



OUR TOWN

Where the desert meets the mountains.

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Message from the Mayor

Vote on November 4

This election year, record numbers of voters are expected at polling places across the country. While not in the national spotlight, state and local elections also have important and interesting ballot races and issues.

This issue of Our Town covers two City of Hailey ballot questions (the Development Impact Fee referendum and the Business License referendum), as well as a Blaine County ballot question (funding Emergency Dispatch Services). These are complex issues, and I urge all voters to become as informed as possible in the weeks leading up to the election. The City of Hailey will be holding a Town Meeting to discuss these issues on Wednesday, October 15 at 6:30 p.m. in the Distance Learning Lab of the new Wood River High School. See the announcement in this issue and the separate insert in this package for more information or to submit a question in advance of the meeting.

For our city election, there will be one polling place: Room 903 at the Community Campus. So, either before or after you cast your ballot in the national, state and county races, please be sure to stop in Room 903 and cast your City of Hailey ballot. If you vote absentee, go to both Hailey City Hall *and* Blaine County Courthouse to vote both ballots. This is your chance to make your voice heard on issues that affect your hometown.

Rick Dawn

Election 2008

Development Impact Fees The Third in a Series

Earlier this year, Bob Wiederrick successfully circulated and filed a referendum petition to repeal Hailey's Development Impact Fee Ordinance. What are the ramifications of the voters' decision to vote yes (repeal the ordinance) or vote no (retain the ordinance and fees)?

THE PHILOSOPHY BEHIND THE FEES

The Development Impact Fee Ordinance was adopted by the City of Hailey in May 2007, is authorized by Idaho Code, and is the culmination of many months of research and public involvement, including involvement by the development community. The philosophy of

Development Impact Fees is this: There is a cost associated with new development as it impacts infrastructure. The premise is that new development pay the costs required to mitigate these impacts, so that current standards of infrastructure and service are maintained. The premise further contains the idea that general taxpayers not bear the cost of mitigating these impacts; the development that creates the impacts bears the burden.

HOW THE FEES WORK

Development Impact Fees are structured to target new infill development, from single-family dwellings to large commercial projects. The fees are paid at the time of obtaining a building permit. By law, the fees can't exceed a fair share of the cost of the development's impact. The fees are calculated based on the recommendations of an independent impact fee study and are tied to Hailey's Capital Improvement Plan (a required component of Development Impact Fees). Fees are collected in five areas, depending upon the type of development. These five areas are parks and recreation, transportation, police, fire/EMS, and repayment of the cost of the independent impact fee study/Capital Improvement Plan. The fees collected can be used only for specifically identified improvements in each area. Each year, a capital budget is prepared relative to Development Impact Fees, and every five years, the city must update the Capital Improvement Plan. If collected fees are not spent during a five-year

Election Day—Tues., Nov. 4, 2008

Municipal Election:

**Development Impact Fee Referendum
Business License Referendum**

City Election Polling Place:

All Precincts – Community Campus Room 903

PLEASE NOTE: City of Hailey voters must go to a separate room to cast a city ballot; *city ballots will not be available in national election polling place.*

City Polls Open: 8:00 a.m.– 8:00 p.m.

City In-Person Absentee Vote Polling Place:

Hailey City Hall (above the library)

In-Person Absentee Voting Closes at 5:00 p.m. on November 3, 2008

period from the date they are paid, then the money must be refunded.

ACTUAL FEES BY DEVELOPMENT TYPE

- The fee for a single family home is \$2,629, for all other housing types \$2,010.
- The fee for nonresidential development depends on the type of project (commercial, general office, light industrial, etc.). The fee for nonresidential construction is calculated on a per-square-foot basis, with the lowest per-square-foot cost being for a mini-warehouse (\$.28/sf) and the highest per-square-foot cost being for a commercial/shopping center of 25,000 sq. ft. or less (\$6.64/sf)
- The rate for other types of nonresidential development (lodging, schools, nursing homes, etc.) is a flat rate ranging from \$141 to \$655 per room/student/bed.

WHAT ARE THE ACTUAL NUMBERS SO FAR?

In the 15 months since the ordinance was enacted, the city has issued 46 building permits (30 residential, 16 non-residential), and billed \$319,165 in Development Impact Fees (\$74,537 residential, \$244,628 non-residential) associated with these permits. The referendum question asks that these fees be refunded along with interest, effecting a backdating of the ordinance repeal to its inception. The interest total would be in the range of \$11,000 to \$15,000. The refund is to occur within 30 days of repeal of the ordinance.

Hailey’s Capital Improvement Plan outlines a 20 year infrastructure master plan which will cost \$35 million to implement. The first five-year section of the plan anticipates nearly \$3.3 million of the \$35 million being spent on infrastructure impacted by development, as shown in the table below.

	5-Year Cost	DIF Portion
Fire Trucks	\$288,000	
Fire Station	\$1,250,000	
Fire Total	\$1,538,000	\$499,000
Trans. Equipment	\$720,000	
Intersections	\$700,000	
Trans. Total	\$1,420,000	\$1,164,000
Park Restrooms	\$104,000	
Trail Projects	\$250,000	
Parks/Trails Total	\$354,000	\$354,000
GRAND TOTAL	\$3,312,000	\$2,017,000

Development Impact Fees would supplement nearly two thirds of these projects. That \$2 million would have to come from other sources if the Development Impact Fee Ordinance is repealed.

ARE THERE OTHER SOURCES OF FUNDING TO ACHIEVE CAPITAL IMPROVEMENTS?

Yes. Infrastructure funding can come from any revenue source available to cities, except fee-based services such as application fees. General property taxes, bonds, business and local improvement districts, urban renewal districts, local option taxes, grants, donations, annexation fees, in-lieu fees, and partnerships with developers have all been used to pay the cost of Hailey’s capital development. All have a public process by which residents can make their views known about the capital projects. The Development Impact Fee Ordinance requires that the Capital Improvement Plan be subject to a special advisory committee’s recommendations and several public hearings. Bonds and local option taxes are taken directly to voters. Bonds raise property taxes for a specific improvement only when voters recognize the need for the improvement and say so through a successful bond vote.

Development Impact Fees focus specifically on infill development – that which occurs within the city’s existing boundaries. Reliance upon annexation fees for infill capital needs has the unpleasant side effect of creating development sprawl and increasing the need for more infill infrastructure improvements in the future.

Annexation fees are better used to improve the quality of infrastructure within the city, such as adding sidewalks and trees to existing streets. Development Impact Fees can only be spent on maintaining current levels of infrastructure service, such as widening intersections or adding traffic signals to handle more traffic.

DIVERSE SOURCES OF FUNDING IS KEY

The City of Hailey has relied on a variety of funding sources in the past, and will continue to do so in the future. Voters will decide on November 4 whether or not Development Impact Fees are one of the tools Hailey can use in its diverse funding plan.



**Hear Ye, Hear Ye
Come One, Come All**

HAILEY TOWN MEETING

Date: Wednesday, October 15
Time: 6:30 p.m. – 8:30 p.m.
Place: New WR High School, Distance Learning Lab
Topics: Citizen Questions (see form supplied separately to submit your question!)
 Financial Health of the City
 Local Option Tax (LOT) Accomplishments
 Development Impact Fees
 Business Licenses
 Emergency Dispatch Services

For more information, visit www.haileycityhall.org.

Business Licenses—Yea or Nay?

On November 4, Hailey voters will decide whether or not to repeal Hailey’s general Business License Ordinance. A successful referendum petition circulated by Bob Wiederrick has placed this question on the ballot.

HAILEY CURRENTLY REQUIRES FOUR DISTINCT TYPES OF BUSINESS LICENSES: daycare licenses, taxi licenses, alcohol beverage licenses and general business licenses. It is this fourth category – general business licenses – that would be repealed if the referendum is successful. The first three types of licenses listed are not affected by the measure.

IF THE REFERENDUM IS SUCCESSFUL, and the general Business License Ordinance is repealed, business owners would neither need to file for a new license (\$125.00) when they open or relocate a business in Hailey, nor renew that license annually (\$50.00), as is currently the case. This would be an annual savings to the business owner.

REPEAL OF THE GENERAL BUSINESS LICENSE ORDINANCE would not, though, relieve the business owner from complying with water and sewer, zoning, building, fire and other laws currently on the books. The requirements of these laws would still need to be met by businesses. For example, certain inspections would still be required even with repeal of the ordinance, such as pretreatment inspections to prevent problems at the city’s wastewater treatment plant, or periodic fire inspections.

THE BUSINESS LICENSE CURRENTLY SERVES AS A COORDINATION POINT for ensuring compliance with these laws. While not perfect, it is a proactive, preventive program rather than a reactive, enforcement-oriented program. For example, when a business moves into an existing space, the building code requires that the space be brought up to code on things such as accessibility for the disabled, restrooms, seismic integrity as well as floor loads and occupancy separation. These upgrades can cost several thousand dollars to the business owner. Through the business license application, the city can let an owner know these requirements early on. It is safe to say that without an organized system of early notification, these communications may come after the fact; for example, when a business owner has already signed a lease or purchased a building.

THERE ARE MANY SERVICES PROVIDED BY THE CITY TO THE BUSINESS COMMUNITY that may not be readily recognized by the average citizen or by the businesses themselves. For example, the Hailey Police Department answers alarm calls, responds to parking complaints, does business drive-bys at nighttime; and investigates retail theft, internal theft, and embezzlement cases. The Hailey Fire Department undergoes training specific to nonresidential buildings. HFD also has the responsibility to ensure the proper storage and use of hazardous

materials, and on several occasions – through the routine fire inspection process – has identified business that have been illegally disposing of chemicals into the surrounding ground, threatening our domestic water supply.

ONE SIMPLE BENEFIT OF THE BUSINESS LICENSE SYSTEM is it provides the city with the names and phone numbers of owners/managers so that in an emergency, a representative of the business can be quickly notified.

FOR THE LAST 12 MONTHS (Sept. 07 – Aug. 08), general business license revenue (does not include alcohol, daycare or taxi licenses) was roughly \$24,000. The City of Hailey conservatively estimates its costs in administering general business licenses to be \$40,000 per year. As one can see, current revenue levels defray the costs of the business license system, but do not pay for those costs completely.

SO, TWO QUESTIONS

1. Are there other non-licensure systems that could be developed to conduct the city’s activities as they relate to the business community? Yes. One example would be a fee-for-service method, where businesses would be charged a set fee for the various regulatory activities that the city is required by law to carry out.
2. Can the city eliminate its coordination and regulatory efforts entirely? No. These regulations are part of a municipality’s responsibility to safeguard the public, and are required in state and federal codes.

County Ballot Measure – Emergency Dispatch Services

Due to the strong leadership of Hailey’s elected officials, Blaine County has set Proposition 2 on the county ballot for the following consideration: Should county property taxes be increased by \$6.71 per \$100,000 of assessed property value to pay for county-wide emergency dispatch services?

Hailey took a leadership role in this matter because the funding formula proposed by Blaine County, following the recommendation of an E-911 User’s Group, requested that cities and fire districts pay, on a per-call basis, for the salaries of dispatchers. Hailey leaders see this as a double tax on Hailey citizens who already pay a county tax for this county service, and then are asked to pay through their city budgets as well. Hailey residents, through the “users” formula, would pay their current tax bill plus approximately \$250,000 per year through the city budget. Through a simple county tax levy, property owners within the boundaries of Hailey would pay a total of approximately \$160,000 toward the county dispatch service.

Hailey leaders also feel that a permanent funding solution is needed that will be predictable for the future.



OUR EARTH

Our Earth is on hiatus this month! Check back next month for the latest environmental news from the Hailey Environmental Leadership Program.

Clear Creek Announces Fall Clean-Up

A happy Autumn idea: On 10/25/08 plan to accept Clear Creek Disposal's offer to collect your yard waste at the Hailey Park-N-Ride, instead of driving to Ohio Gulch for your free yard waste dumping. Branches must be no more than three feet in length; no plastic bags; and you must be able to load your debris into the dumpster provided.

When: Sat., October 25, 2008, 9:00 a.m. – 3:00 p.m.

Where: Hailey Park-N-Ride (Bullion & River)

Book & Bake Sale Time is Coming

Friends of the Hailey Public Library are busy sorting through boxes and bags of donated books preparing for the 21st annual **USED BOOK & BAKE SALE**. The Book and Bake Sale will be Thursday, October 23rd from 9:00 a.m. – 6:00 p.m. The sale will continue through Friday, October 24th from 9:00 a.m. – 6:00 p.m. and Saturday, October 25th from 9:00 a.m. – 2:00 p.m.. The sale will be held **at the Hailey National Guard Armory**.

If you would like to make book donations, they can be dropped off at the Hailey Public Library. Hardbacks, paperbacks, kids' books, books on tape and DVD's as well as videos are greatly appreciated. We ask that donations be of good condition and text books be fairly current.

Anyone wishing to have fun helping out with the book sale or baking delicious treats, please call Geegee Lowe at 720-7395.

The funds raised are targeted to augment library services throughout the year. This event is a great way to help support your library. Mark your calendars now for the Wood River Valley's best Book & Bake Sale!

Hailey Public Library

Library Announces Policy Change

In an effort to better manage the library's inventory and to upgrade service for all patrons, the Hailey Public Library announces an important policy change.

Effective October 1, 2008, patrons with overdue materials, fines or lost books of \$25.00 or more and sixty days or more past due will be referred to a collection agency. This also includes patrons who do not respond to the library's notices to clear delinquent accounts. A collection fee of \$10.00 will be added to all accounts that are turned over for collections. Patrons will receive a first overdue notice, a final notice and a billing notice before an account goes to collection. It is the patron's responsibility to keep the account information up to date and current.

The Hailey Public Library appreciates everyone's patronage. Good stewardship of both the public's trust and the public's money demands that we amplify every effort to ensure that material is accounted for and returned in a timely manner. It is the hope of the Hailey Public Library that this policy will result in a library that is second to none in material availability and overall service.

Historian John Bieter to Speak

Well-respected historian John Bieter will present *Aukera: A History of the Basques in Idaho*, at the library on Friday, October 10th at 4:00 p.m. He'll take you on a journey from the immigrant generation of the late 1890's through the American-Basque generation of today.

Keefe Park Dedication

The Hailey Public Works Department invites you to celebrate the dedication and grand opening of Hailey's newest park – Keefe Park – in central Woodside.

When: Wednesday, October 08, 2008, 5:30 p.m.

Where: Keefe Park
(formerly known as Woodside Central Park)
2260 Moonlight Drive

Calendar

Important Dates

Arts Commission	10/02/08
City Council Meetings	10/06/08
.....	10/13/08
.....	10/27/08
Historic Preservation Commission	10/28/08
Parks & Lands Board	10/07/08
P&Z Meetings	10/06/08
.....	10/20/08
Town Meeting *	10/15/08
Election Day **	11/04/08

* See announcement on page 2, and separate insert.

** See calendar and information on page 1.