

**MINUTES OF THE SPECIAL MEETING OF THE
HAILEY CITY COUNCIL
HELD NOVEMBER 25, 2019
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:30 P.M. by Mayor Fritz Haemmerle. Present were Council members Jeff Engelhardt, Kaz Thea, Pat Cooley, and Martha Burke. Staff present included City Attorney Christopher P. Simms, City Administrator Heather Dawson, and Deputy Clerk Nancy Arellano.

[5:31:37 PM](#) Call to order by Mayor Fritz Haemmerle.

Thea attended via telephone call.

Open Session for Public Comments:

No public comments.

CONSENT AGENDA:

- [CA 425](#) Motion to adopt Resolution 2019-120, authorizing Pay Estimate No. 1 in the amount of \$38,566, for work completed on the War Eagle East Side Phase 1 drainage improvements **ACTION ITEM** ...
- [CA 426](#) Motion to approve Resolution 2019-121, reappointing Joan Davies and Michele Johnson to the Hailey Arts and Historic Preservation Commission for another 3-year term expiring December 31, 2022 **ACTION ITEM**.....
- [CA 427](#) Motion to approve event date for 2nd Annual Summers End Music Event, The Draper Rendezvous to be held on August 22, 2020 **ACTION ITEM**
- [CA 428](#) Motion to approve minutes of November 6th meeting and to suspend reading of them **ACTION ITEM**.....
- [CA 429](#) Motion to approve minutes of November 12th meeting and to suspend reading of them **ACTION ITEM**.....
- [CA 430](#) Motion to ratify claims for expenses incurred during the month of October, 2019 **ACTION ITEM**
- [CA 431](#) Motion to approve claims for expenses incurred during the month of November, 2019, and claims for expenses due by contract in December, 2019 **ACTION ITEM**

[5:32:24 PM](#) Burke moves to approve all consent agenda items seconded by Cooley. Motion passed with a roll call vote. Burke, yes. Cooley, yes. Engelhardt, yes. Thea, yes.

PUBLIC HEARING:

PH 432 City Council decisions on Idaho Transportation Department's bid terms for repaving State Highway 75 where it is also Hailey Main Street, in a manner to reduce impacts to businesses while still allowing the project to be efficient. ACTION ITEM

[5:33:14 PM](#) Steve Hunter speaks. Hunter recounts he previously presented to the council in August. Hunter reiterates that construction will not be done until after July 4th as directed by the council. ADA ramps will be done before July 4th and paving will be done after the holiday. ITD hosted a public open house in October to gather feedback on whether construction would occur at night or day but received few comments. ITD went door to door to the businesses on Main Street for feedback.

Hunter reminds council if day work is preferred there will be lane limits. Night work would allow opening up some lanes.

[5:37:21 PM](#) Haemmerle asks is work exclusive to day or night? Hunter answers, yes. Haemmerle asks about working in segments. Hunter answers night work is planned for about four blocks in sections. Haemmerle states there is concern on the compaction with the vibration and what it would do to older buildings. Hunter, they are aware and ITD will determine.

[5:40:44 PM](#) Burke asks Hunter what is most efficient? Day or night work? Hunter answers night work.

[5:41:56 PM](#) Cooley asks about functionality with left turn lanes for day work. Hunter answers there isn't room for three lanes.

[5:42:50 PM](#) Engelhardt asks what the nighttime construction hours are. Hunter answers it is not set yes but exemplifies 6:30 pm to 6:30 am or 7 pm to 7 am.

[5:43:40 PM](#) Open session for public comment.

[5:43:49 PM](#) Gordon Flade comments on having good notification and good communication to help mitigate traffic onto River Street.

[5:44:32 PM](#) Nate Mamouss a high school student asks if cars will be allowed to drive at night during construction.

[5:45:06 PM](#) Steve Crosser asks about the 4th of July. Haemmerle answers no construction until after the holiday.

[5:45:41 PM](#) Hunter answers Mamouss' question. The contractor will work on half of the roadway at night. [5:46:42 PM](#) Hunter responds to Flade's comment, ITD cannot reroute state traffic onto local roads.

[5:47:34 PM](#) Thea asks, will there be an opportunity to repaint in a different way that what is currently painted? Hunter responds it has been discussed. Thea clarifies her question, widening parking lanes and configuration. Hunter answers it is dictated by the state code.

Burke motions to approve nighttime construction estimated from 6:30 pm to 6:30 am Cooley seconded for discussion, asking if there was some flexibility on the times if it seems that need adjusting by ½ hour as needed. Haemmerle, thinks that is fine. Burke, this will be a hardship. Engelhardt, this will be the best option at night. Motion passed by roll call vote. Thea, yes. Burke, yes. Cooley, yes. Engelhardt, yes.

PH 433 Public Hearing on a final Plat application for Carbonate View Subdivision represented by Galena Engineering on behalf of W Squared, LLC for Tax Lot 8364 S. 9 & 16, T2N, R18E, Hailey. The property has received preliminary plat approval to be resubdivided into fourteen (14) single family lots, ranging in size from 7,000 square feet to 9,047 square feet. The project is located in

the General Residential (GR) Zoning and Floodplain Overlay Districts (continued from November 12, 2019) and, consideration of Findings of Fact, conclusions of Law and Decision regarding the approval of a final Plat application for Carbonate View Subdivision represented by Galena Engineering on behalf of W Squared, LLC for Tax Lot 8364 S. 9 & 16, T2N, R18E, Hailey. ACTION ITEM

[5:51:53 PM](#) Horowitz gives an overview. It was brought to their attention that a couple of icons on the bike lanes were the wrong size. Lettering had not yet been painted, bollards were installed correctly, a couple of things were relocated as per the city engineer, the draft deed is on file and has to be reviewed. The applicant added a “no motor vehicle” sign that was requested by the neighbors.

[5:53:53 PM](#) Open session for public comment. None.

[5:54:15 PM](#) **Burke motions to approve the Final Plat Application for Carbonate View Subdivision by Galena Engineering on behalf of W Squared, LLC located at West Chestnut Street, address to be determined, Hailey (Tax Lot 8364 S. 9 & 16, T2N, R18E, Hailey Townsite), finding that the Application meets all City Standards, and that Conditions (a) through (k) are met. seconded by Cooley. Motion passed by a roll call vote. Thea, yes. Burke, yes. Cooley, yes. Engelhardt, yes.**

[5:55:59 PM](#) **Cooley motions to authorize the Mayor to sign the Findings of Fact, conclusion of Law and Decision dated November 25, 2019 regarding the Carbonate View final Plat seconded by Burke. Motion passed with a roll call vote. Thea, yes. Burke, yes. Cooley, yes. Engelhardt, yes.**

*PH 434 Public Hearing concerning a request from ARCH to put vacant City-owned property into a long-term lease for a housing project to be located on Parcel O, Block 62, Woodside Subdivision #15, which is a one-acre lot east of Woodside Boulevard where it intersects with Countryside Drive
ACTION ITEM*

[5:56:41 PM](#) Horowitz speaks. It is a one-acre vacant parcel. ARCH approached the city to do nine to eleven housing units. ARCH is looking for a six-month commitment to pursue a grant.

[5:58:53 PM](#) Michelle Griffith speaks on the application process. ARCH will know early next year whether they were successful or not. Since it is City of Hailey land, the city can designate priority groups.

[6:01:51 PM](#) Open session for public comment. None.

[6:02:08 PM](#) Burke comments, commit it for the next 6 months. Council unanimously agrees.

[6:02:59 PM](#) **Thea motions to direct the City Attorney to prepare an agreement authorizing ARCH to construct community housing units in conformance with zoning and other city regulations. This agreement shall give first preference to City employees seconded by Burke. Motion passed with a roll call vote. Thea, yes. Burke, yes. Cooley, yes. Engelhardt, yes.**

NEW BUSINESS:

NB 435 Discussion of proposed ordinance amendment to Municipal Code Section 10.40.049, for winter parking restrictions, to create better lines of sight and more snow storage space in the right of ways ACTION ITEM

[6:05:40 PM](#) Simms summarizes the ordinance amendment making the parking regulation year-round and prohibiting recreational vehicles from parking in the right of way where there isn't curb and sidewalk.

[6:07:23 PM](#) Thea comments on parked cars on corners and visibility.

[6:08:26 PM](#) No public comment.

[6:08:35 PM](#) Council deliberation. Cooley asks for clarification on the 2nd paragraph that refers to "thing." Simms gives an example of a structure on wheels seeming like a treehouse on wheels. It's not a licensed vehicle, it's a thing. Engelhardt comments it is a good start.

[6:10:10 PM](#) Burke, would like to move forward with this. Simms, it will be an educational process.

[6:11:02 PM](#) Engelhardt comments adding we don't want to hinder the efficiency of snow removal. Cooley agrees to move forward.

[6:11:13 PM](#) Haemmerle, it is important to review the parking regulations occasionally to make sure it still fits. Bring it to the next city council meeting.

[6:12:08 PM](#) Thea asks about compliance. Dawson answers they are looking for a code enforcement officer. Simms adds, the compliance officers will warn and educate the public. We hope to give fair warning. Haemmerle adds efforts began this fall with giving fair warning. Police Chief Gunter has done a great job educating the public.

Haemmerle, this will be on the next city council agenda. Any public comments are always welcome.

OLD BUSINESS:

OB 436 2nd Reading of Ordinance No. 1251 adopting the Second Amendment of the Development Agreement with FaPo, LLC, regarding the area referred to as the Forest Service block Lots 4-8, 13A, 114A and 20A of Block 20, Hailey Townsite ACTION ITEM

[6:15:52 PM](#) Haemmerle conducts the 2nd Reading of Ordinance No. 1251, by title only.

STAFF REPORTS:

No staff reports offered tonight.

EXECUTIVE SESSION: Pending & Imminently Likely Litigation (IC 74-206(1)(f))

[6:16:37 PM](#) Burke moves to go into Executive Session to discuss Pending & Imminently Likely Litigation (IC 74-206(1)(f)), seconded by Cooley, motion passed with roll call vote at [6:17:01 PM](#) Thea, yes. Burke, yes. Cooley, yes. Engelhardt, yes.

[6:33:07 PM](#) Cooley motions to adjourn meeting seconded by Burke. Motion passed unanimously.