zoning type of the property, including multi use with the residential zoning. Williamson asked is if this should be a city initiated annexation? 2<sup>nd</sup> option, is a voluntary annexation, applicant is not asking to be annexed. 3<sup>rd</sup> option, allow the project to proceed under the area of city impact pursuant to Idaho Code § 67-6526.

Williamson reviews a court decision with Old Cutters development lien and that annexation. Since then Hailey reviewed new annexation fees, conducted a new study and adopted Resolution 2016-112, changes to the annexation fees. Williamson references a case in Idaho, Gumprecht v. City of Coeur D'Alene, 661 P.2d 1214 (Idaho 1983), 104 Idaho. This case was regarding an initiative petition filed by citizens to limit building height around the lake. The court held that this initiative petition was inconsistent with Local Land Use Planning Act (LLUPA) of Idaho and is invalid. With regards to Quigley Farms property, should there be an initiative petition be filed, it probably would not be valid according to the case cited above.

Williamson reviews the density proposed. The front area approx. ½ mile from current city limits, will be developed, further out (approximately .9 miles from the city limits), will be developed in the county, into 3 pods – larger developments.

Land uses are then reviewed by Williamson, he displays a map and briefly mentions the Dumke property. RGB surrounding the property, GR for the residential area development, and the blue commercial type uses, The Planning and Zoning Commission will meet this Thursday (April 6) to discuss the commercial uses zoning (purple area not blue). Williamson points to a commercial hub through the city, to serve residents in the general community.

Williamson then discusses the infrastructure, minimum improvements required, on-site wastewater system is shown on a map. Williamson describes the Wastewater system and how it would operate, it would be the first of its kind in Idaho. This would be turned over to the Quigley homeowners association, Williamson mentions that this could be a potential problem if the association is not properly funded. A hybrid suggestion has come up, if a problem with Wastewater system, then Quigley could dump the effluent into City of Hailey Wastewater system as a backup. Williamson discusses in further detail the suggestion of hooking into the Wastewater system. Without the Quigley project, the Woodside main line has a capacity problem in several areas once there is buildout in the existing city (as suggested by Galena Engineering). Williamson describes a gravity flow line which could bypass some of the deficient Woodside line. In the alternative, a pressurized line could be installed to avoid all the constraints in the Woodside line. The alternative will be cheaper to install but will need to add a pump station. Water if city initiated annexation, dual water system, potable water and fire hydrants. Next discussed infrastructure capacity, water and wastewater, if the Quigley Wastewater system did not work it would have a 4.3% impact demand on our system. The water system would see at .5% demand at build out. FIRM Capacity is a planning concept that is suggested but often not

met by municipalities – sewer, 7.3% demand and water .7% demand on water system. Many systems do not meet the FIRM capacity. 73% of water usage is during the summer months. Williamson discusses Parks and Open space and then transportation and offsite improvements. Phase I would use Fox Acres, Phase II, open Quigley road to the development. Discussion of what to do with Fox Acres has occurred.

Financial contributions topic is reviewed by Williamson, \$387,470 annexation fees, building permit fees, \$495,600, Development Impact Fees (DIF) \$262,429 and Water and Wastewater connection fees, \$1,075,010, totaling \$3,044,885 at total build out over time - many years.

Contained in the draft annexation agreement, topics include, recitals, definitions, annexation, zoning development and density. City if annexed would zone the property at the same time, this agreement would not have those zoning details. There is a provision regarding the conservation easement, conveyance of land to city, well site drainage easement, other on-site improvements include Blaine County Recreation District (BCRD) and Blaine County School District (BCSD), snow storage area. Next hearing on April 20<sup>th</sup> to discuss on-site improvements, provide 17 lots for community housing, 6 single family, 6 duplexes, and 9 cottages for a total of 27 units, agreement discusses the hybrid Wastewater system. Quigley owns some 1880 water rights, both surface and ground not sure how this will turn out, but would need to discuss this. Quigley would want to continue using agriculture use until final Phases 2 and 3 buildouts.

Williamson poses the question as hand – whether this project should this be annexed?

Mayor Haemmerle calls on citizens to make public comments next.

Public Comments:

Ryan Redmond – from the community aspect Redmond likes the non-profit part of this project. The heart of this project is well-being. This is a collaboration in the community, working together, amazing opportunity in front of us with this project.

Judy Harrison – Hailey resident is against the application, and references the Comprehensive Plan regarding sustainable development and asks whether it meets the needs of present without compromising future needs? Have you looked at proposed, pending and future development and how it will impact the city, Harrison asks. Downtown strategy section of the Comprehensive Plan, that maintaining downtown as retail center is referenced. Council and the Planning and Zoning Commission are guardians, do your job.

Curtis Uhrig – Hailey resident is in favor of this project, he explains why, because the City would be receiving taxes, impact fees, building permit fees, Water and Sewer permit fees. Uhrig has seen this city grow, these are great people (Quigley Farm applicants) who will do a great thing for Hailey. He has known Hennessey for approximately 30 years, he has watched the entire valley grow. It will be someone else developing this property and Uhrig suggests we don't want that.

Colleen Pace Hailey resident is against this because there is a lot of work that needs to be done, and has concerns about the sewer and infrastructure. Pace has walked out Quigley for the last 30 years, and she remembers when Hennessey closed the area to public, soured grapes about that

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situation, she knows progress is inevitable. We need to know what impact this will have on Hailey.

Dr. Tom Archie – Hailey resident, supports this proposal, how do we envision our challenges in the future. These values are contained within the Comprehensive Plan is a proactive approach to development. This project embraces these values, farm to table orchard, revival of habitat, it is a model of development, and a sustainable project. Quigley Farms is not a shopping mall, only convenience for local residents. The Wastewater solution is a great sustainable idea. We have a methodological process to determine if development would be value to the city. Archie feels this is a good idea.

Penny Thayer – Buckhorn Drive resident speaks to council and is against the project, including not selling tobacco products or alcohol at this commercial area. Thayer agrees with people, with regards to that it needs to be in compliance with the Comprehensive Plan. Traffic is a concern to Thayer and preserving what we have in Hailey.

Cody Langbehn – speaks to council and is hailey resident and is speaking for his employer, St. Lukes. This is a much-needed housing development for our community. St. Luke’s continues to struggle to find suitable housing options for employees. They already pay a 13% premium for salaries here, but still a challenge to get people to stay and move here.

Paul Ries Hailey resident has concerns about this project he is not for or against it. Ries appreciates the work on this project, but still has concerns. Looking at the agreement, finding hard to review without the attachments. We all need an opportunity to review the exhibits and attachments. Ries discusses his concern, 121 units first proposed, now 200 units, why the increase. The increase means more impact to the city and his neighbors. We have more work to do.

Collette Evans, Indian Creek resident but works in Hailey at the EG Willis building on Main Street, is speaking to the nature of this project. Evans implores that Sage School needs a home, a permanent home, this is a collaborative effort between development - education and businesses. Evans is in favor of this project, and would love to have all the non-profits in this area, and believes it is a good model for our valley.

Linda Ries – speaks to council, moved away in 1998 and moved back to Hailey 3 years ago. Ries is concerned about losing the character of the canyon. Hopes that development doesn’t change it too much. Ries was involved in the 4H many years ago, don’t forget there are benefits to traditional agriculture.

Eeva Turzian Ketchum resident has comments on two topics she is 34 years old and trying to make a living here, finding housing is very difficult. This development brings diversity to our valley. There is a need for more family homes. Turzian likes the plan and that connection to recreation areas is preserved. Turzian believes this is a very mindful plan with including non-profits. Hailey is growing, it will continue to grow, there will be a real need for this housing. Thank you for all you are doing, please consider this annexation.

Jim Phillips – Quigley road resident, should this be in the city or county? Phillips counters, how should this property be developed as to not negatively impact the city. Sustainability, agriculture and education all are good ideas. Phillips's issues stem from the commercial use, and traffic this will generate and how to not impact too greatly the nearby neighbors. Phillips suggests breaking down the presentation it is too much to absorb tonight referring to Williamson's presentation. A project that complies with Comprehensive Plan doesn't negatively impact neighbors would be the right project. Phillips suggests that a mini roundabout and traffic diverter at Bullion street will not solve the traffic problem. Phillips suggests that we are rolling dice for future please analyze and address the issues.

Doug Brown with Sun Valley Economic Development is in support of this annexation. Langbehn spoke well of the need for housing in our valley. Brown stated that there is very little in the mid to low range housing available in the valley. We will have an extreme shortage of housing soon. Having this in city is better than the county development.

Scott Corkery Hailey resident is for this project he was born and raised in the valley. This is borderline brilliant project with the collaboration and recreational access. Corkery feels the commercial use in this area would eliminate some traffic going back to downtown. He believes it would not negatively impact downtown, only provide a convenience for local residents. Hailey is the place people want to be. Hailey is trying to make things work. This is very smart and Corkery is for this project.

Stacy Clark is a Foxmoor subdivision resident. Clark is concerned with the size of the integrated community development zone she feels it is too large. You might see more convenience stores than you'd like to have. Better to have commercial in the core instead. Commercial area approximately half this size would be more appropriate. Clark feels that this conflicts with uses, Do we need another hotel? Clark lastly stresses the importance of non-motorized use of the trails.

Lili Simpson – Quigley road resident agrees with Clark and Phillips. Simpson is opposed to the annexation because this should be developed in the county. Simpson loves the sustainable aspect but we need a solid plan. Density of the commercial area seems large and it is hard to understand what the plan is with this area. The Conservation Easement is a concern to Simpson, How do you guarantee these Easements? Let this proceed to be developed in the county.

Jeanne Liston with the Hunger Coalition is speaking in favor of this development. Currently there is a collaborative event, Bloom, out Quigley Canyon. This gives direct access to youth and community campus which engages youth activity, non-profits, school, and the elderly community. Liston explains that it opens up more potential access to healthy food in our valley. The Hunger Coalition collaborative effort will grow up to 5 acres if Quigley is developed. Liston explains we are already doing this and their vision will embrace a long-term partnership.

Peter Lobb Hailey resident speaks to council and is against this project for many reasons. The commercial zone may not be approved if this develops in the county. Another problem is the Wastewater collection system, we don't know what this will do to our existing system. Does this trip us over the edge on capacity? The money discussed earlier, is not enough money. Over time

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this will cost us, he is not happy about subsidizing this project. Look at other annexations, failures, the city ends up paying for it and cleaning it up. If we annex this, we own it. Look at this overall, better to keep this with the county. Please consider this carefully.

Karen Lindholm Buckskin drive resident speaks to council. Lindholm doesn't want a commercial zone in this property, and wants it to be developed within the county. She is a doctor, and had a difficult time finding housing herself. Are the affordable housing units, really going to be affordable? We haven't really looked at the wildlife impact. Lindholm is okay with the Hunger Coalition and the sustainability aspect but is not okay with processing animals. Do this smartly.

Chip MaGuire is in support of this project for the sustainable community aspects. This project will make the community vibrant. Annexation fees would help the city. MaGuire hopes the intent is preserved with this project. Look at this project and consider it for its value to the community.

Shannon Flavin has been a resident in the area for 14 years and is a real estate professional with 2 young kids. Flavin is in full support of the annexation because of the "sustainability," open space, sage school, Hunger Coalition, and BCRD collaboration. This fits with what the people in the valley want to see. The amount of commercial space was set aside to support the non-profits and help local residents. There is a deep need for housing in this valley. Flavin comments regarding Williamson's comment in his presentation regarding the Homeowners Association stability. This will be a good HOA comments Flavin.

Jim Keating Hailey resident and Executive Director of BCRD speaks to council. Thank you to city council, Dave Hennessey and staff for being allowed to comment on this project. Comments that BCRD and Quigley Canyon is vital for incremental value to the future. This meets significant need to the community, including access to public lands, summer and winter, and connects private land for Nordic skiing. Keating looks forward to continuing to work hard in securing these easements and long term recreation benefits to our community.

Troy Thayer Buckhorn road resident implores that we should not rush this process. Honor the Comprehensive Plan and zoning rules. The buffer is very critical (the sports field) to Deerfield residents. Please don't rush this process, get the conservation easements. Thayer is concerned with the school creating more traffic for the area. Thank you for your dedication.

Denise Jackson Ford – Hailey resident is neutral on this project. Should this be developed in city or county? Ford feels more work needs to be done to answer this question. Ford appreciates Williamson's presentation it helped answer many of her questions. Ford wants to learn more about transportation and wildlife. Ford doesn't feel that the housing argument is that swaying. There are many areas that can be filled in around the city. Ford would like to hear more about the 27 units and about the water and Wastewater connections. Ford is in favor of all the non-profit collaborations, but is not swayed by this alone.

Jim Laski attorney for Quigley Farms speaks to council. Laski references the Comprehensive Plan and how it supports this project by its sustainable development and that it is what the vision

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is of the Plan. The Comprehensive Plan map shows a neighborhood service center which is meant to support the local uses. Laski explains that that is what we are doing, and exactly what the map calls out. Laski implores to council, don't keep putting this decision off. This is the time to make a decision. If not developed in the city, you will miss out on the decisions, fees and the ability to participate in this project.

Bill Ray? just returned from Europe, villages don't allow for urban sprawl. We have a lot of sprawl, doesn't support the housing for these people. Keep farm lands for farming.

Mayor Haemmerle closed public comment at 8:55 pm.

The next Planning and Zoning Commission meeting is April 6<sup>th</sup>, this Thursday to discuss the commercial use zoning of Quigley. Mayor Haemmerle, moving forward the city website will contain this annexation information and we will post all public comments online. The next city council meeting is April 20<sup>th</sup>, to take more public comments. On April 26<sup>th</sup> at midnight we will close the public comment window. A decision on this annexation will be in May 3<sup>rd</sup> meeting. We will stay with this process unless we see that we need more time. Thursday April 20<sup>th</sup> is a special meeting for Quigley.

Mayor Haemmerle thanked the public for their comments, and being cordial in this process.

**Motion to continue these Public Hearings to April 20 made by Burke seconded by Keirn, place to be determined, motion passed unanimously.**

**Burke moves to adjourn, seconded by Keirn, motion passed unanimously at 9 pm.**