

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD APRIL 17, 2017
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:31 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.

[5:31:40 PM](#) Call to order by Mayor Haemmerle.

Pat Cooley not at beginning of meeting, he will join the meeting at approximately 6:30 pm.

Open Session for Public Comments:

No public comments.

CONSENT AGENDA: 0.

- [CA 115](#) Motion to approve Resolution 2017-027, Hailey’s Fair Housing Resolution as required under federally funded affordable housing grants which fund housing projects within Hailey.
- [CA 116](#) Motion to approve Decision on Pathways for People bicycle facility project design along East Croy Street and 2nd Avenue.....
- [CA 117](#) Motion to approve Resolution 2017-028 and authorize the Mayor to sign an Agreement with Erinn Bliss Architect to design skylights to replace the existing ones at City Hall that are failing and creating roof leaks
- [CA 118](#) Motion to approve the Hailey Fire Department piggy-back bid on City of Sun Valley’s bid for SCBA units, and to authorize the purchase of SCBA equipment by Hailey Fire Department under the terms of that bid
- [CA 119](#) Motion to approve Resolution 2017-029 and authorize the Mayor to sign an Agreement with Lantis Fireworks for Hailey 4th of July Fireworks Display in the amount of \$15,000
- ~~[CA 120](#) Motion to approve Resolution 2017-030, and authorize the Mayor to sign the Adopt A Park agreement with Webb Landscaping for maintenance and mowing at Hop Porter Park during the 2017 park season.....~~
- ~~[CA 121](#) Motion to approve Resolution 2017-031, and authorize the Mayor to sign the Adopt A Park agreement with J’s Landscaping & Snow Removal for maintenance and mowing at Old Cutters Park during the 2017 park season....~~
- ~~[CA 122](#) Motion to approve Resolution 2017-032, and authorize the Mayor to sign the Adopt A Park agreement with C U Next Storm Landscaping for maintenance and mowing at Foxmoor Park during the 2017 park season.....~~
- ~~[CA 123](#) Motion to approve Resolution 2017-033, and authorize the Mayor to sign the Adopt A Park agreement with Lily & Fern for maintenance at Jimmy’s Garden during the 2017 park season.....~~
- ~~[CA 124](#) Motion to approve Resolution 2017-034, and authorize the Mayor to sign the Adopt A Park agreement with Sun Valley Services for mowing at Jimmy’s Garden during the 2017 park season.....~~
- ~~[CA 125](#) Motion to approve Resolution 2017-035, and authorize the Mayor to sign the Adopt A Park agreement with Clearwater Landscaping for maintenance at Keefer Park during the 2017 park season.....~~
- [CA 126](#) Motion to approve Resolution 2017-036, authorizing execution of an arena rental agreement with the 5th District High School Rodeo and a Special Event Permit for a competition on May 12th and 13th, 2017.....
- [CA 127](#) Motion to approve Special Event Permit for Ultimate Cage Fighting #20 2017 on June 30th 2017 at Champion Ice House
- [CA 128](#) Motion to approve Special Event Permit for Hailey’s Main Street Antique Show 2017 on July 1st – July 3rd, 2017 at 810 North Main Street (the vacant lot near McDonald’s).....
- [CA 129](#) Motion to approve alcohol license for Wiseguy Pizza

- [CA 130](#) Motion to approve the Findings of Fact, Conclusions of Law and Decision regarding an application by the City of Hailey for: 1) an amendment to the Comprehensive Plan Land Use Map to change the area identified as “Other Public Green Space/Existing Park” to “Traditional Residential” and 2) an Amendment to the Zoning District Map to change 3920 Woodside Blvd (Lot 14, Block 46, Woodside Plat #11) from Recreational Green Belt (RGB) to General Residential (GR).....
- [CA 131](#) Motion to approve minutes of April 3, 2017 and to suspend reading of them
- [CA 132](#) Motion to approve claims for expenses incurred during the month of March 2017, and claims for expenses due by contract in April 2017
- [CA 133](#) Motion to approve Treasurer’s Reports for March, 2017.....

[5:32:09 PM](#) Item CA 130 pulled by Williamson.
 Items CA 120-125 pulled by Haemmerle.

Burke moves to approve all consent agenda items minus CA 120-125 and CA 130, seconded by Keirn, motion passed unanimously.

[5:32:50 PM](#) CA 120 – CA 125 Mayor Haemmerle pulled these items for special recognition of all of our adopt a park program sponsors. Thanks to Webb Landscaping for taking care of Hop Porter Park. CA 121 thanks to Jay’s Landscaping for adopting Old Cutters Park this year. CA 122 thanks to C-U Next Storm for adopting Foxmoor Park. CA 123, Lily & Fern for maintenance of Jimmy’s Garden and CA 124 for Sun Valley Services for mowing Jimmy’s Garden. And on Item CA 125, thank you to Clearwater Landscaping for the seasonal maintenance of Keefer Park.

[5:34:38 PM](#) **Burke moves to approve CA 120 – CA 125 with many thanks to our Adopt-A-Park sponsors, seconded by Keirn, motion passed unanimously.**

[5:35:09 PM](#) CA 130 Williamson received a letter from Spink & Butler, attorneys for Gadrie and Dave, and suggests that they will be pursuing a reconsideration of the ARCH decision. The actual decision if the Findings of Fact Conclusions of law document, reconsideration request must happen within 14 days of the decision. The letter asks that council consider the conditions proposed by Planning and Zoning Commission. Williamson recounts what council approved in the last meeting a comp plan land use map amendment and a zoning map change. A zoning map change from RGB to GR. Williamson explains that the Planning and Zoning Commission had 3 conditions attached to the rezone to their recommendation, they approved in January, the comp plan land use map and the rezone with 3 conditions. Williamson suggests that council consider adding the conditions with the Findings of Fact. The 3 conditions are: 1) site plan with housing and open space 2) lease agreement with ARCH and future site plan shall include the existing bus stop 3) if ARCH does not utilize a portion of the lot for community housing and if certificates of occupancy are not issued within 5 years, the property reverts to previous map designation (GR – open space). Williamson suggests, if want included, he will do so in next meeting. If not, may suggest another hearing. If not, this is a substantial change, need to have another public hearing. Williamson recommends that council revisit Findings of Fact in next meeting after Williamson has a chance to incorporate the 3 conditions in the document.

[5:40:13 PM](#) Burke asks a question. Williamson responds.

[5:42:17 PM](#) Haemmerle suggests what the motion would be.

[5:42:52 PM](#) **Burke moves to approve as Williamson suggested with the 3 conditions 1) site plan with housing and open space 2) lease agreement with ARCH and future site plan shall include the existing bus stop 3) if ARCH does not utilize a portion of the lot for community housing and if certificates of occupancy are not issued within 5 years, the property reverts to previous map designation (GR – open space), Keirn seconds, motion passed unanimously.**

OLD BUSINESS:

OB 140 3rd 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)

Move OB 140 moved to next meeting May 15th.

And will come back to OB 141 later in the meeting.

MAYOR'S REMARKS:

[5:45:21 PM](#) Mayor Haemmerle high school helpers to fill sandbags

[5:46:00 PM](#) Craig Aberbach announced that about 30 students helped to fill 1000 sandbags last Tuesday and Thursday. It took 2 days to fill the sandbags. The school partnered with the WOW Foundation. And the Hailey Fire Department will be receiving money from a grant to pay for tools. Mayor Haemmerle is very proud of these kids. Round of applause by room.

PROCLAMATIONS AND PRESENTATIONS:

PP 134 Arbor Day Proclamation

[5:47:46 PM](#) Mayor Haemmerle reads the Arbor Day Proclamation.

PUBLIC HEARINGS:

PH 135 Consideration of an amendment to Chapter 12.12 of the Municipal Code addressing uses at Jimmy's Garden and the Skatepark (Continued from 3/27/17)

[5:50:17 PM](#) Miller announces consistent with what we are doing in these parks, further defining what is prohibited in parks, including prohibiting alcohol and tobacco products by minors. Scooters allowed in designated areas only.

Miller suggested conduct 1st reading, waive 2 readings adopt summary in next meeting.

[5:53:17 PM](#) Haemmerle comments on annual struggle with trash at skatepark. At times we've closed the park due to this reason. Please pick up your own trash. People need to be responsible.

Public comments:

Charlie ? 630 Angela Drive – feels city's duty to take care of park. Is there a proactive communication to the kids to try to get them to comply. [5:55:46 PM](#) Haemmerle responds, every year we ask the kids to clean up by going in person, Mayor and Police chief. Not sure what else the City can do, Haemmerle continues. Parents watch kids make the trash. Charlie _____ makes a suggestion. Haemmerle comments, we cannot babysit.

[5:59:01 PM](#) Heather Dawson, sending 2-3 staff visits per day to remind kids to clean up all of the month of April.

[5:59:30 PM](#) Sandy Kelly Hailey resident speaks to council. All enforcement applies to all parks.

[6:00:11 PM](#) Haemmerle responds to this comment.

[6:00:48 PM](#) Gary Poole Hailey resident, should give citations to citizens that are abusing the parks. Haemmerle responds, some kids are asked to vacate the park for a week for their behavior.

[6:02:03 PM](#) Jim Kuen comments to council. It is the only park that has food service adjacent to it. Can someone clean up from the food service restaurant? Work release programs, have some labor to help. Adults have littered for years. Haemmerle comments.

[6:04:07 PM](#) Jim? Varner, Calumet Way, was cited for this exact thing, he was asked to pick up the trash the rest of the summer, word got around and the trash was picked up the rest of the summer at that park.

[6:05:23 PM](#) **Burke moves to approve Ordinance No. 1216, waive 2nd & 3rd readings, conduct 1st Reading by title only and authorize the Mayor to sign, seconded by Keirn, motion passed unanimously.**

Mayor Haemmerle conducts 1st and only reading of Ordinance No. 1216 by title only.

PH 136 Ordinance Amendment to Title 13.04, Water and Wastewater Systems, amending various sections addressing water service and main lines as well as backflow inspection and report deadlines

[6:08:32 PM](#) Miller gives an overview of this item, to be consistent with DEQ definitions to include water lines that connect to fire hydrants and that private fire suppression lines that go into buildings are property owner's responsibility from the main line to the building. This eliminates the confusion of who is responsible from our past ordinance. The third change is regarding backflow prevention and the August 1st deadline. Devices are installed all through the season, not just August 1st, so this change reflects this flexibility and when backflow testing is required. The tests are done annually from the installation date or last testing of device.

HAILEY CITY COUNCIL MINUTES
April 17, 2017

[6:10:29 PM](#) Bob MacLeod asks a question about backflow testing, challenge to get people to retest annually.

[6:11:11 PM](#) Cole Balis responds to the question, leniency for 30 days in our ordinance for this situation.

[6:11:56 PM](#) **Keirn moves to adopt Ordinance No. 1217 conduct 1st reading by title only, seconded by Burke, motion passed unanimously.**

Mayor Haemmerle conducts the 1st Reading of Ordinance No. 1217 by title only.

PH 137 Consideration of Joint Powers Agreement Resolution 2017-_____, between Wood River Fire Protection District and City of Hailey

[6:13:27 PM](#) Craig Aberbach opens this item, both sides have reviewed this document. First step in this endeavor.

[6:14:02 PM](#) Williamson gives an overview of this item. Statute 67-2338, this is a baby step, suggesting no separate legal entity in this case, suggest a joint board on a unified system. Proposing a 5 member board consisting of 2 fire commissioners, 2 council members and another at large member. Board begins operating together and making decisions. These entities will not buy property together at this time. JPA has a one year term, will renew automatically. There is a 30 day termination clause and a October 1 renewal.

[6:16:59 PM](#) Haemmerle comments, this is a monumental step. Prior Mayor, Rick Davis attempted this but it was not the right time. Now it is the right time. These chiefs have worked together and are to be commended, great job.

Public comments:

[6:18:40 PM](#) Charles Gifford Hailey resident comments that he has been evacuated twice during the fires, we have a good fire department protecting our neighborhood. Lots of going back and forth about funding, will this JPA put in place a funding clause? Mayor Haemmerle

responds.[6:20:41 PM](#) This document will not and explains why.

[6:21:50 PM](#) Bart Lassman Wood River Fire and Rescue (WRFR) Fire Chief responds that the declaration of authority clause, in type 1 incidents, the cities and rural needs are addressed, we do as much as we can with what we have Lassman explains.

[6:23:20 PM](#) Sandy Kelly is on cusp of city and county, is there an additional cost for this agreement, partnership? How does Bellevue fit in? [6:24:07 PM](#) Mayor Haemmerle commented. The intent is to not duplicate equipment across departments. Right now the WRFR has employed our chief as their Assistant fire chief, already working together.

[6:25:45 PM](#) Jay Bailet, commissioner with Wood River Fire and Rescue comments. We are limited with Paid on call people as is Hailey. Now there is cross-training and level of service is higher added Bailet.

[6:26:45 PM](#) Seth Martin Fire commissioner with WRFR, believes that this is a baby step, these and other concerns brought up tonight will be addressed in the future. The goal is to have a reduction in duplicate equipment and become more efficient.

[6:28:13 PM](#) Jay Bailet comments again, it is great that we are communicating now, thanks to Craig Aberbach for working together.

[6:28:54 PM](#) Burke feels chief is not only improving relationships but expanding relationships in community – “do the right thing” program.

[6:29:30 PM](#) Jim Kuehn – thanks everyone for this agreement, push it up stream too. Round of applause. Station 2, can this be part of the conversation? Can you sunset the termination clause after some time, to make it a permanent situation?

Council deliberation.

[6:31:34 PM](#) **Burke moves to approve Resolution 2017-037, seconded by Keirn, motion passed with Cooley abstaining as he came late to the conversation/meeting.**

[6:21:36 PM](#) Pat Cooley arrives at meeting.

[6:32:22 PM](#) Williamson suggests thinking about who you will appoint to the board.

PH 138 Consideration of a Text Amendment Application by Economical Housing Solutions, LLC, to Title 17, Section 17.04G.050, Bulk Requirements, to Title 17, Section 17.05.040 District Use Matrix, Multi-Family Residential Density, and to Title 17, Section 17.09.040 On Site Parking Space Requirements. Proposed changes would create a housing district titled, Small Residential Overlay District, and would allow for a greater number of residential units in the Business Zone District, while retaining current bulk requirements and providing required parking (Continued from 3/06/17 meeting)

[6:33:34 PM](#) Mayor Haemmerle opens this item, no votes tonight on this item, open comments, and session regarding small apartments and a potential overlay district. This is a democratic process, please be respectful, everyone’s opinion matters.

[6:35:33 PM](#) Mayor Haemmerle comments if you rent apartments, tell us the size you think is reasonable, how much you would pay for the rent – affordability is of paramount importance.

[6:36:14 PM](#) Mayor Haemmerle reads public comments received from Audrey Palumbo. Palumbo is a single mother and pays \$900 per month for rent, house she’s renting is selling and needs to find a place to live, we need affordable housing. Mayor did some preliminary research on this topic, places to rent are slim.

Public comments

[6:38:52 PM](#) Bob Macleod Hailey resident comments to council. There is a trend, people buying small homes about 250 square feet, Macleod continues. MacLeod comments that this seems to be a trend with the younger population.

[6:40:57 PM](#) Mayor Haemmerle reads our current dwelling unit definition.

[6:41:15 PM](#) Ben Varner Hailey resident near this proposed overlay district. Varner appreciates this workshop tonight. Varner is concerned with the small size and parking. He understands how these can be helpful in big cities. [6:43:25 PM](#) Mayor Haemmerle asks a question of Varner, what size space did you live in at the Greenhorn fire station, Varner responds 500 sq ft. What is prime size for living? Varner believes 450-500 sq ft is livable. [6:46:17 PM](#) Haemmerle asks another question, would you be against a building with different sized units? Varner thinks mixed size would be good with 450 sq ft the smallest.

[6:47:48 PM](#) Betsy Stoll, a River Street apartment renter speaks to council. Stoll asks what could this look like and how could it damage Hailey. Landscaping is critical to living units. This would be bad for Hailey. Stoll describes what her living conditions were in 1969 in a portable home, 288 sq ft. [6:50:59 PM](#) Haemmerle asks to weigh in on this for one person. Stoll comments, okay for single people. 147 sq ft is too small. [6:52:25 PM](#) Haemmerle asks size? Stoll says 300 sq ft should be smallest size.

[6:53:45 PM](#) Keirn reads some text about rent charges.

[6:54:02 PM](#) Nichole Fisher just graduated from college, moved back home for 3 years. Lived in Massachusetts 700 sq ft home with roommate paying 450/per month. Found a job back here, moved in with dad again, have to make do with student debt, do what we have to do. There are some perks to this idea. Feels \$600 is a bit pricey. [6:56:10 PM](#) Haemmerle what is alternative? Fisher, responds - have roommates.

[6:56:36 PM](#) Chris Simms attorney in Hailey, agrees with Fisher, does not feel this would “ghettoize” our town. If we had more livable places, we would be well served in the long run. Policy issues to encourage higher density would be good. ADU’s are not allowed, would like to see them allowed to increase density in Townsite core. [6:58:46 PM](#) Haemmerle comments, grow out or grow up.

[6:59:36 PM](#) Janine Renoir North Woodside resident has been looking at 300 sq ft pods for living, if tastefully done, then we should do it.

[7:00:34 PM](#) Jay Cone Hailey resident adds on to Simms comment, if city could increase density, would encourage development and offer more living solutions. Cone is disappointed that the overlay district is limited in size, feels like a band aid, address density in other zones or expand this district, suggests Cone.

[7:02:06 PM](#) Harry Griffith with Sun Valley Economic Development, makes a housing comment. 45% of Blaine County residents are housing burdened, meaning they spend more than the 30% target rent threshold national suggested ceiling 2) supply of rental properties have diminished 3) people looking to bring in people to the valley, are desperate for living spaces for their employees. For larger existing employers that are here, they are turning potential people away because there is no place to live, rental or purchase. We are squeezed in all different directions.

[7:05:03 PM](#) Haemmerle comments, we have survived too long with the limited housing, we need to bring entrepreneurs to the valley, and change our economy to support the working class.

[7:06:41 PM](#) John Walker Hailey resident, has 4 rental properties, and a business owner needs 2 more employees. Walker feels that higher rent is good but not sustainable for our valley. Walker comments, if there is no place to live, you do what you have to to get living quarters. There is a net benefit to the economic diversity in our city, want to see more people have the ability to come in to our town. High real estate prices are dangerous and not sustainable. We need jobs and places to live. Look at blight on River Street right now, this is well thought out and an experiment for our city, it will diversify our city. [7:11:16 PM](#) Cooley asked, ideal size of place? Walker responds if well designed 150 sq ft would be fine. Fear of “perfect size” is unfounded, offer varying sizes and building will be flexible to market. Millennials want experiences not things. Walker says our Valley is a unique place, simplistic idea about a quiet town, most people are transplants.

[7:14:57 PM](#) Mayor Haemmerle comments, diversity is needed.

[7:15:42 PM](#) Steve Linden comments to council. Millennials aren't all commenting. Linden understands goal, this is a good step and understands the need for housing, has 4 rentals and are reasonable rates. Step back and understand where everyone is coming from. Linden feels we should form a “blue ribbon” committee, there are major issues with this idea. Mayor Haemmerle asks for more specific comments, the committee idea is going backwards. What size apartment is good? Linden thinks mixed size apartments – good idea. Haemmerle asks, River Street hasn't changed much over the years. Linden agrees, slow progress, would like to see a complete vision for River Street. Haemmerle sees this area (River Street) as prime for this type of project.

[7:22:37 PM](#) Walker comments again, agrees we should try this project, who knows how it will turn out.

Linden [7:23:05 PM](#) appreciates this conversation, look at this product hard, we need a solution, slow down the process.

[7:23:53 PM](#) Burke comments, apartments are good, size matters, all agreed that there is a certain ambiance is what we are looking for. If underground parking, this is the right vision. Burke, this is phase 1 for recent graduates, this is their test run on being here.

[7:27:32 PM](#) Mayor Haemmerle responds, there should not be single family residences on River street.

[7:28:04 PM](#) Charles Gifford comments again, we don't want a bad transition to the residential area. You need to segregate lifestyles. Mayor Haemmerle interjects, what different transition are you proposing? Where would this transition occur? Charlie comments, core area, small single units. Haemmerle comments on the overlay district. How to prevent another brick wall at Fireplaces Etc. Back and forth between Mayor and Charlie. Charlie feels transition plan would be needed, parking area is big, maybe have parking below, consolidates parking and meets some criteria elements. Put a park on top of building, mini-golf on roof.

[7:35:10 PM](#) Jen Lavigne comments, appreciates these meetings and this process. Lavigne wants to understand the text change and need. Is there a way to look at text change? Haemmerle responds, economics are understood and we have a problem. [7:37:53 PM](#) Lavigne asks, how do we move forward? Haemmerle responds, product is small apts. Do you like them? Lavigne replies, thinks it is about something else. [7:39:33 PM](#) Cooley comments.

[7:40:38 PM](#) Deborah Vignes comments. Vignes likes apartments, favor a variety of sizes to fit different needs is better for community. Vignes is not comfortable, removing the density language altogether. Standard limited the density, Haemmerle responds. Can it be designed to look better? If so, it would be more acceptable. There are areas in the city that could be higher density, this project needs to be defined and minimum parameters set up. [7:44:17 PM](#) Haemmerle, chicken and the egg argument. This would be a conditional use permitting process. Is CUP arbitrary asks Vignes? Apartments are a great idea, not sure about size.

[7:46:42 PM](#) Lisa Horowitz comments, single-family is not allowed in this zoning district on River Street.

Vignes would like to see density defined. [7:48:03 PM](#) Burke comments buying more lots means ability to build more units and adds more parking. Vignes feels city should get something in return, sidewalks for example. Suggests density bonus, underground parking for higher density for example, tradeoff. [7:49:47 PM](#) Haemmerle has seen the county and density bonuses, bad for area neighbors.

[7:50:23 PM](#) Jim Laski brought a presentation and suggests he could present it now. Laski, housing is a problem, which is why they are presenting this solution. Initial proposal in November 2016, original proposal was a larger area, Planning and Zoning Commission recommended overlay district and reduce area, then in Jan 2017, suggested CUP and require guest parking spaces, Jan 23, 2017 reduced overlay district area, and added guest parking. Here is where we are now. City Council agreed to this meeting, continued the public hearing to tonight. Issue is compatibility, size. [7:55:42 PM](#) Mayor Haemmerle comments on the affordability of these units, can we discuss this topic. [7:56:11 PM](#) Jim Warjone thought of this idea for housing, problem is your density. Warjone explains the rationale for his proposed idea. If you can reduce the cost per unit and amount of land that is needed, you can lower the price of the units. Must find the balance on what the market will bear. Walker was right tonight, it is all about the design of the units. There are no millennials here because they are all working. Minimum land, minimum living area. Underground parking is too expensive. [8:00:44 PM](#) Warjone talks about tiny houses mentioned tonight, maybe 180 sq ft to 300 sq ft ADA units, suites, join 2 units. [8:04:18 PM](#) Mayor Haemmerle comments about general affordability.

[8:05:15 PM](#) Warjone responds, market will bear the size of units, what does that magic look like? Delicate balance of economies of scale. Is there a different size you considered, asks Haemmerle? Warjone, responds.

[8:08:22 PM](#) question by unknown young woman, will others raise their rents if these small units come on the market? Walker comments, he has to do what he needs to do to rent his place. Lots of factors go into rent prices.

[8:10:10 PM](#) Laski continues his presentation on compatibility on River Street, comparing other businesses and living units in size to the proposed maximize apartment development.

[8:12:45 PM](#) Charles Gifford comments again on two level parking costs, making suggestions.

[8:13:51 PM](#) Teevin reads comments, originally developer presented solution to solve a housing problem. Wants to see ordinance drive the project instead of changing the ordinance to meet the project. Teevin willing to offer her own suggestions to find a solution. [8:16:13 PM](#) Warjone responds, he has been through this already, they drew up the schematics to help understand and help drive the conversation. [8:17:40 PM](#) Haemmerle comments, not our job to look at costs and we are not developers. [8:19:36 PM](#) Laski comments on parking challenges they've been through to date. [8:20:06 PM](#) Haemmerle comments.

[8:20:48 PM](#) Ryan Gilton (not sure if name is correct)? Moved back to valley, small size okay with him. Could have transient impacts if not managed appropriately. Haemmerle asks what standards? Ryan mentions landscaping and conditions for maintenance, required. Build quality place so that people will want to live there.

[8:25:01 PM](#) Varner responds again need to have city ordinance drive the project, not a developer driving change to the ordinance.

[8:25:31 PM](#) Gary Poole Hailey resident speaks to council. Poole is also the owner of the property being proposed for this rezone, this needs to be a partnership and find a solution.

[8:26:39 PM](#) Jeff Schames, what are other communities doing, Vail / Park City? Haemmerle appreciates this question. Other resort communities have to have the same problem.

[8:28:00 PM](#) Vignes comments again, Aspen, CO is just now allowing tiny houses.

[8:28:21 PM](#) Jim Kuehn comments again is this a pathway for a specific project. Haemmerle comments. Kuehn suggests doing this in Woodside, because there is room.

[8:30:48 PM](#) Sandy Kelly comments again, apartments, ambiance, River Street may not be the right place for this. please consider other venues for high density. Haemmerle comments, this is an overlay district.

[8:32:01 PM](#) Gifford comments again, go up to build, your ordinance or developers, there needs to be 3 floors, 2 story parking.

[8:33:10 PM](#) Laski recommends amending the Comprehensive Plan, this River Street is where high density is suggested. Article in Wall Street Journal (WSJ) today, builders see big appeal in tiny units, worth reading, it is what is happening now added, Laski.

[8:36:59 PM](#) **Burke moves to continue discussion to May 15, seconded by Cooley, motion passed unanimously.**

NEW BUSINESS:

NB 139 Selection of consulting firm for Hailey Greenway Master Plan

[8:37:35 PM](#) Miller presented this item to council the property extends from Bullion Bridge to Colorado Gulch bridge. Our partner has offered to pay 50% of the cost of the master plan. The review team included; Mariel Miller, Lisa Horowitz and Stephanie Cook from the City and Keri York from Wood River Land Trust (WRLT) and Mark Spencer from the Hailey Parks and Lands Board. The board review the 6 proposals received and ranked them according to preferred criteria. The preference based on this review process is Harmony Design.

[8:40:36 PM](#) **Keirn moves to approve Harmony Design and begin contract negotiations with them, Burke seconds motion passed unanimously.**

OLD BUSINESS continued:

OB 141 3rd Reading of Ordinance No. 1215 amending Hailey Municipal Code to add Toxic Plants prohibition

[8:41:00 PM](#) **Burke moves to approve Ordinance No. 1215 and authorize the mayor to sign and conduct 3rd reading, seconded by Cooley, motion passed unanimously.**

[8:41:19 PM](#) **Mayor Haemmerle conducts 3rd Reading of Ordinance No. 1215 by title only.**

STAFF REPORTS:

[8:41:49 PM](#) Heather Dawson surplus property, blazer, robotics club will get this vehicle to crash.

[8:43:07 PM](#) Arborfest is May 14th, miller announced, 6th year at Hop Porter Park. E-bikes map from BCRD, working with sub-committee sub transportation committee, collect public information, what is “e-bikes” will we be similar in valley, more to come on this.

[8:44:48 PM](#) Lisa Horowitz Quigley meetings this week. Wednesday night transportation meeting April 20th. Haemmerle added that this is an important issue dedicated to council discussion. Thursday’s meeting is at the High School’s Distance Learning Lab at 5:30 pm.

[8:47:05 PM](#) **With no further business, Burke moves to adjourn meeting, Cooley, seconds motion passed unanimously.**