

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD JUNE 25, 2018  
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:30:47 P.M. by Mayor Fritz Haemmerle. Present were Council members Colleen Teevin, Kaz Thea, Pat Cooley, Martha Burke and Fritz Haemmerle. Staff present included City Attorney Christopher P. Simms, City Administrator Heather Dawson, and City Planner Robyn Davis.

[5:30:47 PM](#) Called to order by Mayor Haemmerle.

[5:31:01 PM](#) Public comment for items not on the Agenda: Bob MacLeod discussed his visit to the Sewer Treatment Plant, the Business After Hours (BAH) at the Blaine County Historical Museum and the future renovations of the BCHM.

**CONSENT AGENDA:**

- [CA 238](#) Motion to approve Resolution 2018-067 ratifying the Mayor’s signature on Garrett and Company, Inc. purchase Agreement for a picnic pavilion for the Balmoral Park Improvements project ACTION ITEM .....
- [CA 239](#) Motion to approve Resolution 2018-068, ratifying the Mayor’s signature on Great Western Recreation purchase Agreement for impact material at Heagle Park ACTION ITEM .....
- [CA 240](#) Motion to approve Resolution 2018-069, ratifying the Mayor’s signature on Equipment Rental Agreement for a roller at \$100 per hour, with Idaho Materials and Construction for the chip sealing project in Hailey ACTION ITEM .....
- [CA 241](#) Motion to approve Resolution 2018-\_\_\_\_\_ authorizing the Mayor’s signature for the award of a \$\_\_\_\_\_ bid by \_\_\_\_\_ for the installation of ADA compliant curb ramps on Main Street ACTION ITEM .....
- [CA 242](#) Motion to approve the new Alcohol License for Jersey Girl ACTION ITEM .....
- [CA 243](#) Motion to approve minutes of June 11, 2018 and to suspend reading of them ACTION ITEM.....
- [CA 244](#) Motion to approve claims for expenses incurred during the month of June, 2018, and claims for expenses due by contract in July, 2018 ACTION ITEM.....

[5:32:27 PM](#) **Burke motioned to approved all Consent Agenda Items. Cooley seconded. All were in favor.**

**MAYOR’S REMARKS:**

No remarks were made by Mayor Haemmerle.

**PUBLIC HEARING:**

- [PH 245](#) *Consideration of a Final Plat application by Quigley Green, LLC for a Large Block Plat for Blocks 1-17 of a 230.85-acre property described in Exhibit B-1 to the Quigley Farm Annexation Agreement and Resolution 2018-\_\_\_\_\_, ROW Maintenance and Wastewater Discharge Agreement (document on file with the Hailey Community Development Department) ACTION ITEM .....*

[5:33:10 PM](#) Horowitz went on to brief the Council on Quigley Green, LLC’s Final Large Block Plat. Horowitz noted that Final Large Block Plat is a conceptual plat that covers the entire property; however, within property are individual blocks. Horowitz noted that agreements exist from Blaine County School District and the Blaine County Recreation District.

[5:33:59 PM](#) Dave Hennessy has nothing more to add to the Staff Report. Hennessy mentioned that DEQ is reviewing the project and is hopeful to see an approval within the next few weeks. Hennessy and Team are hoping to break ground in July 2018. Mayor Haemmerle questioned the agreement between the Blaine County Recreation District. Hennessy noted that an agreement has been presented to the Blaine County Recreation District; however, their Attorney has been out of the country for the last three weeks. Hennessy noted that the BCRD Board doesn't have any issues with agreement at this time; however, all will be reviewed at the BCRD's Board Meeting on July 9, 2018.

Jim Laski went on to add details regarding the Final Large Block Plat, noting that the Final Large Block Plat will be recorded first; payment to the City will come after Large Block Plat is signed by the City. Quigley Green, LLC, will then have 30 days to dedicate the property to the BCRD and BCSD. Laski discussed the Staff Report organization and conditions associated.

[5:38:20 PM](#) Mayor Haemmerle questioned the conditions of the Large Block Plat. Horowitz presented the conditions for the Final Large Block Plat. Horowitz clarified that Conditions which have been met are included in the report and have a strikethrough; all other Conditions without a strike will be carried forward. Mayor Haemmerle clarified that the Conditions for the Large Block Plat begin on Page 72 and end on Page 79. Horowitz confirmed this.

[5:39:36 PM](#) Christopher Simms noted that the best demonstration of the above is in Condition (8), which is, 'Each plat within the Large Block Plat shall on its own. Recordation of plats shall demonstrate complete utilities and roads needed to service each plat.

Mayor Haemmerle questioned the DEQ approval and whether or not it was a Condition of the Large Block Plat approval. Hennessy noted that it was not a Condition of the Large Block Plat approval. Laski noted that the motion will approve the Large Block Plat with the items that need to be completed, as well as the items that have been completed to date (items with strikethrough). Discussion ensued.

[5:41:23 PM](#) Mayor Haemmerle summarized that the agreement with BCRD has not been approved and will be reviewed on July 9, 2018 at 12:00pm.

[5:41:53 PM](#) Burke questioned the course of action. Mayor Haemmerle suggested that an approval of the Findings of Fact, Conclusions of Law and Decision that will be presented at the BCRD Board Meeting on July 9, 2018, be made. Laski clarified that the Large Block Plat creates the area that will pay the BCRD, which is 30 days after the recordation of the Large Block Plat.

[5:42:46 PM](#) Kaz Thea questioned the motion language. Horowitz noted that the Motion Language in the Agenda Item Summary is correct; however, is incorrect at the end of the Staff Report. Horowitz noted that the Motion Language should read Large Block Plat. Phase I should be removed from the language. Horowitz also noted that the Motion Language should list the number of Conditions, 1 through 18.

[5:44:40 PM](#) Pat Cooley questioned the Annexation Services Development Agreement and the fees associated if Quigley needs to discharge into our system. Cooley also questioned the rate. Simms responded, noting that the City would require 10.

[5:46:49 PM](#) Mayor Haemmerle opened the item for public hearing. No comments made or questions asked. Mayor Haemmerle closed the item for public hearing.

**[5:47:03 PM](#) Burke motioned to approve the Application by Quigley Green, LLC, Large Block Plat for Blocks 1-17, described in Exhibit B-1 to the Quigley Farm Annexation Agreement, finding that the application meets each of the criteria and is subject to Conditions 1-18, and contingent upon approval of the Agreement between Blaine County Recreation District and Quigley Green, LLC, at the July 9, 2018 meeting. Cooley seconded and all were in favor (4-0).**

**5:48:40 PM** Burke motioned to approve the Final Large Block Plat and Resolution No. 2018-70, ROW Maintenance and Wastewater Discharge Agreement. Cooley seconded and all were in favor (4-0).

**5:49:31 PM** Mayor Haemmerle noted that the Findings of Fact, Conclusions of Law and Decision will be prepared and appear on the July 9, 2018 BCRD meeting. Mayor Haemmerle will be prepared to sign Findings; check to be prepared for City.

***PH 246** Consideration of First Reading of proposed Ordinance No. \_\_\_\_, a recommendation by the Hailey Planning and Zoning Commission regarding a City-initiated text amendment to Title 17, Section 17.05.040 District Use Matrix, to create a new Overlay Zone, "Downtown Housing Overlay District". This District will be a new Chapter 17.04R, which includes general application, bulk requirements, density and parking space requirements for apartments averaging 600 square feet in size, and including Ordinance No. \_\_\_\_, an amendment to the City of Hailey Zone District Map, "Downtown Residential Overlay" ACTION ITEM.....*

**5:50:47 PM** Horowitz provided a brief background of item. Mayor Haemmerle summarized the debate at the last meeting, including the exclusion of River Street. Horowitz added that a letter from a property owner requesting that their property, corner of First Avenue and Myrtle Street, be included in the Downtown Residential Overlay. Property is a four-plex. Horowitz concluded that at the last City Council meeting, Council members discussed average unit size would apply to each building, if multiple buildings were in each complex.

**5:54:04 PM** Haemmerle opened the item for public hearing. Donna D'Adamo, property owner of the four-plex on the corner of First Avenue and Myrtle Street. D'Adamo noted that she would like the opportunity to improve the four-plex and create more housing for the residents of Hailey. D'Adamo noted that an increase in density would also remain close to downtown.

**5:55:26 PM** Peter Lobb questioned whether or not overlays were spot zoning. Lobb noted that the Planning and Zoning Commission was concerned that the area was more residential than mixed use. Lobb questioned whether or not it's a good idea to give special consideration to a landowner. Lobb believes it sets a bad precedent and suggested that the Council reconsider their decision.

**5:57:15 PM** Kim Taylor reiterated that property excluded on River Street should be included back into the overlay. Taylor noted that the area near D.L. Evans Bank is not residential and is prime property to be included in the Downtown Residential Overlay.

**5:58:08 PM** Mayor Haemmerle closed the item for public comment.

**5:58:18 PM** Burke agreed with comments made and believes the River Street portion shall be included back into the Downtown Residential Overlay. Burke also believes the property at the corner of First Avenue and Myrtle should also be included in the overlay, which would create more housing opportunities within the City.

**5:59:12 PM** Kaz Thea agreed with Burke, noting that she walked both sections and believes both are appropriate to be included in the new overlay.

**6:00:41 PM** Pat Cooley agreed with Burke and Thea, and also questioned the overlay boundary. Cooley believes overlay should be in the street, not in the alley. Teevin also agreed that both areas should be included in the overlay.

**6:01:21 PM** Mayor Haemmerle believes everything on River Street shall be zoned. Mayor Haemmerle; however, doesn't agree that the property on the corner of First Avenue and Myrtle Street should be included in the overlay. Mayor Haemmerle believes Old Hailey is a gem of a community and doesn't agree to allow properties to creep down streets, impacting the character of

Old Hailey. Mayor Haemmerle believes the Council and City need to fight to preserve the character and charm of Old Hailey.

[6:03:59 PM](#) Christopher Simms noted that it would be inappropriate to randomly select a lot in Old Hailey and include it in this new overlay. Simms noted that a rational basis in code and LLUPA requirements need to be met. Simms doesn't believe this is spot zoning; however, encouraged the Council to include blocks in overlay rather than individual lots. Discussion ensued.

[6:05:38 PM](#) Pat Cooley suggested that the Council stick with what's currently proposed, including River Street. Teevin agreed and noted that River Street should be added back in to the overlay. Mayor Haemmerle agreed and believes the property on the corner of First Avenue and Myrtle Street shall not be included. Burke agreed and believes it is important to preserve the character of Old Hailey.

[6:07:53 PM](#) Mayor Haemmerle noted that he is spiritually enlightened after driving around in Ketchum. Mayor Haemmerle likes to see the funk still present within the City of Hailey. Burke suggested that Council stick with current proposal, with the addition of River Street, and readdress once overlay is in place. Burke is not prepared to include the property on the corner of First Avenue and Myrtle Street at this time.

[6:08:52 PM](#) Thea questioned the property of Uhrig Fencing. Horowitz discussed zoning of Uhrig Fencing and noted that it is not included in the Downtown Residential Overlay, as it was not discussed in detail by the Planning and Zoning Commission. The Council agreed to leave Uhrig Fencing out of the overlay for now, as it was not noticed to be discussed. Discussion ensued.

[6:11:40 PM](#) **Cooley motioned to conduct the first reading of Ordinance No. 1237, an Ordinance amending the Hailey Municipal Code Title 17, creating a new chapter, 17.04Q, establishing the Downtown Residential Overlay District, creating purpose, establishment, application, bulk density, useable open space and parking space requirements for the DRO, and this overlay district shall include River Street, Blocks 5, 17, 129 and an unidentified block on the Zoning Map, and read by title only. Motion was not finished. Cooley rescinded his motion to approve.**

Mayor Haemmerle requested that a map be included in the renote. Horowitz agreed.

**Cooley motioned to continue the meeting to July 23, 2018. Burke seconded. All were in favor (4-0).**

[PH 247](#) *Consideration of Mayor's proposed budget for FY2019 ACTION ITEM .....*

[6:16:51 PM](#) Mayor Haemmerle presented the proposed budget for FY2019. Mayor Haemmerle noted that attached is a narrative of the changes made; detailed proposed budget has also been included. Mayor Haemmerle highlighted the budget increase from FY2018 to FY2019 by ~\$547,000. Mayor Haemmerle went on to explain the changes that resulted in a budget increase for FY2019: provide a livable, competitive wage in Valley, retain important, valuable employees, comply with National Salary Survey, salary increases for Department Heads, and internal promotions.

[6:26:03 PM](#) Mayor Haemmerle went on to discuss LOT fees, noting that LOT fees may remain flat. Entities, such as Hailey Chamber, Mountain Rides, Hailey Ice and Blaine County Housing Authority may need to secure funding elsewhere if no increase in LOT exists. Mayor Haemmerle suggested including Hailey Ice in the Hailey Chamber's Contract of Services. Mayor Haemmerle noted that that this is a working budget and encouraged Council to review thoroughly.

[6:27:24 PM](#) Burke questioned LOT funds and if up, whether or not monies could be allocated to entities, like The Hailey Chamber, Hailey Ice, Blaine County Housing Authority, and Mountain

Rides, etc. Becky Stokes noted that that it is a possibility. Mayor Haemmerle agreed. Thea questioned what this option would do for other entities. Thea believes this would be a difficult way to plan and budget for the upcoming year. Burke noted that entities need to budget accordingly and if City cannot supply LOT funds, entities would need to come up with funding elsewhere. Thea would like to find ways to collect more money to continue the improvement projects throughout the City. Mayor Haemmerle noted that LOT funding comes from visitors, restaurant sells, etc. Must put option forth to voters in order to collect more monies from residents.

[6:32:34 PM](#) Mayor Haemmerle opened the item for public hearing. Peter Lobb doesn't have any issues with the budget and believes there are several people in Hailey whom are on the edge, as this is an expensive place to live. Lobb suggested considering people within budget and encouraged not to increase budget every year by 3%. Lobb also suggested that the City should not feel pressurized to raise more money for certain entities within Hailey. Lobb believes raises for Staff are warranted.

[6:34:32 PM](#) Haemmerle closed the item for public comment. Mayor Haemmerle noted that it is important for the public to come and offer comments and suggestions regarding the City's proposed budgets. Cooley suggested printing the budget narrative for public to reference. Mayor Haemmerle agreed and would also like to include the detailed proposed budget.

*PH 248 Consideration of the Myrtle Street Pathways for People alignment and Motion to allow the Public Works Director to coordinate with the design consultant for an attached asphalt pathway in lieu of a detached pathway ACTION ITEM*.....

[6:36:33 PM](#) Brian Yeager provided a brief background of the Myrtle Street Pathways for People project. Yeager asked for suggestions and preferences from the Council. Yeager questioned if the Council prefers attached or detached pathways. Yeager provided examples of each. Yeager also noted safety benefits and disadvantages in both, as well as cost comparisons. Yeager noted that preference of Council would be contingent upon LTAC's ability and contract to complete.

[6:40:18 PM](#) Burke questioned winter maintenance. Yeager noted that regardless of attached or detached, paths would be plowed. Yeager did not that an attached path is easier to path.

[6:41:22 PM](#) Teevin questioned safety of attached versus or detached. Yeager noted that the detached path is generally safer; however, the rumble strip concept is more expensive. Horowitz added that visually a detached path looks much different than an attached path. Mayor Haemmerle noted his preference of an attached path.

[6:43:18 PM](#) Mayor Haemmerle opened the item for public comment. Resident on Myrtle Street noted his excitement to have a path along Myrtle. Resident prefers to see an attached path.

[6:44:15 PM](#) Bob MacLeod noted his preference for an attached path. MacLeod reminded Council that Myrtle is a sheep right-of-way and believes maintaining an open strip or detached path would be more difficult.

[6:45:55 PM](#) Ken Lagergren believes it is difficult to weigh safety issues of a detached path versus an attached path. Lagergren noted his preference of an attached path, not only for aesthetic purposes, but Lagergren believes it is, in fact, safer.

[6:48:57 PM](#) Ginna Lagergren agreed with Ken Lagergren. Ginna Lagergren also would like to see an attached path and believes, though more expensive initially, will be less expensive in the future.

[6:51:16 PM](#) Duftan Sandoz agreed with the aesthetic comments and would prefer that the path be attached.

[6:51:32 PM](#) Mayor Haemmerle closed the item for public comment. Burke and Cooley prefer attached path. Thea questioned snow removal on rumble strip. Yeager discussed snow removal and visual details of rumble strip: more asphalt required to put rumble strip in; contingent on LTAC support.

[6:53:11 PM](#) All Council members agreed that an attached path is there preference. Yeager to get back to City Council on LHTAC's support.

**NEW BUSINESS:**

*NB 249 Semi-Annual Report from Mountain Rides Transportation Authority Executive Director Wally Morgus and MRTA Board Member Jim Finch ACTION ITEM..... (no documents)*

[6:54:17 PM](#) Wally Morgus, Executive Director of Mountain Rides Transportation Authority, discussed previous year statistics and future vision of Mountain Rides. Morgus elaborated on efficiency and effectiveness, service and safety, and sustainability of Mountain Rides. Morgus is asking for an increase of \$78,750. Discussion ensued.

[7:15:11 PM](#) Mayor Haemmerle believes the School District's contribution should be greater than \$13,000.

[7:16:06 PM](#) Thea questioned why the Ketchum routes are free. Thea noted that since becoming free, Ketchum has seen a 2 or 35 increase in ridership. Thea would like to see a free Hailey route. Morgus agreed.

*NB 250 Annual Report from Blaine County Housing Authority Executive Director Nathan Harville ACTION ITEM.....*

*(no documents)*

[7:17:50 PM](#) Nathan Harville, Executive Director of Blaine County Housing Authority, presented information and statistics on housing valley wide. Discussion ensued.

**OLD BUSINESS:**

[OB 251](#) *2<sup>nd</sup> reading of Ordinance No. 1235, a recommendation by the Hailey Planning and Zoning Commission for a Zone Change Application by William L. Pierpoint and George Kirk, for an amendment to the City of Hailey Zoning District Map. Proposed changes would rezone Lots 1A, 1B, 1C, 1D, 1E and 2, Block 4, Airport West Subdivision (1290 -1311 Citation Way and 1351 -1451 Aviation Drive), from Service Commercial Industrial Sales & Offices (SCI-SO) to Service Commercial Industrial (SCI-I) ACTION ITEM.....*

[7:41:14 PM](#) **Mayor Haemmerle conducted the 2<sup>nd</sup> reading of Ordinance No. 1235, by title only.**

[OB 252](#) *2<sup>nd</sup> and/or 3<sup>rd</sup> reading of Ordinance No. 1236, an Amendment to Title 18, Mobility Design, Section 18.14, Standard Drawings, to modify the Standard Drawings to reflect updated materials and infrastructure goals and Summary of Ordinance No. 1236 ACTION ITEM.....*

[7:42:31 PM](#) **Burke motioned to waive the 2<sup>nd</sup> reading of Ordinance No. 1236 and move on to the 3<sup>rd</sup> Reading, read by title only, authorizing the Mayor to sign and conduct the reading by title only. Cooley seconded and all were in favor.**

**Mayor Haemmerle conducted the 3<sup>rd</sup> reading of Ordinance No. 1236, by title only.**

**STAFF REPORTS:**

[7:44:14 PM](#) Craig Aberbach thanked Mayor Haemmerle and Council members for supporting the 5B Chili Cookoff Event.

[7:45:00 PM](#) Brian Yeager noted that concrete and asphalt for the first block of the Pathways for People project along Croy Street/2<sup>nd</sup> Avenue will be completed by the Fourth of July. Mayor

Haemmerle questioned if concrete would butt up against asphalt. Yeager confirmed that it would. concrete and asphalt will be completed on the first block by Fourth of July.

[7:45:42 PM](#) Simms discussed House Bill 611, noting new meeting laws take effect July 1, 2018. Simms briefly noted that all Action Items at public hearing will need to be listed as such on notices and agendas.

**EXECUTIVE SESSION: Real Property Acquisition under IC 74-206 (1)(c)**

No Executive Session held.

[7:46:25 PM](#) Thea motioned to adjourn. Cooley seconded and all were in favor (4-0).