

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD MAY 24, 2010  
IN THE HAILEY TOWN CENTER MEETING ROOM**

[5:30:15 PM](#)

The Meeting of the Hailey City Council was called to order at 5:30 P.M. by Mayor Rick Davis. 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.

**AIRPORT ISSUES:**

Susan McBryant spoke to the council regarding several topics. First is the 5<sup>th</sup> independent member of the Friedman Memorial Airport Authority (FMAA). McBryant has been working with Larry Schoen to help define the steps and criteria in order to select the new member. The criteria and procedure were given to council prior to tonight's meeting.

Brown appreciates McBryant and Williamson's comments and choice of words in the document. Brown agrees with the language in blue font.

Haemmerle is in agreement with the blue font on number 1. "Commit to relocating the current airport." Haemmerle does not agree with "Commit to the airport relocation process." Keirn is in agreement with Haemmerle. Burke added that the process is in flux regarding time of transition. The airport is in process of being re-located so if someone is not in support of the airport relocating then they should not be involved.

Burke referred to a document handed out to council today by Williamson (in their mailboxes) which outlines the Blaine County Commissioners asked for a recommendation from the Blaine County Advisory Committee on 3 topics. [5:36:18 PM](#) Burke wanted council to be aware that this document had been sent to the Advisory Committee. Another document – survey with GA is not neutral. Burke read comments from Charles Conn councilman from Ketchum regarding the relocated airport and the new Advisory Committee. Burke feels that we will potentially lose air service before we get the replacement airport built if we do not educate the public with the facts. We as city leaders must counteract comments like those from Charles Conn. Mayor Davis has offered to attend the next South Valley Merchants Alliance meeting to present an update on the relocated airport.

Burke wondered if Conn is speaking for the City of Ketchum. Burke recalls reading in the newspaper a quote from Tim Silva General Manager of Sun Valley Company in which Silva acknowledges that the airport will relocate and he understands why it needs to be done. So when Conn indicates that he has spoken with Wally Huffman (former Sun Valley Company General Manager), Burke is confused by the conflicting information.

Haemmerle is not sure why the Blaine County Commissioners are asking the Advisory Committee to research how the joint powers agreement between the County and the City can be dissolved and redrawn with a sole sponsorship. This needs to be a discussion between the County and the City.

Mayor Davis asked Williamson to draft a response to these documents and present it to council. Once the council has given their input the letter will be sent to the Blaine County Commissioners and the FMAA.

Brown would like to know if Ketchum's stance is being voiced by Charles Conn.

[5:49:19 PM](#) McBryant thought it might be helpful to find out who the liaison is for Sun Valley. Mayor Davis will call Ketchum and Sun Valley to find out who the official liaison is for these cities.

McBryant suggested that the Advisory Committee's agenda should be reviewed in the FMAA meeting and modifies or approves as appropriate.

Haemmerle disagrees with this process, Hailey needs to respond to this letter. Williamson was asked to draft a letter and send to council. Williamson also suggested that council reads the MOU in detail. McBryant wondered if we could delay another month.

Open Session:

Tony Evans from the Idaho Mountain Express asked if there has been any action on the Community Oversight Committee.

[6:05:50 PM](#) Student Miles Hendricks 210 Red Elephant Drive asked why there is a risk to losing commercial air service to the community. Burke answered the question stating that it is mostly a business decision.

[6:08:56 PM](#) Student Rachel Lum of 917 Silver Stone asked about the safety issues with the airport. Burke answered that there are safety standards, (separation of aircraft), we don't have enough room for another plane when the Q-400 comes in, so we must stop all other traffic when the Q-400 takes off and lands. The other issue is that our runway is too short for the long term. Why is this now a problem? Burke responds.

[6:13:10 PM](#) Johnson McGraw, a student also, asked how is St. George involved? Burke answered that he Embrarer aircraft will eventually be replaced with Q-400's.

### **CONSENT AGENDA:**

**Burke moved to approve all consent agenda items, seconded by Haemmerle, motion passed unanimously.**

### **MAYOR'S REMARKS:**

HAILEY CITY COUNCIL MINUTES  
May 24, 2010

*MR Hailey Public Library introduces two new employees*

Director Nancy Gurney introduced the two new Library employees to council:

Yesenia Terrasas and Lynn Drewien.

Mayor Davis announced that a private donor has committed to give funds enough for the ice rink enclosure and maintenance costs of the ice rink facility if there is a successful bond election tomorrow.

### **PROCLAMATIONS AND PRESENTATIONS:**

*PP 198 Presentation from ITD regarding 2011 project to repair Main Street reflective tape work to be done in evenings*

Bruce Christensen Traffic Engineer with ITD spoke to council. Christensen let council know that ITD is planning work on the highway near Airport Way and Countryside – over 3 days and would like to do the work at night time. The project is due to be put down in the Summer of 2012. Council asked for the noise output for the machines from 100 yards away. Burke and Brown are in support of night time construction. Christensen will get the noise information to the council.

*PP 199 Green Building Recommendations - Planner Mariel Platt responds to Council's questions from April 26, 2010*

[6:27:17 PM](#) Green Building Presentation from Mariel Platt. Platt distributed the presentation to council; these are responses that council asked for from the previous presentation. Platt added that any addition less than 500 sq. feet and not air-conditioned or heated would not be required to adhere to this energy audit/code being proposed. Platt explained when an audit would be required – several conditions apply, one is if the exemptions did not apply.

[6:33:01 PM](#) Haemmerle asks a question about the criteria of when an audit would be required was determined.

[6:35:56 PM](#) Dave Ferguson Building Official ran a report on types of permits pulled in 2009 (total 65 permits), 17 of these would have required an audit.

Platt continued to review her research. The City of Moscow has a voluntary green program and they are now considering making it mandatory because of the lack of response in the voluntary program. Pitkin County, Aspen Colorado state that the mandatory program is the way to go. Blaine County is proposing a 30% above code compliance for construction versus this 10% above code that Hailey is considering.

*PP 200 Presentation on budget current status and next year's budget development plan*

[6:49:37 PM](#) Dawson handed out the presentation to council. Dawson pointed out that fund balances are over \$8 million. Dawson explained the reduction methods used to spend less money in this fiscal year. Comparing net revenue this year to last we are only \$13,638 behind 2009. Dawson then went through the Year to Date Summary and explained significant revenue categories. In summary, we expect to end this year flat and continue providing the services which we have been providing. Dawson asked council if they have any questions regarding the budget timeline they have in tonight's packet.

August 30<sup>th</sup> save the date for a potential special meeting. Brown will miss the Aug. 23<sup>rd</sup>, and 30<sup>th</sup> meetings.

### **APPOINTMENTS AND AWARDS:**

#### *AA 201 Urban Renewal Agency Board Appointments (3)*

Mayor Davis asked council for feedback regarding the potential appointments which he sent out to council via email, Jason Miller and Jim Spinelli.

Brown is fine with these appointments. Keirn and Burke are in agreement with Brown.

**Brown moves to appoint Jason Miller and Jim Spinelli to the Urban Renewal Agency Board, seconded by Burke, motion passed unanimously.**

Brown is grateful to both of these volunteers.

Brown asked if Keirn would be interested in serving on this board. Keirn confirmed.

**Brown moves to nominate Keirn to the URA board, seconded by Burke, motion passed unanimously.**

Mayor Davis moves to New Business item:

### **NEW BUSINESS:**

#### *NB 207 Consideration of ordinance amending building permit fees for community housing*

[7:06:23 PM](#) Community Housing

Williamson gave an overview of a recent meeting regarding the Walnut Street project and the question came up if there would be a reduction in fees for community housing projects. Williamson has drafted a proposed reduction in fees by 75%.

Brown asked if the comments from the Fire Chief and Building Official are incorporated into this document. Yes, and addition comments are included by them in tonight's packet.

Robrahn added that this is one of the few ways that a city can encourage community housing.

Haemmerle is opposed to giving one non-profit a reduced rate as it is not easy to explain to the non-profits who will not get this reduction in rates.

[7:12:38 PM](#) Michele Griffith with ARCH Community Housing Trust spoke to council. Griffith explains that without significant municipality support the River Street and Walnut Street projects would not be funded right now. Griffith explains that this savings goes directly to the homeowner, not to the non-profit organization. Any savings in permits could be used for buying washers/dryers for the units instead of just the hook-ups.

[7:19:59 PM](#) Haemmerle feels that everything that Griffith states can be argued by other builders/developers. Haemmerle feels that the breaks should be given to community housing instead of just one non-profit organization. Haemmerle suggested that we provide a reduction specific to the action and not to the non-profit.

Keirn feels that the public sector (City of Hailey) needs to be fair to all projects.

Burke feels the most important component is in the match [7:21:48 PM](#) . We have supported projects in other ways – instead of lessening fees. Burke feels that developers have asked for reductions in fees in the past and we have refused to support their general message – consistency.

Brown remembers years past conversations stating that we anticipated in lean years that we would need to stand strong on our fees which only reimburse us anyway. On the other hand, Brown is also in support of community housing and wants to be behind this. Brown wants to support the project in another way if possible.

Haemmerle and Keirn feel it is all or none for fees. Brown feels that we should not open the door to reduction in fees. Burke is in support of reduction in fees for non-profits.

Council feels that this application is ill timed. Council is not comfortable in reducing fees.

Mayor Davis called for a quick 3 minute break at 7:35 pm.

### **PUBLIC HEARINGS:**

*PH 202 City initiated amendment to the Hailey Zoning Map to change the zoning from General Residential (GR) to Limited Business (LB). The subject property is located on Lots 1-3, Block 69, Hailey Townsite (620 First Avenue North). The Planning and Zoning Commission recommended approval of this rezone on April 5, 2010.*

[7:36:05 PM](#) Platt gave an overview to council. [7:37:14 PM](#) Brown asked a clarifying question was the Planning and Zoning's decision a split vote? Platt answered yes and explained why.

Brown is still in support of this change as discussed in the other zoning applications/change. Keirn and Burke are in support of this also.

[7:39:10 PM](#) Motion to adopt Ordinance No. 1058 and authorize the first reading by title only by Burke, seconded by Keirn, motion passed unanimously.

**Mayor Davis conducted the 1<sup>st</sup> Reading of Ordinance No. 1058 by title only.**

*PH 203 City initiated text amendment to the Hailey Zoning Ordinance No. 532, Article 6a, Design Review, to remove redundancy and clarify standards and guidelines, to allow Public Utility Facilities or Public Uses to install chain link fences, and to allow sidewalks to be constructed in an alternative location.*

Robrahn will give an overview but does not expect a decision from council tonight. The next two amendments are related to this one. There are currently 4 sets of design standards in the townsite overlay and residential districts, yet most are just repeated. The standards were compared by using a table format, eliminated repetition, edited, and parsed out standards where they used to be combined into one. Robrahn explained the process involved in amending these standards and then spoke about changes.

There were no public comments.

Williamson asked for the council to defer a motion until he has more time to review this in detail and determine its impact on existing code.

**Brown moves to continue this to June 14, seconded by Keirn, motion passed unanimously.**

*PH 204 City initiated text amendment to the Hailey Zoning Ordinance No. 532 Article 2, Definitions, to add definitions related to Design Review and to clarify the definition of Home Occupation.*

[7:50:46 PM](#) Robrahn gave council an overview of this proposed change, it cleans up conflicts from the recent business license home occupation ordinance change. The other changes are adding definitions that are not currently defined.

Haemmerle asked if there was another option for the human scale definition. Robrahn provided one.

**Brown moves to approve Ordinance No. 1059 with the amended human scale definition as proposed tonight by Robrahn, seconded by Burke, motion passed unanimously.**

**Mayor Davis conducted the 1<sup>st</sup> Reading of Ordinance No. 1059 by title only.**

*PH 205 City initiated amendments to the Hailey Subdivision Ordinance No. 821, Section 4.2, Sidewalks and Pathways to clarify standards, to removed language related to the construction of buildings, to refer to applicable City standards, to exempt Lot Line Adjustments from sidewalk requirements and to allow sidewalks to be constructed in an alternative location.*

[7:57:55 PM](#) Robrahn gave an overview to council of these changes, page 184 at top in packet, not appropriate for the sub-division ordinance, which is why these words are stricken.

No public comments.

**Burke moves to adopt Ordinance No. 1060 authorize the first reading by title only, seconded by Haemmerle, motion passed unanimously.**

**Mayor Davis conducted the 1<sup>st</sup> Reading of Ordinance No. 1060 by title only.**

### **OLD BUSINESS:**

*OB 206 Consideration of Agreement for Development of the Replacement Airport and Redevelopment of Friedman Memorial Airport*

[8:01:26 PM](#) Brown has a few concerns on page 188. Williamson answered by pointing to several pages in the packet.

Haemmerle called Larry Schoen and asked if this is the last change in this agreement. Schoen said yes.

Brown, Keirn and Burke are okay with this document.

[8:06:06 PM](#) Brown wonders why only a few stakeholders are named. After some discussion it was decided that the major stakeholders are implied in other parts of the document.

**Brown moves to approve agreement as shown in packet, seconded by Keirn, motion passed unanimously.**

### **STAFF REPORTS:**

Robrahn reviewed the schedule for items coming to council. Downtown Revitalization Plan, June 28<sup>th</sup>, and then the Comprehensive Plan for July 26<sup>th</sup>, Complete Streets is planned for in the first meeting in August. Does council want a special meeting? It misses the budget meeting which is Aug. 12<sup>th</sup>, added Robrahn.

No special meetings at this time.

Haemmerle June 2<sup>nd</sup> is the SRBA court settlement on Indian Creek Water Rights if anyone is interested in going – let him know, otherwise he plans on attending.

Burke attended a public meeting to select an artist for the call for artists selection process 7 people responded to the artists call, they narrowed the field to 3 and on June 5<sup>th</sup> proposals by the 3 artists will be submitted. Then the Arts Commission will make a recommendation to council. The winning artist will receive \$10,000. The project unveiling will be in November 2010.

Dawson added that the artists were very excited about this opportunity.

Brown on June 5<sup>th</sup> she and Mariel Platt will be running in a half-marathon.

With no further business, Mayor Davis adjourned the meeting at 8:17 pm.