

**MINUTES OF THE MEETING OF THE
SPECIAL HAILEY CITY COUNCIL
HELD APRIL 20, 2017
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:28 P.M. by Mayor Fritz Haemmerle. Present were Council members Carol Brown, Don Keirn, Fritz Haemmerle, and Martha Burke. Staff present included City Attorney Ned Williamson, City Administrator Heather Dawson, and City Clerk Mary Cone.

5:28 pm call to order by Mayor Haemmerle. At the May 3rd meeting we will discuss traffic instead of deliberations. And then on May 11th we will conduct deliberations at a TBD location.

Williamson and Horowitz will speak tonight briefly and then we will take public comments. Goal is to have 2 ½ hour meeting tonight. Mayor covered ground rules, people may speak for 4 minutes. Mayor Haemmerle stated also that he expects people to be polite, not rude. If rude, he will adjourn meeting and we will all go home.

PUBLIC HEARINGS:

PH 146 Discussion of Staff Memorandum regarding key elements of Quigley development and whether to consider a city initiated annexation (Continued from April 3, 2017)

Horowitz reviews the meetings to date and the land area for consideration, density and zoning for the land area. Horowitz reviews the density land uses and suggestions from the Hailey Planning and Zoning Commission.

Next Williamson speaks, exhibit B2 is shown to room. The agreement has been slightly changed since last meeting. This exhibit B2, area is shown in purple, will be dedicated to BCRD, 110.3 acres more than before at 12.07 acres. School district parcel adjacent to Deerfield 11.2 acres. Proposed school site did not show well must be refined. Important in this is the table density per block. Conservation easement, not yet in the agreement, in excess of 1,000 acres, it will be perpetual, educational, agricultural and recreational uses only. In last presentation, Williamson discussed the alternative city connection to the wastewater system, pressurized line hook up should have this amount in the next few days.

Mayor Haemmerle asked council if they have any questions.

Burke has fielded many comments from community members. Comments include that some believe that the county would propose different zoning than what has been discussed/presented, not sure if this is accurate Burke states. Are we comparing apples to apples? If there is some mysterious development with different numbers, then we need to hear that, please tell us when, where and from what county official has given different numbers from what has been presented to the public? Burke asks, what is the nature of the neighborhood business center? Burke would like to know this. Burke believes that all of the activity in this center would enhance this area but not take away from downtown core. Another concern shared with her generally, is who will

inherit the land other than Blaine County Recreation District (BCRD), school district or anyone else who might be caring for it in the future.

Cooley asks, what is our failsafe if developed in the county? If it fails, how will we be compensated for the increased volume on our Wastewater system. How will the commercial area conflict from downtown?

Keirn has heard complaints mostly about traffic. Under the county development, traffic would be the same as if annexed into the city, Keirn believes.

Teevin interested in the Conservation Easement. And the neighborhood business Center; How is it subordinate to our downtown business center. Teevin wonders if a seed bank would be an appropriate use and not compete with downtown or increase traffic. Teevin asks about the additional phases and the impact on wildlife. Teevin is interested in hearing if the school has thought about how traffic would impact them. Is sewer on the table? Are we considering a dual system for Wastewater. What about access to Quigley Canyon? What about the parking that is currently on Quigley Canyon mouth, where will it be located once paved? Teevin asks about conversations with Idaho Fish and Game to keep game from feeding on stored hay. How do you keep the Elk out of the area? Is natural xeriscape landscaping planned? Traffic, what will happen to Hailey with traffic?

Mayor asks for pro and con speakers who've not spoken before.

Public Comments:

Harry Weekes is part of the Quigley Farm Development team, and Sage School director. He comments to council, with their 85 students, they work with 19 non-profits, gardening is a large part of the school program. Personally, he feels kids are our future and wants to educate them about our community. Closer to the High School, and good to be close to the Silver Creek School. If students are part of the problem, they can help determine the solution. Annexation agreement is a partnership and relationship with the community. Weekes is in favor of annexation.

Ned Wheeler county resident speaks to council. Wheeler is concerned with traffic. Growth should be encouraged, please act on well-being of citizens, let Quigley develop in the county.

Kathy Noble Hailey resident, has lived here for 40 years speaks to council. The fact that Quigley Farm has incorporated agriculture in their development is important to this project. Organic products are important to our community, it will allow young people to farm and produce our own food. Organic agriculture sales have been increasing in sales 20% over the past 20 years Noble announces. Land is prohibitively expensive around here, especially for farming. Noble is in favor of annexation.

Bill Hughes speaks to council and asks them to take a deep breath and step back a moment. Keep commercial development in core, not out our canyons. Annexation is a bad idea, failed real estate investment, abundance of opportunity in downtown core. Hughes passionately objects this

annexation, doesn't want it because it would make us end up like Ketchum, a disaster. Deny this application and allow them to develop in the county. Hughes appreciates Burkes comment regarding an apples to apples comparison. Hughes asks that an independent consultant negotiate with the developer.

Sam Adicoff speaks to council. Adicoff lives in Sun Valley, is the Director of Sun Valley Ski Education Foundation (SVSEF), and he supports this annexation. SVSEF has 637 athletes, majority of them live south of East Fork Road, and the Foundation is always negotiating with land owners for cross country skiing trails in the winter. This location will be great for SVSEF.

Richard Stopol Hailey resident speaks to council. Stopol announces that the bottom line is regarding traffic, not education or school. It seems the way to deal with it, is to have less density in this area. Stopol would like to see the entire plan for development, don't need to rush into this annexation. Stopol comments on Williamson's review of the sewer system in the last meeting, don't install something for us to test it only install and use it if it is proven to work. We should get more money for annexation than what is being offered. Originally lower development numbers, stick to that number, instead of what is now being discussed. Would like to see this property developed in the county.

Don Cunningham Hailey resident has been in the valley since 1990, has 2 kids ages 7 and 10, that go to Hemingway School. Cunningham is in construction industry. Not for or against this application. Moved into Deerfield 2 years ago, the direct access to Quigley canyon is a wonderful resource for the town. Cunningham, property owners have the right to develop it, Sage School is an amazing resource for our community. He also believes the agriculture use will use overall less water than more residential. Hailey downtown feels like it is not thriving, and seems to be suffering. Cunningham's 1st concern is traffic, avoid Quigley and Buckhorn for this reason. Grateful for the access out Quigley, value it for all activities. Many vacant lots in Hailey, and Cunningham wonders who will live in these new properties out Quigley. Cunningham does not have a strong opinion whether this should be developed in the county or the city.

Lili Simpson Quigley Road resident speaks to council. Simpson hopes that council will look at proposed structures, zoning, traffic. Impacts to all of these cannot be known. Commercial development should be only in downtown core. The Comprehensive Plan is to protect the original townsite. Livability and quality of life must be protected. Quigley is important to our community as agriculture. Only 55 acres should be developed. If developed, it would have too much negative impact on the city. Many lots are available in Hailey announces Simpson she lists various sites as potential developments instead of annexing Quigley. If you are sincerely interested in the future, prioritize Hailey's character. The chosen Quigley zoning in the draft hides the true density. Your legacy could be to preserve the character of Hailey for the future through well planned development.

Scott Corkery this is a larger picture, how many of you have purchased from Amazon? Corkery decided last December to stop buying on Amazon, and encourages everyone to do the same. Quigley won't impact this. There are smart things going on out there. Corkery grew up here, moved away and then came back, his kids go to the Sage School, community service is a huge

priority of this school. Something could happen out there, Hailey is a thriving town now. We need to trust the Engineers on the Wastewater systems suggestions. Corkery hears the negativity, and believes the good of this development is more than the negative fears. Traffic would be sporadic. Annex this property.

Dr. Karin Lindholm Lives on buckskin, develop this in the county, look at the patterns. Interested in the answers to the council's questions asked tonight. Lindholm wants the traffic figured out.

Kathryn Graves buckhorn drive resident, thank you for your dedication to this project. Cannot be here on May 3rd so will discuss her concerns about traffic tonight. Her kitchen sink looks at the field behind her house, kids use it all the time, going back and forth across Fox Acres to the school; Graves suggests an overpass on Fox Acres to keep them safe. Graves is opposed to the commercial component to this project.

Jim Phillips thanks council for opportunity to comment. Wants the public to have the opportunity to completely review the project. It is a 2-part process, city developed or county developed. Who will look closer at the appropriate development? What will your deliberation look like? Important to know how the community can respond to your deliberation. With no application from the developer, no fiscal analysis done, a Tischler Bise study would help you determine whether or not to annex. Must have grasp of what it will cost the city to annex. If county, won't plow the road, police won't be first to respond, Fire Dept. too, not opposed to the Joint Powers Agreement for fire, not just all or nothing. You need the fiscal analysis to proceed. What are the impacts, what are the costs and who is going to pay for them? If city pays for developer's improvements, must address it up front so taxpayers won't pay for it later.

Collette Evans Hailey resident and owns a business downtown in Hailey. Evans represents the Sage School and its value it represents to the community; her son goes to Sage School. Evans is in support of this project. If we teach children to farm and volunteer they add value to our community. We need a permanent location for our school. Timeline is a concern. Would like to have a decision soon.

Tom Swenson Hailey resident used to live in Deerfield. Is concerned about traffic on Croy and bullion. Appropriateness of development, look what happened with Elkhorn. Final concern is about sewer, don't experiment with another system, this should be a non-starter. These should be addressed before annexation. Haemmerle asks clarification for sewer. Swenson responded they should hook up to the sewer system

Andy Harding Hailey resident haven't followed this too closely. Don't want to see losses, school should not be located out Quigley, not right place for it. In short, should be solely residential and developed in the county, to reduce traffic impact.

Ben Schepps Hailey resident points out that there is traffic is backing up East by LL Greens area at the Bullion and Main street light, it will get worse, we need to look at this area in the future. This if annexed, this will increase traffic. This should not be annexed in the city, let the county develop it. This should be rejected for the avoidable traffic consequences.

Nancy Linscott Hailey resident and Sage School employee, responds to some comments tonight, regarding traffic and commercial area. Rationale was to lessen impact of traffic to city by adding this commercial area. The scope of the commercial area needs to be understood, think about the scope of the commercial area to help mitigate traffic.

Peter Lobb Hailey resident speaks to council, do we want to annex? Supporters speaking tonight are involved with the school and others involved with project. They will still get what they want if developed in the county. They need to get 20% density bonus to get these “bonus” development items. What do we get if we annex? We would get some annexation money, not enough. Why do we want to annex? Traffic issue if developed in county or city. If annexed, it will be our liability. Some annexations have not worked out well for us. It will be more expensive to develop in the county, so better for developer to come to city. Too risky for us to annex.

John Wiese Hailey resident – hope that council will weigh and rank comments, downtown business owners, people that don’t live here that comment, Quigley population and Deerfield population comments, give proper weight to Deerfield comments.

Galen Hanselman Hailey resident speaks to council. Has a couple of concerns. Animal processing was considered, what is it? It doesn’t sound appropriate next door to Hailey, we need to find out. Define it so it is not objectionable. Hanselman has traffic concerns and went to the traffic meeting last night. This traffic will be over whelming. One proposal was to bring half traffic down fox acres and half Quigley. And a diverter at bullion and 6th to force people down bullion. Anticipate 3,800 vehicle passes at complete build out.

Margarita Benocha from Italy, and a high school student speaks to council. From a foreign point of view, city in development. Quigley should be developed to profit the city. It would allow more jobs, population increases every year, jobs are good, good for education for students. Doesn’t think the traffic is a problem. You should consider annexing.

Dave Hennessey applicant speaks to council. Attempts to answer some questions. Water rights, maintain existing rights and give some to BCRD and school. There will be some excess water rights, have offered to city in exchange of part of annexation fee. Driving force of service center, amplify the adjacent homeowners. Animal processing is a conditional use, would only have businesses to support the agriculture in the fields of the canyon. Proposed to encumber 1512 acres. Sewer hybrid system is still proposed, it is working in cold climates Bio Habitats is speaking in Idaho at the end of May at a conference. DEQ must approve the system and monitors the system throughout its life. The system reuses the water cleaned onsite. A holding tank is required with this system, in winter able to discharge into Hailey’s system at non-peak hours. With holding tank, can discharge at a time it won’t negatively impact Hailey’s system. Haemmerle asks about the businesses they are proposing. Hennessey responds, we have an idea of neighborhood store, small café, seed bank, only for nearby neighbors. Parking at mouth of canyon is planned to stay. Can look into paving a parking lot at the end of the pavement. Idaho Fish and Game have concurred with the studies conducted. No storage of hay, no elk problem this past winter, we would not store hay out there in the future. They plan to provide drought tolerant plants. Plant product processing on a conditional use is what they are considering now not animal processing.

Troy Thayer Buckhorn resident states that Quigley is his backyard, he believes it is Hailey's backyard. Thayer doesn't understand the rush in the city's annexation process. Please don't rush this process based on past applications. Thayer was in support of past annexation with golf course. How large will the school's parking lot be? Don't rush, consider the details, high risk high reward proposition.

Marty Weinless lives in Deerfield speaks to council, his biggest question what incentive will they provide to encourage people to move here? Unless a roofer or? No jobs here. According to census data, population is ancient.

Tony Evans with the Idaho Mountain Express has a few questions. Evans is curious about the agriculture use, working with school and kids, how will they employ the kids. How many kids will work on the farm outside of the school year? Peri-urban area will there be cows out there until the later phases? Are they parts of the school program to run the farm and food processing and sales of the food.

John Stevens Deerfield drive resident speaks to council, should we annex, if developed, would like to see it in the city versus the county.

Penny Thayer speaks to council. Comparison to commercial uses in larger cities to pocket zones. Thayer has seen the Elkhorn development, and sees it as a failure. Warm Springs, no longer has businesses out there. All commercial development in our valley is on the highway. Thayer is opposed to commercial out the canyon.

Marty Shepard buckhorn drive resident, comments on Penny Thayer's satellite areas comments. Shepard is from Santa Rosa CA where she saw a 110 year old delicatessen which supported 5 families, it was wooed to a satellite area and met its demise within 18 months of its move. Downtown Hailey needs to be healthy. How can a commercial area survive without houses there for about 10 years?

Motion to continue to hearing to May 3rd, by Burke seconded by Keirn motion passed unanimously.

Motion to adjourn meeting at 7:41 pm made by Burke, seconded by Keirn. Passed unanimously.