AGENDA OF THE
HAILEY CITY COUNCIL MEETING
Monday June 25, 2018 * Hailey City Hall Meeting Room

Note: item on the agenda may have action taken during the meeting = ACTION ITEM
ACTION ITEM.....

5:30 p.m. CALL TO ORDER - Open Session for Public Concerns

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 1

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..... 10

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 15

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..... 22

CA 242 Motion to approve the new Alcohol License for Jersey Girl ACTION ITEM 26

CA 243 Motion to approve minutes of June 11, 2018 and to suspend reading of them ACTION ITEM 35

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 46

MAYOR'S REMARKS:

MR 000

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 58

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..... 111

PH 247 Consideration of Mayor's proposed budget for FY2019 ACTION ITEM 158

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 206

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)

NB 250 Annual Report from Blaine County Housing Authority Executive Director Nathan Harville ACTION ITEM (no documents)

OLD BUSINESS:

OB 251 2nd 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 208

OB 252 2nd and/or 3rd 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 214

STAFF REPORTS: Staff Reports Council Reports Mayor's Reports

SR 253 Public Works Report on P4P Croy/2nd Construction Project, and report on PRV bidding (no documents)

SR 254 Save the date from WRLT – Reinheimer Ranch event on July 24, 2018 250

SR 255 Notification of House Bill 611 effective date July 1, 2018 – Action Item on agendas and website posting 252

SR 256 Next Planning and Zoning Commission draft meeting agendas 256

SR 257 Next City Council draft agenda 258

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

Matters & Motions from Executive Session or Workshop

Next Ordinance Number - 1237 Next Resolution Number- 2018-70

AGENDA ITEM SUMMARY

DATE: 06/25/18 **DEPARTMENT:** PW **DEPT. HEAD SIGNATURE:** BY/SC

SUBJECT: Motion to approve Resolution 2018-07, ratifying the Mayor's signature on the Garrett and Company, Inc. purchase agreement for a picnic pavilion at Balmoral Park.

AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☐ City Ordinance/Code _____
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:
The City applied for, and has been awarded, the Land and Water Conservation Fund grant for improvements at Balmoral Park. This grant is approximately $75,000 and requires a one-to-one match.

The grant application was approved for a 25'x25' picnic pavilion. Kiwanis is contributing to the purchase of this pavilion and have since requested a slightly larger pavilion, have raised money and will cover the difference in cost of a 24'x30' picnic pavilion, which is $2,806.

Construction of this project will be complete November 2018.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle #_____
Budget Line Item #_____ YTD Line Item Balance $_____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

☐	City Administrator	☐	Library	☐	Benefits Committee
☐	City Attorney	☐	Mayor	☐	Streets
☐	City Clerk	☐	Planning	☐	Treasurer
☐	Building	☐	Police	☐	_____
☐	Engineer	☐	Public Works, Parks	☐	_____
☐	Fire Dept.	☐	P & Z Commission	☐	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:
Motion to approve Resolution 2018-07 ratifying the Mayor's signature on the Garrett and Company, Inc. purchase agreement for a picnic pavilion at Balmoral Park.

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

---

ACTION OF THE CITY COUNCIL:
Date _____

City Clerk _____

FOLLOW-UP:
*Ord./Res./Agrmt./Order Originals: Record
Copies (all info.):
Instrument # _____

*Additional/Exceptional Originals to: _____
Copies (AIS only)

CITY OF HAILEY
RESOLUTION NO. 2018-067

RESOLUTION OF THE MAYOR AND CITY COUNCIL FOR THE CITY OF HAILEY RATIFYING AN AGREEMENT WITH GARRETT AND COMPANY, INC., TO PURCHASE A PICNIC PAVILION FOR THE BALMORAL PARK IMPROVEMENTS PROJECT.

WHEREAS, the City of Hailey desires to ratify a Quote with Garrett and Company, Inc., to purchase a picnic pavilion for Balmoral Park for $21,495.

WHEREAS, the City of Hailey and Garrett and Company, Inc., have agreed to the terms and conditions of the Purchase agreement, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey ratifies the between the City of Hailey and Garrett and Company, Inc., and that the Mayor's signature on the attached Purchase agreement is hereby authorized,

Passed this 25th day of June, 2018.

City of Hailey

_____
Fritz X. Haemmerle, Mayor

ATTEST:

_____
Mary Cone, City Clerk

GARRETT AND COMPANY, INC.

Phone: (530) 941-9419 * (800) 748-4608 * Fax: 801.263.1254 * www.garrettandcompany.com

QUOTE/PROPOSAL

Date	Quote #
2/22/2018	219

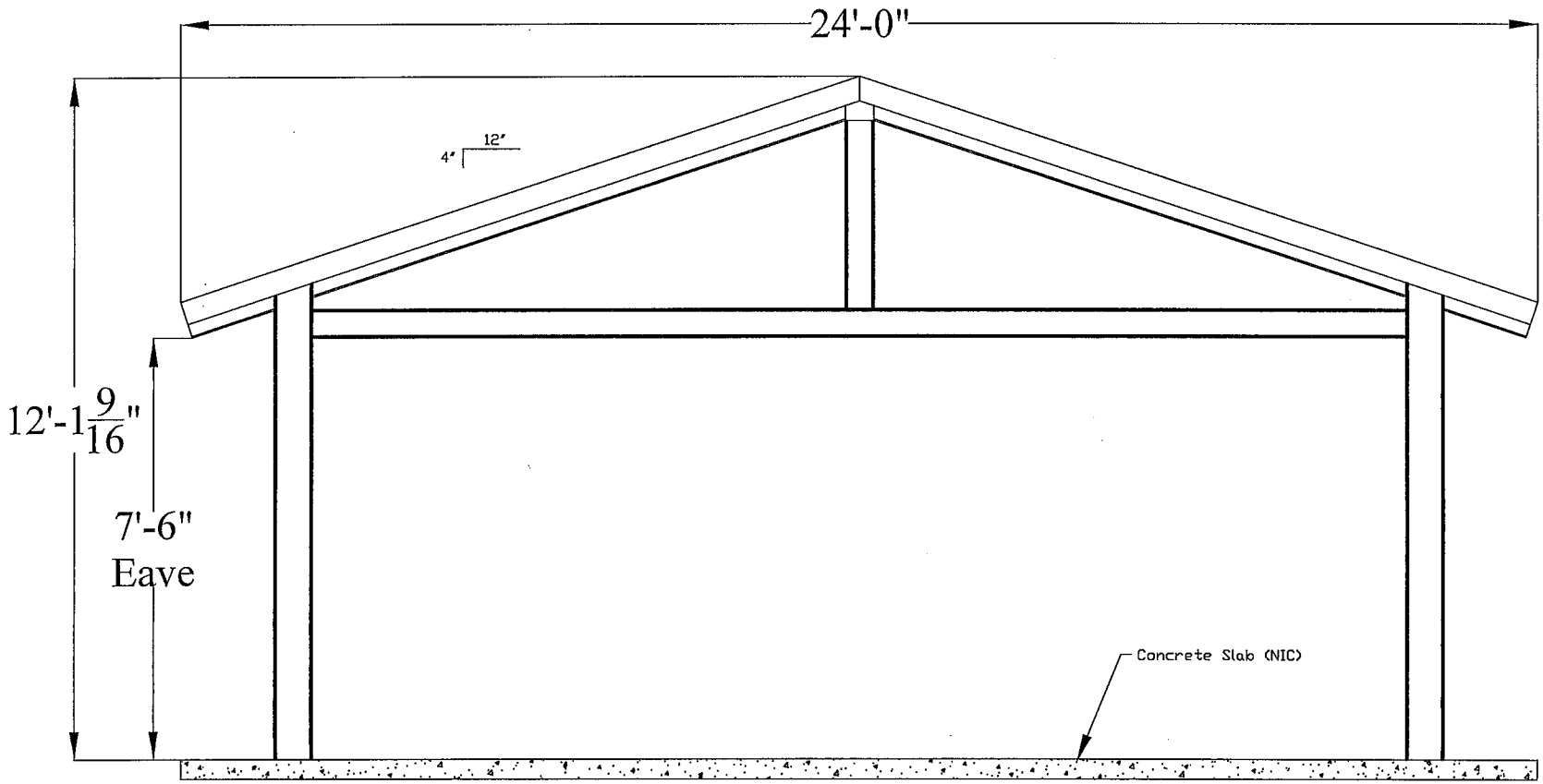
NAME/ADDRESS	SHIP TO:
City of Hailey	
C/O Kiwanis Club of Hailey	
Hailey, ID 83333	
	Contact: Bob Wiederricks Phone: (208) 720-2438
	Quote Valid until: 6/30/2018 / Project

Qty.	Model #	Description	Unit Price	Install.
1		Custom Shelter - 24' x 24' Gable End	$18,689.00	$8,000
1		Custom Shelter - 24' x 30' Gable End	$21,495.00	$9,000
		Installation includes erection of shelter in footings w/rebar cages; does not include concrete pad.		

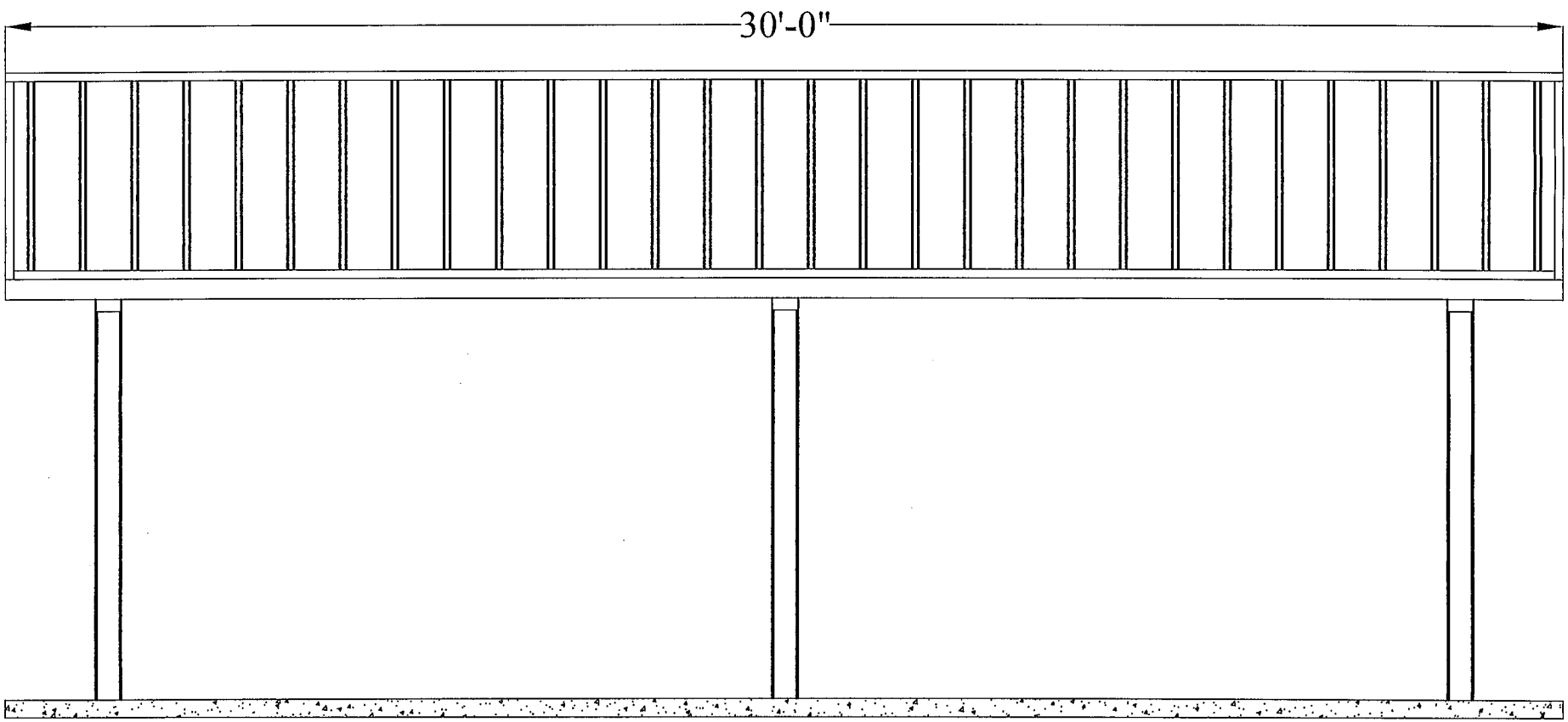
Prices include freight, but do not include sales/use tax, if applicable.

Purchase authorized by: _____ Date: 6/18/18

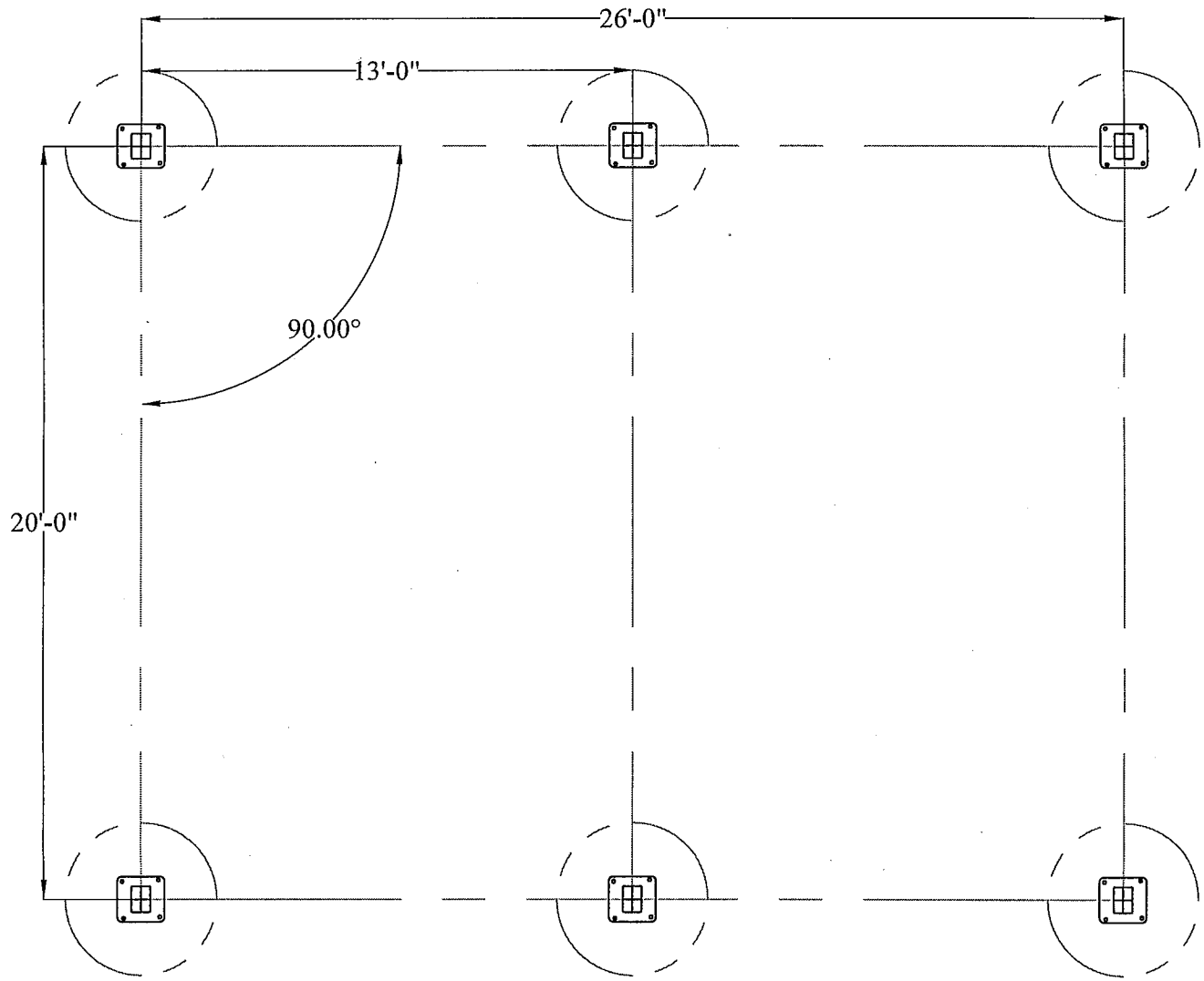
CITY OF HAILEY * OF * BLAINE COUNTY, IDAHO



SHELTER BY SUPERIOR RECREATIONAL PRODUCTS	DESCRIPTION: 24'x30' (AS) Gable End Structure QUOTE #: QUO0141738 PROJECT NAME: Hailey City Park	DATE 2/2/2018 SCALE NOT TO SCALE	DRAWN BY ACA SHEET 1. of 5.	*These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed structural engineer upon request.*



SHELTER BY SUPERIOR RECREATIONAL PRODUCTS	DESCRIPTION: 24'x30' (AS) Gable End Structure QUOTE #: QUO0141738 PROJECT NAME: Hailey City Park	DATE: 2/2/2018 DRAWN BY: ACA SCALE: NOT TO SCALE SHEET: 2. of 5.	*These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed structural engineer upon request.*



SHELTER
BY SUPERIOR RECREATIONAL PRODUCTS

DESCRIPTION:
24'x30' (AS) Gable End Structure

QUOTE #:
QUO0141738

PROJECT NAME:
Hailey City Park

DATE
2/2/2018

DRAWN BY
ACA

SCALE
NOT TO SCALE

SHEET
3. of 5.

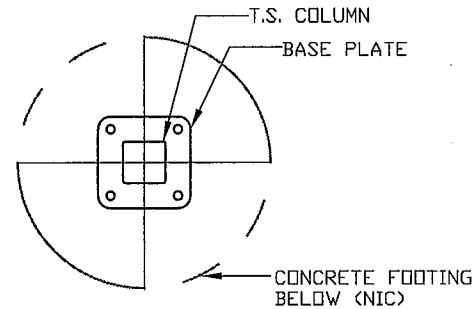
These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed structural engineer upon request.

FOUNDATION NOTE:

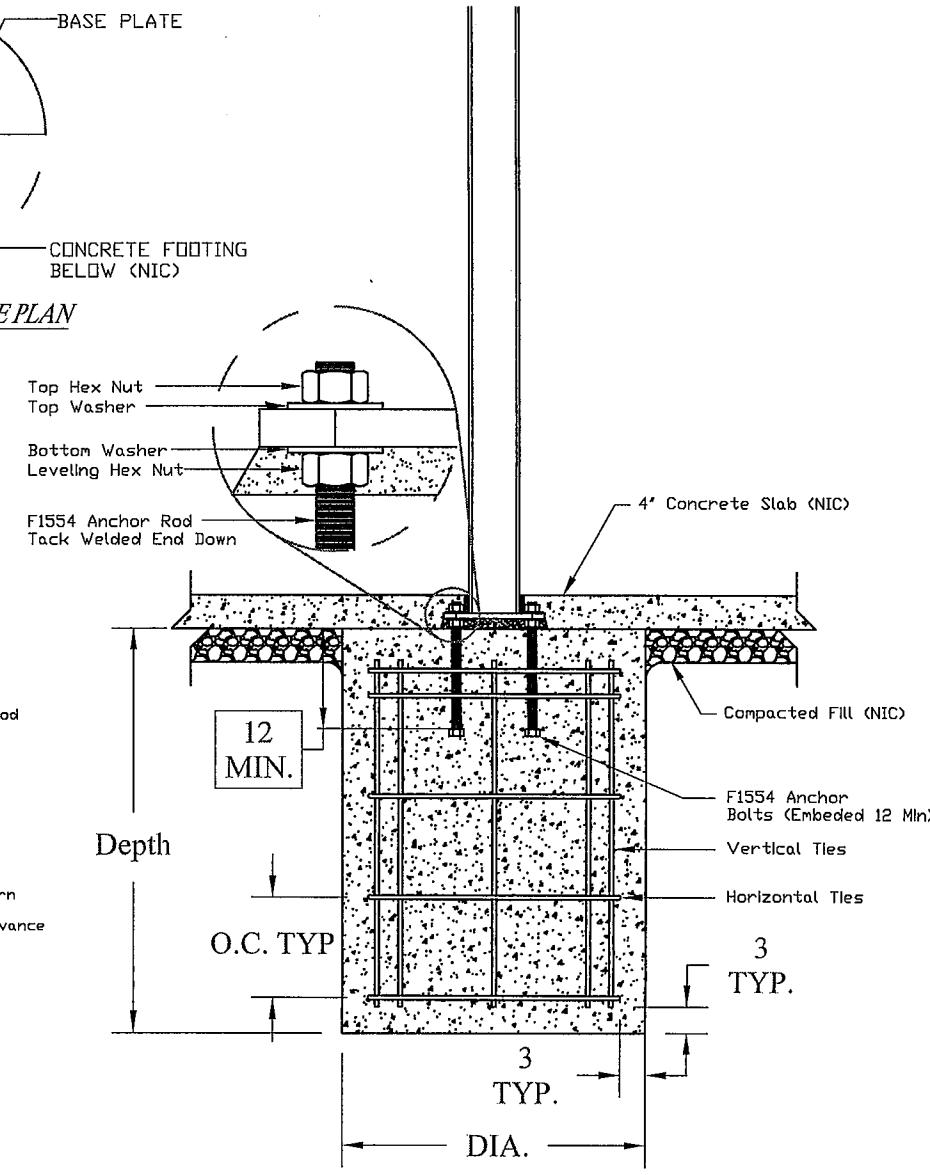
All foundation design information should be considered as preliminary only. A local soils engineer shall be retained to design the foundation according to local conditions and codes. Final design of the footing/foundation is the responsibility of the general contractor/owner. SRP's anaylysis and design will pertaion strictly to a pier foundation to adaquatly support structures. All other foundation/masonary design requirements by others

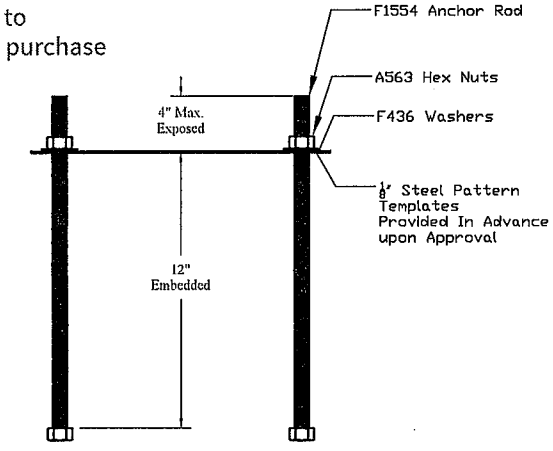
MISC. INFORMATION:

- Any unique design requirements should be mentioned up front during quoting or prior to purchasing sealed drawings.
- If available providing a soils report with the purchase of the sealed drawings may help to reduce footer requirements.
- SRP utalizes cylindrical footer designs as an industry standard. If specifically r equested or special conditions require, SRP will provide spread footer designs.
- Epoxy analysis designs will require seperate fees upon request.
- As a safe practice it is suggested to acquire sealed drawings prior to purchase of structures.



COLUMN BASE-PLATE PLAN





TEMPLATE ASSEMBLY (NTS)

SHELTER BY SUPERIOR RECREATIONAL PRODUCTS	DESCRIPTION: 24'x30' (AS) Gable End Structure QUOTE #: QUO0141738 PROJECT NAME: Hailey City Park	DATE: 2/2/2018 DRAWN BY: ACA SCALE: NOT TO SCALE SHEET: 4. of 5.	*These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed structural engineer upon request.*

GENERAL MATERIAL SPECIFICATIONS & NOTES:

1. ALL STRUCTURAL STEEL TUBING SHALL BE ASTM A-500 GRADE B-C.
2. ALL OTHER STEEL (PLATES,GUSSETS,ETC.) SHALL BE ASTM A-36.
3. ALL WELDING IS TO BE DONE IN ACCORDANCE WITH LATEST AWS STANDARDS. ALL WELDS ARE TO DEVELOP FULL STRENGTH OF COMPONENT PARTS. (E17081 ELECTRODES)
4. INCLUDED HARDWARE IS TO BE ASTM A-325 UNLESS OTHERWISE NOTED.
5. PRODUCTION OF LAMINATED MATERIALS WILL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD ANSI A190.1 *STRUCTURAL GLUED LAMINATED TIMBER.*
6. IF INCLUDED TONGUE & GROOVE WILL BE #1 Grade V-GROOVED SYP CONTAINING 15-20% MOISTURE CONTENT.
7. POWDER COATING PROCESS
   STAGE 1 - Blast all steel to "Near White" condition to remove all surface rust and oil.
   STAGE 2 - Remove dust from the blast process in stage 1.
   STAGE 3- This stage is the Electrostatic Application of Epoxy TGIC Powder Coating Zinc Rich Primer. Unlike any other shelter manufacturer, we are utilizing an actual TGIC Zinc Powder Coating Rich Primer. This stage 3 application is applied at 3 mils and has been salt spray tested for 4,000 + hours using the ASTM Method B117. (Note: The 4,000 hours of salt spray testing is only with the Zinc Rich TGIC Powder Coat Primer and before the Stage 5.
   STAGE 4- This process heats the steel and primer to ensure optimal adhesion with the next stage.
   STAGE 5- This stage is the Electrostatic application of TGIC Top Powder Coat at 3 mils. This application, along with the Stage 4 Epoxy TGIC Powder Coating Zinc Rich Primer, produces a total of 6 mils of finished Powder Coating and has tested at 5,000+ hours using the ASTM Method B117. It is important to note that testing was discontinued at 5,000 hours.
   STAGE 6- Curing Process: The final stage is to allow coated components the time to cure by cooling down.
8. IF INCLUDED METAL ROOFING IS TO BE ACRYLIC COATED GALVALUME® FLUROPOLYMER (Kynar 500® PVDF resin-based). ALL METAL ROOFING WILL COME PRE-CUT UNLESS NOTED OTHERWISE. METAL ROOFING TRIMS WILL COME IN STANDARD SECTIONS AND WILL REQUIRE NOTCHING OR CUTTING IN FIELD.

GENERAL NOTES:

- UNLESS REQUESTED THIS BUILDING HAS BEEN DESIGNED AS A FREE STANDING, OPEN STRUCTURE. IF WALLS ARE TO BE ADDED, OR IF THE BUILDING IS TO ADJOIN ANOTHER STRUCTURE, OR IF OTHER MODIFICATIONS ARE TO BE MADE, THE STRUCTURE MUST BE REENGINEERED PRIOR TO THESE MODIFICATIONS.
- IF SPECIFICATIONS ARE PROVIDED ALL DESIGNS ARE TO BE CONSIDERED TO BE AS EQUAL AND NOT AN EXACT MATCH. DESIGNS WILL CONFORM TO SRPS MANUFACTURING METHODS AND MATERIALS AVAILABLE.

ABBREVIATIONS:

- AS - ALL STEEL
- SF - STEEL FRAME
- DT- DUO-TOP
- T&G - TONGUE & GROOVE
- NIC - NOT IN CONTRACT
- O.C. - ON CENTER
- TYP - TYPICAL

SHELTER BY SUPERIOR RECREATIONAL PRODUCTS	DESCRIPTION: 24'x30' (AS) Gable End Structure	DATE 2/2/2018	DRAWN BY ACA	*These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed structural engineer upon request.*
	QUOTE #: QUO0141738 / PROJECT NAME: Hailey City Park	SCALE NOT TO SCALE	SHEET 5. of 5.	

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 6/25/2018 **DEPARTMENT:** PW **DEPT. HEAD SIGNATURE:** BY

SUBJECT:

Motion to approve Resolution 2018-68, ratifying the Mayor's signature on Great Western Recreation purchase Agreement for impact material at Heagle Park.

AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☐ City Ordinance/Code _____
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

We have had inquiries from the public as to when the playground will be available again. Webb Landscaping will be working on the equipment on Monday 6/25/18. We wanted to have the impact material on-hand to place around the play equipment prior to that work. For this reason, we had the Mayor sign the agreement in advance. p

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FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle
#_____
Budget Line Item #_____ YTD Line Item Balance $_____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

☐	City Administrator	☐	Library	☐	Benefits Committee
☒	City Attorney	☐	Mayor	☐	Streets
☒	City Clerk	☐	Planning	☐	Treasurer
☐	Building	☐	Police	☐	_____
☐	Engineer	☒	Public Works/Engineer	☐	_____
☐	Fire Dept.	☐	P & Z Commission	☐	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Resolution 2018-68, ratifying the Mayor's signature on Great Western Recreation purchase agreement for impact material at Heagle Park.

ADMINISTRATIVE COMMENTS/APPROVAL:
City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

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ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:
*Ord./Res./Agrmt./Order Originals: Record
Copies (all info.):
Instrument # _____

*Additional/Exceptional Originals to: _____
Copies (AIS only)

CITY OF HAILEY
RESOLUTION NO. 2018-068

RESOLUTION OF THE MAYOR AND CITY COUNCIL FOR THE CITY OF HAILEY RATIFYING AN AGREEMENT WITH GREAT WESTERN RECREATION, TO PURCHASE IMPACT MATERIAL FOR THE HEAGLE PARK PLAYGROUND AREA.

WHEREAS, the City of Hailey desires to ratify a Quote with Great Western Recreation, to purchase impact material for Heagle Park for $4,680.

WHEREAS, the City of Hailey and Great Western Recreation, have agreed to the terms and conditions of the Purchase agreement, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey ratifies the between the City of Hailey and Great Western Recreation, and that the Mayor's signature on the attached Purchase agreement is hereby authorized,

Passed this 25th day of June, 2018.

City of Hailey

_____
Fritz X. Haemmerle, Mayor

ATTEST:

_____
Mary Cone, City Clerk

GREAT WESTERN
RECREATION

QUOTE #90560

06/06/2018

EWF 10.24.17

Hailey City
Attn: Stephanie Cook
1833 Merlin Loop
Hailey, ID 83333
Phone: 208-788-9830
stephanie.cook@haileycityhall.org

Project #: P67467
Ship To Zip: 83333

Quantity	Part #	Description	Unit Price	Amount
150	Engineered Wood Fibers	Southwest Soils - 150 Cubic Yards	$31.20	$4,680.00

Shipping to:

1833 Merlin Loop
Hailey, ID 8333 *Freight charges are based on listed zip code and are subject to change, if shipping information changes. Installlation and sitework are not included in quote

SubTotal:	$4,680.00
Total Amount:	**$4,680.00**

Payment Options Cash or Check Orders - Please make check out to Great Western Recreation **Credit Card Orders** - Visa or Mastercard. **50% Down** - 50% down payment with order and remaining 50% payment before shipment **Credit Terms** - Credit application required with order. Terms negotiated prior to order placement. Down payment may still be required. ***Note: If you are issuing a P.O. please make it payable to Great Western Recreation**

This quotation is subject to policies in the current product catalogs used to develop this quote and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment. Purchases in excess of $1,000.00 to be supported by your written purchase order made out to Great Western. Kindly issue one order for the equipment and a separate order for surfacing and/or equipment installation services.
Pricing: f.o.b. factory, firm for 10 days from date of quotation.

Payment terms: payment in full, net 30 days subject to approval by Great Western. A 1.5% per month finance charge will be imposed on all past due accounts. Equipment shall be invoiced separately from other services and shall be payable in advance of those services and project completion. Retainage not accepted. Shipment: order shall ship within 30-45 days after Great Western's receipt and acceptance of your purchase order, unless confirmed otherwise, color selections, approved submittals, and receipt of deposit, if required. **Receipt of goods: Customer shall receive, unload and inspect goods upon arrival, noting any discrepancies on the Delivery Receipt prior to written acceptance of the shipment. Damaged goods and/or shortages must be reported within 30 days of receipt of shipment in order to receive full credit. Please inspect and inventory all items received and list all damaged and missing goods on the bill of lading provided by the freight driver. Credit will not be given on items reported outside the 30 day time period.** Freight charges: Prepaid and added at time of invoicing. Taxes: State and local taxes, if applicable, will be added at time of invoicing unless a tax exempt certificate is provided at the time of order entry. **Exclusions:** unless specifically included, this quotation excludes all site work and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; equipment assembly and installation; safety surfacing; borders and drainage provisions. Unless specifically included, this quotation also excludes drawings and permits. This quotation also excludes impact testing and independent audits unless specifically included. Submittals: our design proposal reflects the spirit and intent of the project plans and specifications. While some variations may exist between our quotation and the project design, the differences do not materially affect the intended use. Great Western designs and specifications are unique and not intended to be identical in all respects to other manufacturers. When requested we shall submit for review and approval by the owner's representative detailed drawings depicting the equipment to be furnished accompanied by specifications describing materials. Once approved, these drawings and specifications shall constitute the final documents for the project and shall take precedence over all other requirements. To order: Please complete the acceptance portion of this quotation and provide color selections, purchase order copy and other key information requested. Acceptance of this proposal indicates your agreement to the terms and conditions stated herein.

GREAT WESTERN
RECREATION
Taggart Castleton
taggart@gwpark.com

EWF 10.24.17

QUOTE #90560

06/06/2018

Order Information:

Bill To: City of Hailey
Company: City of Hailey
Billing Contact: Nancy Arelland
Address: 115 Main St. South
City, State, Zip: Hailey ID 83333
Tel: 208-788-4221
Email: ap@haileycityhall.org

Ship To: SITE - Heagle Park
Contact: Stephanie Cook
Address: 115 Main St. South
City, State, Zip: Hailey, ID 83333
Tel: 208-788-4221
Email: stephanie.cook@haileycityhall.org

SITE:
Address: 1151 Warfagle Drive
City, State, Zip: Hailey, ID 83333

Customer Signature:

CITY OF HAILEY Seal BLAINE COUNTY, IDAHO

*TO ENSURE WE HAVE ALL THE CORRECT INFORMATION, PLEASE COMPLETELY FILL OUT THE ORDER INFORMATION ABOVE!!

GREAT WESTERN RECREATION
Taggart Castleton
taggart@gwpark.com

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 6/25/2018 **DEPARTMENT:** PW **DEPT. HEAD SIGNATURE:** BY

SUBJECT:

Motion to approve Resolution 2018-069, ratifying the Mayor's signature on Equipment Rental Agreement with Idaho Materials and Construction for the chip sealing project in Hailey.

AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☐ City Ordinance/Code _____
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The Street department needs to rent a roller for the chip sealing maintenance this summer. The rental of this equipment is only for a couple of days and prior to this meeting on June 25, 2018. The Overtime called out in this agreement will not occur due to the restriction of the equipment only being used a couple of days. Overtime charges occur after 40 hours/week. The interest language in section number 3 has been stricken after discussing with Idaho Materials and Construction. Also, the Mandatory Arbitration section number 22 has been stricken from the lease.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle
#_____
Budget Line Item #_____ YTD Line Item Balance $_____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

☐	City Administrator	☐	Library	☐	Benefits Committee
☒	City Attorney	☐	Mayor	☐	Streets
☒	City Clerk	☐	Planning	☐	Treasurer
☐	Building	☐	Police	☐	_____
☐	Engineer	☒	Public Works/Engineer	☐	_____
☐	Fire Dept.	☐	P & Z Commission	☐	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Resolution 2018-069, ratifying the Mayor's signature on Equipment Rental Agreement with Idaho Materials and Construction for the chip sealing project in Hailey.

ADMINISTRATIVE COMMENTS/APPROVAL:
City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

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ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:
*Ord./Res./Agrmt./Order Originals: Record
Copies (all info.):
Instrument # _____

*Additional/Exceptional Originals to: _____
Copies (AIS only)

CITY OF HAILEY
RESOLUTION NO. 2018-069

RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY AUTHORIZING THE EXECUTION OF EQUIPMENT RENTAL AGREEMENT WITH IDAHO MATERIALS & CONSTRUCTION FOR A ROLLER FOR THE CHIP SEAL WORK IN THE CITY OF HAILEY

WHEREAS, the City of Hailey desires to have Idaho Materials & Construction rental of a roller for $150 per hour (approx. 10 hours) to help in a chip sealing project for the City of Hailey.

WHEREAS, the City of Hailey and Idaho Materials Construction have agreed to the terms and conditions of the Equipment Rental Agreement, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey authorizes the Equipment Rental Agreement, between the City of Hailey and Idaho Materials Construction and that the Mayor is authorized to execute the contract,

Passed this 25th day of June, 2018.

City of Hailey

_____

Fritz X. Haemmerle, Mayor

ATTEST:

_____

Mary Cone, City Clerk

EQUIPMENT RENTAL AGREEMENT

This Agreement is entered into by Old Castle Materials (OMG) dba Idaho Materials and Construction ("Lessor") of Twin Falls and City of Hailey, ("Lessee"). Lessor is the owner of the equipment described in Article 1 hereto. Lessee desires to lease the Equipment from Lessor for use in its business. In consideration of the following mutual covenants, OMG hereby leases to Lessee, and Lessee leases from Lessor, the Equipment, on the following terms and conditions:

1. Equipment: 1992 Sakai TS600 PN roller ("the Equipment").

2. Term; Termination: The term of this Agreement shall commence on **June 20, 2018** and terminate on **July 20, 2018** (the "Term"). Lessor, however, may terminate this Agreement in its entirety, or as to any individual item of the Equipment, upon twenty (20) days prior written notice to Lessee. This Agreement shall also terminate immediately, at Lessor's discretion, upon Lessee's breach of any term of this Agreement. Upon termination of this Agreement for any reason, Lessee shall immediately surrender to Lessor possession of the Equipment, unencumbered and in the same condition as when received by Lessee, reasonable wear and tear excepted.

3. Rent: Lessee shall pay to Lessor **one hundred and 00/100 Dollars ($ 100.00)** Overtime for the operator will be at **one hundred twenty and 00/100 dollars ($120.00)**. (the "Rent") per hour for the rental of the equipment, based off hour meter readings. ~~Beginning July 20, 2018, lessee shall pay such Rent, in advance, on or before the 15th day of each month for the following month. Any monies not paid when due to Lessor under this Agreement shall bear interest at eighteen (18%) percent or the highest legal rate allowable by law.~~ RC

4. Equipment Condition: Lessee warrants that it has closely inspected the equipment and accepts the Equipment in its current condition. Further, Lessee acknowledges that THE EQUIPMENT IS BEING LEASED TO THE LESSEE BY THE LESSOR "AS IS, WHERE IS". LESSOR DOES NOT MAKE, HAS NOT MADE, SHALL NOT BE DEEMED TO MAKE OR HAVE MADE, AND EXPRESSLY DISCLAIMS TO LESSEE ANY WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, WRITTEN OR ORAL, WITH RESPECT TO THE EQUIPMENT LEASED HEREUNDER OR ANY COMPONENT THEREOF, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY AS TO DESIGN, COMPLIANCE WITH ANY LAW, RULE, SPECIFICATION, OR CONTRACT PERTAINING THERETO, QUALITY OF MATERIALS OR WORKMANSHIP, MERCHANTABILITY OR FITNESS FOR ANY PURPOSE, USE OR OPERATION, IT BEING AGREED THAT ALL SUCH RISKS, AS BETWEEN LESSOR AND LESSEE, ARE TO BE BORNE BY LESSEE.

5. Service and Repairs: During the Term of this Agreement Lessee shall provide at its expense all necessary maintenance and repairs, and to perform any necessary or appropriate inspections, of the Equipment, and shall furnish all operating supplies and accessories needed for proper, efficient, and safe operation of the Equipment. Lessee, at its own cost and expense, will promptly replace all parts, appliances, systems, components, instruments and other equipment ("Parts") incorporated in, or installed on, the Equipment which may from time to time become worn out, lost, stolen, destroyed, seized, confiscated, damaged beyond repair or permanently rendered unfit for use for any reason whatsoever. All replacement Parts shall be free and clear of all liens and shall be in as good an operating condition. Any replacement Part installed, or incorporated on, the Equipment shall be considered an accession to such Equipment and title to such replacement Part shall immediately vest in Lessor without cost or expense to Lessor.

6. Risk of Loss: Lessee shall bear the entire risk of loss and damage to any and all Equipment from any cause whatsoever during the Term until the Equipment is returned to Lessor in accordance with the terms hereof. No loss or damage shall relieve Lessee of the obligation to pay Rent or of any other obligation under this Lease. An event of loss shall be deemed to have occurred with respect to any Equipment if such Equipment or any material part thereof has been lost, stolen, requisitioned or

condemned by any governmental authority, damaged beyond repair or damaged in such a manner that results in an insurance settlement on the basis of an actual or arranged total loss.

7. Title: Title to the Equipment shall remain in Lessor exclusively. Lessee will keep the Equipment and its interest therein free and clear of all liens, claims, mortgages, charges and encumbrances of any type regardless of how arising other than any lien arising out of claims against Lessor not relating to the lease of the Equipment to Lessee (collectively, the "Liens"). Lessee will defend, at its own expense, Lessor's title to the Equipment from all such Liens. If any Lien shall attach to any item of Equipment, Lessee will provide written notification to Lessor within five (5) days after Lessee receives notice of any such attachment stating the full particulars thereof and the location of such Equipment on the date of such notification.

8. Control of Equipment; Use: During the term of this Agreement, Lessee shall have full and exclusive possession, supervision, and control of the Equipment and use thereof. Lessee shall comply with all applicable laws, regulations, and manufacturer's instructions governing the use of the Equipment, and shall procure and maintain any necessary permits or other governmental authority necessary for use of the Equipment. Lessee shall insure that only trained and competent operators use the Equipment.

9. Inspections: Lessor may from time to time during Lessee's normal business hours, inspect the Equipment and Lessee's records with respect thereto. Lessee shall cooperate with Lessor in scheduling such inspection and in making the Equipment available for inspection by Lessor or its designee at a single location as reasonably specified by Lessee. Lessee will, upon reasonable request, provide a report on the condition of the Equipment and a record of its maintenance and repair.

10. Condition Upon Return: At the expiration of the Term, Lessee shall promptly, at its own cost and expense: (a) perform any testing and repairs required to place the Equipment in the same condition and appearance as when received by Lessee (reasonable wear and tear excepted) and in good working order for its originally intended purpose, free of all Lessee's markings; and (b) if de-installation, disassembly or crating is required, cause such Equipment to be de-installed, disassembled and crated by a service person as is reasonably satisfactory to Lessor. Lessor may, but is not required to, inspect the Equipment prior to its return. If Lessor determines that the Equipment does not conform to the required return condition, Lessor will promptly notify Lessee of such determination specifying the repairs or refurbishments needed to place the Equipment in the applicable return condition. Lessor may, at its option, either require Lessee to affect such repairs or itself affect such repairs. In either case, all costs associated with any repairs and inspections will be paid by Lessee. Until Lessee has returned the Equipment in compliance with the requirements of this Lease, the Lease shall continue in full force and effect and Lessee shall continue to pay rent notwithstanding any expiration or termination of the Term through and including the date on which the Equipment is accepted for return by Lessor as conforming with the required return condition.

11. Taxes; Registrations: Lessee shall pay all taxes levied against the Equipment during the Term of this Agreement. Lessor shall maintain all necessary registrations relating to the Equipment, and Lessee shall in operating the Equipment comply with all restrictions and requirements under such registrations.

12. Default: If Lessee fails to perform or fulfill any obligation under this Agreement, Lessee shall be in default of this Agreement. Subject to any statute, ordinance or law to the contrary, Lessee shall have ten (10) days from the date of notice of default by Lessor to cure the default. In the event Lessee does not cure a default, Lessor may at Lessor's option (a) cure such default and the cost of such action may be added to Lessee's financial obligations under this Agreement; or (b) declare Lessee in default of the Agreement. If Lessee shall become insolvent, cease to do business as a going concern or if a petition has been filed by or against Lessee under the Bankruptcy Act or similar federal or state statute, Lessor may immediately declare Lessee in default of this Agreement. In the event of default, Lessor may, as permitted by law, re-take possession of the Equipment. Lessor may, at its option, hold Lessee liable for

any difference between the Rent that would have been payable under this Agreement during the balance of the unexpired term and any rent paid by any successive lessee if the Equipment is re-let minus the cost and expenses of such reletting. In the event Lessor is unable to re-let the Equipment during any remaining term of this Agreement, after default by Lessee, Lessor may at its option hold Lessee liable for the balance of the unpaid rent under this Agreement if this Agreement had continued in force.

13. Successors and Assigns: All of the terms and provisions of this Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties hereto and their successors and assigns. Neither Lessee nor Lessor shall assign its rights or responsibilities hereunder without the written consent of the other.

14. Indemnity: Lessee shall indemnify, defend, and hold harmless Lessor, its officers, employees, parent and affiliated companies, and insurers, from and against any and all claims, lawsuits, liabilities, losses, costs, and expense, of any nature, in any way related to or arising from: (a) Lessee's use, operation, possession, or control of the Equipment; and (b) any breach of any agreement, representation, or obligation of Lessee under this Agreement.

15. Insurance: Throughout the term of this Agreement, Lessee shall maintain comprehensive automobile, general liability, and property damage insurance, written on an "occurrence" basis by insurers acceptable to Lessor, having minimum coverage of $_____ combined single limit. All policies shall name Lessor as an additional insured with primary coverage (with any other third-party coverage provided for Lessor to be deemed as excess only) and shall indemnify, defend and protect Lessor from all claims, expenses and liabilities in any way connected with any act or omission of Lessee, its invitees, or any person performing work directly or indirectly on behalf of Lessee. All insurance shall expressly provide that all rights of subrogation against Lessor are waived, that no amendment or cancellation of any policy shall be effective until thirty (30) days' written notice to Lessor. If Lessee does not obtain, maintain or furnish to Lessor acceptable proof of the insurance coverage required by this Agreement, Lessor shall be entitled to procure such insurance, as Lessor shall deem appropriate in its discretion, at Lessee's sole cost and expense.

16. Modification or Waiver: This instrument constitutes the entire understanding between the parties. No amendment, alteration, modification or waiver of this Agreement subsequent to the date hereof shall be valid or enforceable unless in writing and signed by the party sought to be charged, and no prior or current course of dealing between the parties shall modify or supplement the terms and conditions of this Agreement.

17. Severability. If any provision of the Agreement, or the application of any such provision to any person or in any circumstance is held invalid, the application of such provision to any other person or in any other circumstance, and the remainder of the Agreement, shall not be affected thereby and shall remain in full force and effect.

18. Headings. The headings in this Agreement are inserted for convenience only and shall not affect the construction hereof

19. Entire Agreement. This Agreement constitutes the entire agreement between the parties and there are no verbal or collateral understandings, agreements, representations other than as expressly set forth therein. This Agreement supersedes all prior agreements, negotiations and other representations or communications, whether oral or written. This Agreement may be added to, modified, replaced or rescinded only in writing and signed by a duly authorized representative of each party.

20. Assignment and Sublease: Lessee shall not sublease or otherwise relinquish possession of any Equipment, or assign, transfer or encumber its rights, interests or obligations hereunder without Lessor's prior written consent.

21. Governing Law: This Agreement is to be construed and enforced in accordance with the laws of the state of *Idaho*.

22. **MANDATORY BINDING ARBITRATION:** Any dispute arising under this Agreement shall be submitted to and resolved by binding arbitration by a single arbitrator in Idaho Materials and Construction *at 85 Walker Drive Bellevue, Idaho*. The American Arbitration Association ("AAA") shall conduct the arbitration unless the parties mutually agree to use an alternative arbitration service. The costs of the arbitration, including reasonable attorney fees and expenses, shall be borne equally by the parties. Judgment upon any award made by the arbitrator may be entered in any court having jurisdiction thereof, if necessary.

23. Counterparts: This Agreement may be executed simultaneously in two counterparts, each of which shall be deemed an original, but both of which together shall constitute one and the same instrument, provided that all such counterparts, in the aggregate, shall contain the signatures of all parties hereto. Facsimile and other copies shall have the same force and effect as the original.

24. Drafter: Neither party hereof shall be considered to be the drafter of this Agreement, or any of its provisions, for the purpose of any statute case law or rule of interpretation or construction that would or might cause any provision to be construed against the drafter.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Agreement as of this ___ day of _____, 2018.

WITNESSES:

Lessee:

City of Hailey

_____ By: _____
Name: Fritz X. Haemmerle
Title: Mayor

Lessor:

Idaho Materials and Construction

_____ By: _____
Name: Rob Cunningham
Title:

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 6/25/2018 **DEPARTMENT:** PW **DEPT. HEAD SIGNATURE:** BY

SUBJECT: 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

AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☐ City Ordinance/Code _____
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:
The City of Hailey is requesting Bids for the construction of MAIN STREET ADA ACCESS IMPROVEMENTS which will remove and reconstruct a total of nine (9) existing ADA ramps at the following locations:

SW corner Elm St.	SE corner Elm St.	SW corner Empty Saddle
NW corner Croy St.	NE corner Croy St.	NW corner 3rd Ave.
NE corner 3rd Ave.	NW corner 4th Ave.	NE corner 4th Ave.

This project is partially funded by the ITD Curb ramp program with a grant agreement for $57,500. An additional $64,000 was approved for this project by Council in the April 23rd budget amendment.

The project had a bid closing date of Monday June 18th at 3:00, which is after the council packet deadline. Because of this the specific bid information is not available but will be provided to council prior to the meeting.

Two "bid additives" were included in the bid set that would provide costs for upgraded surface materials to match existing surfaces. The City also reserved the opportunity to deduct specific items from the bids in case the City desired to complete certain components.

City staff directly solicited the following bids for this project:

1.
2.
3.

Staff requests acceptance of the low bid for $_____ from _____ .

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle #_____
Budget Line Item #_____ YTD Line Item Balance $_____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

☒	City Administrator	☐	Library	☐	Benefits Committee
☒	City Attorney	☐	Mayor	☐	Streets
☐	City Clerk	☐	Planning	☐	Treasurer
☐	Building	☐	Police	☐	_____
☐	Engineer	☒	Public Works	☐	_____
☐	Fire Dept.	☐	P & Z Commission	☐	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:
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

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

---

ACTION OF THE CITY COUNCIL:
Date _____

City Clerk _____

FOLLOW-UP:
*Ord./Res./Agrmt./Order Originals: Record
Copies (all info.):
Instrument # _____

*Additional/Exceptional Originals to: _____
Copies (AIS only)

CITY OF HAILEY
RESOLUTION NO. 2018-____

RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY AUTHORIZING THE AWARD OF A BID FOR MAIN STREET ADA CURB RAMP IMPROVEMENTS.

WHEREAS, the City of Hailey solicited bids for the construction of nine ADA curb ramps along Main Street.

WHEREAS, was the low bidder in a bid process that followed the rules of procurement for goods and services as defined in Idaho Statute 67-2806.

WHEREAS, the City of Hailey desires to award the bid for construction of the ADA curb ramps.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey approves the award of $_____ to _____ for the construction of ADA Curb Ramps and the Mayor is authorized to sign said award and applicable contract documents.

Passed this 25th day of June, 2018.

City of Hailey

_____
Fritz X. Haemmerle, Mayor

ATTEST:

_____
Mary Cone, City Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 05/14/2018 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:**

SUBJECT:
New Alcohol Beverage License for HDMc, LLC DBA Jersey Girl

AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☒ City Ordinance/Code 5.04, 5.08, 5.12
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Alcohol Beverage License will expire on July 31, 2018. Alcohol Beverage license contingent upon approval of HPD and submittal of State and County licenses.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle #_____
Budget Line Item #_____ YTD Line Item Balance $_____
Estimated Hours Spent to Date: Estimated Completion Date:
Staff Contact: Phone #

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

___ City Attorney	___ Clerk / Finance Director	___ Engineer	___ Building
___ Library	___ Planning	___ Fire Dept.	___ _____
___ Safety Committee	___ P & Z Commission	___ Police	___ _____
___ Streets	___ Public Works, Parks	___ Mayor	___ _____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Approve the following Alcohol Beverage License contingent upon approval of HPD and applicant submittal of State and County licenses.

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

---

ACTION OF THE CITY COUNCIL:
Date _____
City Clerk _____

FOLLOW-UP:
*Ord./Res./Agrmt./Order Originals: *Additional/Exceptional Originals to: _____
Copies (all info.): Copies
Instrument # _____

ALCOHOL BEVERAGE LICENSE APPLICATION CHECKLIST

RECEIVED
MAY 17 2018
BY:_____

PLEASE NOTE: The following information must be submitted with your application to be considered for a city of Hailey Alcohol Beverage License.

ALL APPLICANTS:

- A copy of your State of Idaho Alcohol License.
- A copy of your Blaine County Alcohol License.

If any of the following have *substantially changed*, please provide an up to date copy of each.

1. A detailed statement of the assets and liabilities of the applicant.
2. A copy of the articles of incorporation and bylaws of any corporation; the articles of association and bylaws of any association; or the articles of partnership for any partnership.
3. A certified copy of the lease showing that property owner consents to the sale of liquor by the drink on such premises, if the applicant is not the owner of the property.

I hereby certify that the above documents (1-3) have not *substantially* changed and the information on file from 2013 is the most current and up to date.

Applicant Signature _____ Date May 17, 2018

Should any information on this application be subject to change, such change must be reported in writing to City Hall as outlined in Section 5.04.040 of the Hailey Municipal Code.

ALCOHOL BEVERAGE LICENSE APPLICATION

APPLICATION FOR:

Liquor	$562.50	☐	
Wine by the Drink	$200.00	☒	$200
Beer by the Drink	$200.00	☒	$200
Grocery Sale of Wine	$200.00	☐	
Grocery Sale of Beer	$50.00	☐	

TOTAL DUE: $400

APPLICATION IS:

☒ New License
☐ Renewal

Applicant Name: Hannah McNees

Business Name: HDMc, LLC Jersey Girl

Business Physical Address: 14 E. Croy Street Hailey, ID 83333

Business Mailing Address: POB 2497 Hailey, ID 83333

Business Phone Number: 208-788-8844

Property Owner (if different from applicant): Jerry Turco

(Applicant must attach certified copy of lease showing that owner consents to sale of alcohol on premises.)

I hereby certify that the above statements are true, complete and correct to the best of my knowledge. I further certify that I have applied for and received the Idaho State Liquor License (copy attached) and the Blaine County Liquor License (copy attached).

Applicant Signature

May 17, 2018
Date

Subscribed and sworn to before me this

_____ day of _____, 20_____.

City Clerk or Designee

Official Use Only

State License No. _____

County License No. _____

City License No. _____

Date Approved by Council _____

Chief of Police

PERSONAL AFFIDAVIT IN SUPPORT OF ALCOHOL BUSINESS LICENSE

Full Name: Hannah McNees

SSN: 148-88-7057 DOB: 9.14.89

Business Address: 14E. Croy Street Hailey, ID 83333 Business Phone: 208-788-8844

Home Address: 1420 Aspen Valley Drive Hailey, ID 83333 Home Phone: 208-720-9281

I am or will be: Sole Owner ☒ Partner ☐ Officer ☐
Director ☐ Stock Holder ☐ Manager ☐

Do you have any direct on indirect interest in any other business for the sale of alcoholic beverages?
Yes ____ No X
If yes, please explain: _____

Have your ever had an alcohol license denied, suspended or revoked?
Yes ____ No X
If yes, please explain: _____

Have you within the last three (3) years been convicted of any violation in any of these United States relating to the importation, transportation, manufacture or sale of alcoholic liquor or beer?
Yes ____ No X

Have you within the last five (5) years been convicted of, paid a fine, been placed on probation, received a deferred sentence or withheld judgment, or completed any sentence of confinement for any felony?
Yes ____ No X
If yes, please explain: _____

I have read all of the above, and declare under penalty of perjury that each and every statement made is true, correct and complete.

Applicant Signature

BUSINESS QUESTIONAIRE

Business Name: HDMc, LLC
DBA Name: Jersey Girl
Physical Address: 14 E. Cray Street Hailey, ID 83333

Officers and/or Directors:

Title: Owner Name: Hannah McNees
Address: 1420 Aspen Valley Dr. Hailey, ID 83333

Title: _____ Name: _____
Address: _____

Title: _____ Name: _____
Address: _____

Stockholders

Name: _____ Name: _____
Address: _____ Address: _____

Name: _____ Name: _____
Address: _____ Address: _____

Name: _____ Name: _____
Address: _____ Address: _____

I hereby certify that each officer, director and stockholder is the real party in interest with respect to his portion and is not acting directly or indirectly as an agent, employee or representative to any other person not reported to the board.

_____ Owner
Signature Title

State of Idaho

Idaho State Police

Cycle Tracking Number: 101211

Premise Number: 5B-23711

Retail Alcohol Beverage License

License Year: 2018

License Number: 23711

This is to certify, that HDMC LLC

doing business as: Jersey Girl

is licensed to sell alcoholic beverages as stated below at:

14 E Croy St, Hailey, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Liquor	No	
Beer	Yes	$50.00
On-premise consumption	Yes	$0.00
Kegs to go	No	
Restaurant	Yes	$0.00
Wine by the bottle	No	
Wine by the glass	Yes	$100.00
Multipurpose arena	No	
Growlers	No	

TOTAL FEE: $150.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

HDMC LLC
JERSEY GIRL
PO BOX 2497

HAILEY, ID 83333

Mailing Address

License Valid: 04/23/2018 - 07/31/2018

***Expires:* 07/31/2018**

Director of Idaho State Police

SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

ABC FORM NO: ABC 03

2018

BLAINE COUNTY
STATE OF IDAHO

No. 132

RETAIL ALCOHOLIC BEVERAGE LICENSE

THIS IS TO CERTIFY THAT HDMC, LLC
doing business as JERSEY GIRL
at 14E CROY STREET, HAILEY, ID 83333
a(n) LLC , is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

Dated: Beer: 12/16/1946 Retail Liquor: 06/27/1947 Retail Wine: 04/12/1947 Wine By Drink: 06/11/1973.

Draft and Bottled or Canned Beer	0.00
Bottled or Canned Beer to be consumed on premises	75.00
Bottled or Canned Beer not to be consumed on premises	25.00
Retail Liquor-	0.00
Retail Wine	0.00
Wine by the Drink	100.00
Special Wine (Sunday)	0.00
TOTAL FEE:	**200.00**

Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2018.

Witness my hand and seal this 16th day of May, 2018.

Chairman

Commissioner

Commissioner

Clerk of the Board of County Commissioners

(This license must be conspicuously displayed)

RC100

CITY OF HAILEY

Alcohol Beverage License

HDMc, LLC

DBA

Jersey Girl
at
14 Croy Street East
for

Beer by Drink
Wine by Drink

This license is valid through August 31, 2018
License No. 503

City Clerk | Mayor | Issue Date

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 06/25/18 **DEPARTMENT:** Clerk's Office **DEPT. HEAD SIGNATURE** M. Cone

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SUBJECT

Approval of Minutes from the meeting of the Hailey City Council on June 11, 2018 and to suspend reading of them.

AUTHORITY: ☐ ID Code 74-205 ☐ IAR _____ ☐ City Ordinance/Code _____

Idaho Code requires that a governing body shall provide for the taking of written minutes at all of its meetings, and that all minutes shall be available to the public within a reasonable period of time after the meeting. Minutes should be approved by the council at the next regular meeting and kept by the clerk in a book of minutes, signed by the clerk.

BACKGROUND:

Draft minutes prepared.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:
Budget Line Item # _____ YTD Line Item Balance $_____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:

☐	City Attorney	☒	City Clerk	☐	Engineer	☐	Mayor
☐	P & Z Commission	☐	Parks & Lands Board	☐	Public Works	☐	Other

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RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve the minutes as presented, and to suspend the reading of them, or remove from consent agenda to make changes and then approve as amended.

FOLLOW UP NOTES:

MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD JUNE 11, 2018
IN THE HAILEY TOWN CENTER MEETING ROOM

The Meeting of the Hailey City Council was called to order at 5:31 PM 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 Deputy Clerk Nancy Arellano.

5:31:19 PM Call to order by Mayor Haemmerle.

5:31:54 PM Employee Award Recognition to Mary Cone for 10 years of service. Haemmerle thanks her for her service to the City and her help on making the Council meetings possible. Haemmerle recognizes her effort for the Jimmy's Garden dedication.

5:34:28 PM
Open Session for Public Comments:
No public comments.

CONSENT AGENDA:

CA 201 Motion authorizing the Mayor to sign a notarized letter to the System for Award Management (SAM), designating the Entity Administrator for the City's SAM registration ACTION ITEM

CA 202 Motion to ratify Resolution 2018-55, authorizing a Release and Settlement Agreement with William Miles

CA 203 Motion to approve Resolution 2018-56, and ratify the Mayor's signature on Customer Purchase Contract with Waterplay for Jimmy's Garden repair equipment for $1,058.19 ACTION ITEM

CA 204 Motion to approve Resolution 2018-57, and ratify the Mayor's signature on SPF Engineering contract for Water System Hydraulic Modeling on Quigley Tank, for a not-to-exceed $3480 to be reimbursed by Quigley Farms ACTION ITEM

CA 205 Motion to approve Resolution 2018-58, and ratify the Mayor's signature on SPF Engineering contract for engineering services to the City of Hailey for beneficial use field examination reports for a not-to-exceed amount of $4000 ACTION ITEM

CA 206 Motion to approve Resolution 2018-59, and authorize the Mayor's signature on an agreement with Idaho Materials & Construction for an asphalt patching contract ACTION ITEM

CA 207 Motion to approve Resolution 2018-60, authorizing the Mayor's signature with Asphalt Systems Inc. (ASI) for the purchase of a Polymer Asphalt Surface Sealer (P.A.S.S.) emulsion in an amount not to exceed $50,699.25, and also a declaration to approve sole sourcing of said emulsion, and approval of notice of intent to sole source the material ACTION ITEM

CA 208 Motion to approve Resolution 2018-61, authorizing the Mayor's signature for the award of a $74,416.01 bid by Geffs Manufacturing for the City purchase of a self propelled chip spreader ACTION ITEM

CA 209 Motion to approve Resolution 2018-62, and authorize the Mayor to sign the Adopt A Park agreement with G and G Landscaping for maintenance and mowing at Balmoral Park during the 2018 park season ACTION ITEM

CA 210 Motion to approve Resolution 2018-63, declaring Fair Housing month in Hailey Idaho

CA 211 Motion to approve Resolution 2018-64, authorizing execution of an arena rental agreement with Live a Little Productions for the Monster Truck Insanity Tour and Special Event Permit to be held on June 16th, 2018 ACTION ITEM

CA 212 Motion to ratify Mayor's signature on the Idaho Transportation Department Agreement for a Special Event on State Highways, General Release and Hold Harmless Forms for the 4th of July Parade, to be held on Main Street (between Myrtle Street and south to Cedar Street) in Hailey (Wednesday, July 4, 2018 from 12:00pm to 1:30pm) ACTION ITEM

CA 213 Motion to ratify the special event, "Fight the Toothbugs" Carnival, to be held at 317 South River Street (on private property and in the City Right-of-Way on River Street) in Hailey (Saturday, June 9, 2018 from 11:00am to 1:00pm). ACTION ITEM

CA 214 Motion to approve the special event, 5B Father's Day Bash and Firefighters Chili Cookoff, to be held on Carbonate Street (between Main Street and First Avenue) and on First Street (between Carbonate Street and Bullion Street) in Hailey (Sunday, June 17, 2018 from 10:00am to 7:00pm) ACTION ITEM

CA 215 Motion to approve the special event, Bloom Mobile Market, to be held in the parking lot of Summit Street Apartments, beginning June 20, 2018 and ending October 17, 2018 (to be held on Wednesdays only) in Hailey (from 1:00pm to 2:00pm) ACTION ITEM

CA 216 Motion to approve the special event, Tutu's and Bowties 5K Fun Run and Walk, to be held on North First Avenue, between Carbonate Street and Bullion Street (Wednesday, July 4, 2018 from 10:00am to 12:00pm) ACTION ITEM

CA 217 Motion to approve Special Event Permit for Hailey's Antique Market, starting June 28, 2018 and going through July 1, 2018, and August 30, 2018 and going through September 2, 2018, to be held at Roberta McKercher Park ACTION ITEM

CA 218 Motion to approve Fireworks stand permits ACTION ITEM

CA 219 Motion to approve Surplus Property Resolution 2018-65, authorizing proper disposal according to law ACTION ITEM

CA 220 Motion to approve minutes of April 23, 2018 and to suspend reading of them ACTION ITEM

CA 221 Motion to approve minutes of May 7, 2018 and to suspend reading of them ACTION ITEM

~~CA 222 Motion to approve minutes of May 14, 2018 and to suspend reading of them ACTION ITEM~~

CA 223 Motion to ratify claims for expenses paid in June, 2018 ACTION ITEM

CA 224 Motion to approve claims for expenses incurred during the month of May 2018, and claims for expenses due by contract in June, 2018 ACTION ITEM

CA 225 Motion to approve Treasurer's report from May 2018

Burke pulls CA 222, she was not present for the meeting.

5:35:45 PM Burke move to approve all Consent Agenda minus CA 222 seconded by Teevin.
Burke moved to approve all except Consent Agenda seconded by Teevin.

MAYOR'S REMARKS:

MR 226.. Employee Recognition Awards: (No Documents)
25 Years – Jeff Gunter
15 Years – Jose Ambriz
10 Years – Mary Cone

5:36:17 PM Jose Ambriz Employee Recognition Award for 15 years of service.
5:37:14 PM Jeff Gunter Employee Recognition Award for 25 years of service.

5:38:59 PM Haemmerle, June 2nd was a spectacular day in the City of Hailey being a day of the arts. Community choirs sang in the Valley, Wood River High School Choir Colla Voce sang at Jimmy's Garden Dedication and the artwork done on Welcome Center sidewalk. Artwork was commissioned by the Hailey Arts Commission. Horowitz explains the art piece's representation.
5:41:05 PM Haemmerle, fantastic piece of art. Vibrant piece. Encourages visits to see it. Encourages seeing the choirs.

PROCLAMATIONS & PRESENTATIONS:

PP 227 Presentation by Ruscitto/ Latham/Blanton Architecture regarding circulation and land use options for the Blaine Manor property

5:42:32 PM Horowitz opens with presentation and displays an aerial view map. From 3rd Ave Hailey Elementary to Main St. Blaine Manor and Skatepark, nearly all property is public agency ownership with the exception of Snowbunny and Gas Station/Car Wash. It's a key entry into town along Highway 75. ARCH Community Housing began discussing with Blaine County the idea of community housing on the Blaine Manor property, staff went to council and council approved. A lot is going on in this part of town. Want to make sure we thought through the whole thing properly. 5:45:08 PM Michael Bulls goes through the basic concepts for the site in support of the project. He explains the sketches. 5:45:39 PM Scheme 1 has 3 major components commercial development. Property accessed through Maple. 26' wide lane that connects to existing sidewalk area at Campion Ice House. On the Southern end of the property there's a footprint placeholder for another commercial property in the future perhaps plaza. Scooter park area is 14,000 square feet extension to existing skatepark. 5:48:56 PM Quick sketch of ARCH project is in the NE corner of the parcel, extended circulation path. 5:49:35 PM Next scheme proposes Senior housing closer to Main St. On the NE portion of the site looking into small fire station that backs up against school in the East. 5:51:14 PM sketch of fire station appearance. 5:52:17 PM Transition to look at senior housing project. All schemes tend to show school district property to the North of the Ice house reserved for a fire lane. 5:53:42 PM Bulls begins presenting ARCH positioning ideas. One sketch shows adjustments for Campion Ice needs, expanded locker room area, enclosed space for the Zamboni to maintain exterior arena ice, and café component adjacent to skate park and scooter park. 5:55:24 PM Bulls goes over the ARCH housing positioning describing it's moved slightly to the South to accommodate exterior parking. 5:56:32 PM Scheme overview close to final position for ARCH project. Alignment of the alleys is consistent. In the final plat it will be recorded as an alley with potential future development for commercial property. 5:58:17 PM Site plan for most recent submission by ARCH that closely represents the position of their footprint on the site. 5:58:49 PM Displays current plat submitted to City, 26' right of way, extension of the alley. 5:59:25 PM Horowitz clarifies the subdivision and possible street vacation in Planning and Development will be in front of Council on July 9th for discussion. No decision tonight.

6:00:52 PM Public Comment: Angenie McCleary, Blaine County Commissioner, thanks Hailey for their work. Appreciates Hailey for cooperative nature with the County on this project. Sees benefits. Good communication between City of Hailey, Blaine County, and the public engagement. 6:03:02 PM McCleary adds, Blaine County has discussed the affordable housing but has not had any discussion on the board on any of the other things on the property, some of which we saw tonight. Haemmerle clarifies the purpose of this presentation is to think that area through. 6:03:33 PM Jacob Greenberg, Blaine County Commissioner, when the County made their decision about Blaine Manor, the intention was to utilize proceeds from the sale to help Seniors in the community. This is a great opportunity. Thanks.

6:04:23 PM Mayor repeats the purpose of this is conceptual to get an idea of the various types of projects.

PUBLIC HEARING:

PH 228 Consideration of first reading of proposed Ordinance No. _____, 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). Lots adjacent and to the south are zoned the requested zoning district. The zone change would encompass 183,387 square feet. Currently, all lots are vacant except Lot 2, Block 4 (1451 Aviation Drive - The Sage School) ACTION ITEM

6:05:55 PM Horowitz opens this is rezone request. Hands it over to George Kirk to explain why the request to change. 6:06:57 PM Kirk on behalf of Bill Pierpoint. Pierpoint owns Lot 2 that's currently occupied by the classroom section of the Sage School and Elmar Grabher owns LOT 1A through 1B of Block 2. When they went through process of annexing, subdividing, and zoning in Airport West in the early 2000s the SCI was collaborated upon and negotiated zone between the developers at the time, Airport West LLC and the City of Hailey. Notion was 60 acres of new property into the City of Hailey. Two subdistricts within the SCI zone. The SCI-SO zone was anticipated to be more sales and office supply versus industrial. Less manufacturing distribution and warehouse intensity. Hotels, motels, and offices were all allowed. Light Manufacturing, warehouse distribution was not. Fast forward to 2016 more development demand in the Industrial subdistrict. Whereas sales and office district has lagged. Only development is St. Luke's Clinic and Shame's Sage Building, the first building on the right. SCI-SO Sage School Nursery adapted the Sage School as a Conditional Use as well as a hybrid office further to the North. There's more supply downtown for offices but the demand isn't great enough for development here.

6:12:37 PM no public comments.

6:12:50 PM Thea, asks the question if this does get the change in zoning, the school is not a permitted use under the new zoning? Kirk answers it becomes nonconforming use. They can stay but cannot expand. Sage school has said it's a "temporary home". Horowitz states the Sage School does understand they would be considered nonconforming and they couldn't expand. 6:15:11 PM Haemmerle ask question on the map, Horowitz access is from Broadford Rd.
6:16:16 PM **Teevin moves to adopt Ordinance No. 1235, authorize 1st reading by title only, seconded by Burke. Motion passed unanimously.**

Mayor Haemmerle conducts the 1st Reading of Ordinance No. 1235 by title only.

PH 229 *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*

6:18:36 PM Horowitz walks through the concepts, no urgency. Residential Downtown Overlay. Horowitz explains why this is being done. This is the Comprehensive Plan Land Use Map. The areas colored orange are the areas that the Comp Plan calls for higher density housing. Primarily along River St and Main St. In January of 2016 the Planning and Zoning Commission went through the Community Housing Tool Kit. Listed in red is the Commissions top priorities that have been worked on for the last 2 and a half years. Horowitz moves on to describe the goals for downtown housing. The first goal is to implement the Comprehensive Plan. Second goal is to make sure the

health safety and welfare for residents is protected and maintained. Third goal looked at density, bulk and parking requirements to try to encourage housing that is not micro-housing. This is about small normal mid-size apartment size housing. Fourth goal encourages infill while retaining neighborhood character. Fifth goal creates flexibility in the design review process. Last goal is to enhance pedestrian orientation. She proceeds to explain the different apartment projects in town. She explains the hope for an average unit size. The recommendation from the Planning & Zoning Commission is that the average size is 600 square feet. Sketch example. A recommendation from the Commission is that every unit at least one parking space. She displays examples: River St Apartments, Summit apartments I and II. Valley View Apartments I and II. None could not be built today, too dense under current rules. They're grandfathered in. Vista View Apartments, James Triplex, Ned's Hideaway, Mcpherson Manor. Planning & Zoning made clear to choose one path or the other.
6:29:08 PM Burke asks Horowitz to define street-wise what those boundaries represent. Horowitz explains the zoning map starting with the new L.L. Greens including all properties that face on Main St. on East side of Highway includes only properties that face the school grounds. Did not include area that are zoned Transitional because to make sure it didn't penetrate into residential neighborhoods. Includes lands on both sides of River Street all the way down. An area at the South end of River Street was included but it was removed by Planning & Zoning Commission because some of the character in more single family in character. 6:31:03 PM Thea, asks if this included apartments that could be above stores front. Horowitz answers yes, if the property has enough parking that could accommodate.

Public Comments:

6:31:21 PM Jane Drussel, Jane's Artifacts, housing situation critical. Kids can't come from College because they don't have a place to live. 6:32:22 PM Ed Lawson, attorney on behalf of 18 Chestnut W, Kim Taylor. Speaks in favor of the adoption of the ordinance. Taylor had planned for her property to be included, as it was noticed in the original area for the Planning and Zoning Commission meeting. Taylor's property is behind the new D.L Evans building. One person from the P & Z Commission who recused himself gave an anecdotal comment that the South end of River Street notwithstanding the Comp Plan guidance is different in character. Lawson, drove down River St. He found a mixture of commercial and multi-family residential properties. Lawson points out the single-family homes in the map are largely the older ones. Both Lawson and Taylor agree including this property is the right decision. 6:37:40 PM Lawson congratulates the staff and Commissioners on their creativity of putting this ordinance together. He urges them to include this property in the Overlay District.

6:38:46 PM Rob Reeves, 20-year resident and 20-year business owner on Main St. As a citizen, he wants to see more density downtown. As a board member, increasing the options to density downtown, the foot traffic and the vibrancy is a creative solution. As a business owner, he hires millennials that are struggling to find housing options. When he looked over this is taking into consideration the number of factors the people are concerned about over density or packing to much in. He echoes Lawson having some of the limitations on that because the design review or the parking that goes with it. He notes disappointment that the Overlay didn't include the Blaine Manor property. He wants to see it included as there's good options and flexibility around that. He strongly advocates for looking for many options in housing advocacy. He thinks this is a great solution.

6:40:54 PM Kim Taylor, she owns block 5 who's property was excluded. She explains in block 5 next her to the area is vacant. It's one of the larger parcels around in this zone that would be ideal to build multi housing. To exclude it when it's one of the larger pieces is foolish. She asks Council to reconsider. Haemmerle asks her to clarify the block end on the East side. Taylor answers yes.
6:42:52 PM Nick Maricich, Hailey resident, congratulates staff. He supports this. He agrees to include Taylor's property on the South end of River Street.
6:43:28 PM Burke is in favor. We don't want to isolate apartments. We want them to be a part of the community in a neighborhood. By doing this, we allow for different options and more possibilities. She agrees to include Taylor's property.
6:44:21 PM Teevin, question on not setting minimum unit size? Horowitz explains a developer has to meet the average size requirement in the same submittal. Teevin would like to see average per building. She wants to visit the site.
6:46:41 PM Cooley, would like to wait. Proposes to revisit this in a later meeting. He supports this concept as it suits Hailey well in the area but also wants visit the area that's been excluded.
6:46:55 PM Thea, questioned the exclusion. She agrees to revisit this in a later meeting. If it's similar there aren't any reasons to exclude. She supports including it.

6:48:38 PM **Cooley motions to continue discussion to June 25th meeting seconded by Burke. Motion passed unanimously.**

6:51:08 PM Haemmerle asks rationale behind excluding the property? Horowitz answers, Planning & Zoning Commissioner recused himself and commented that he felt the character is different at that end of River Street in nature so it was removed. Haemmerle agrees with Colleen to see average per building.

PH 230 *Consideration of first reading of proposed Ordinance No. _____, an Amendment to Title 18, Mobility Design, Section 18.14, Standard Drawings, to modify the Standard Drawings to reflect updated materials and infrastructure goals. Proposed modifications include: revision of the water division drawings to allow for polyethylene water service lines in lieu of copper lines, transitions on the street division drawings to start working toward utilization of the "Idaho Standards of Public Works Construct" " (ISPWC), which is a master document containing specifications and standard drawings for numerous infrastructure needs. Additional drawings have also been proposed by the street division for items such as: additional dry well and catch basin details,street tree planter details, and others) (Continued from May 14, 2018 meeting) ACTION ITEM*

6:52:20 PM Yeager opens, trying to update standard drawings to make them more constructible. He explains some of the street drawings are trying to refer to the Idaho Standards of Public Works Constructions which is a generic document that's used all over Idaho for items like curbs and gutters, sidewalks, etc. In the past, Hailey has had its own specific standard drawings to details that have minor differences than the ISPWC. Trying to update the Standard Drawings to be more consistent with what's being used throughout Idaho in hopes that it'll help cost savings, and with the contractors around town to make everything easier. He describes what is being what will be retained that is unique to the City of Hailey. He goes over the proposed modifications, explaining polyethylene water services lines that have a greater life span. 6:54:39 PM Haemmerle asks if there's a standard on concrete mix. Yeager answers, there is. City of Hailey has a standard of mix specification as well as ISPWC. He proceeds with stating concrete

challenges. We are recovering from those sidewalk challenges. He notes places in town that sidewalks have good concrete. Good sidewalk concrete but going over, going across on the driveway crossing, its broken up but then on the other side of the driveway there's good concrete again. This is an example of over-application of de-icing materials. De-icing materials will destroy the concrete. He summarizes yes, there's a standard for concrete. 6:56:20 PM Thea, asks if this ordinance is updated, does it apply to everything that's existing? Yeager answers these standards will be applied to new construction. Specifically, the concrete mix design has not been reviewed but the water services that will be installed at Colorado Gulch and Quigley would reflect the updated drawings. He adds one additional thing to the drawing index sheet. In the text pre-cast concrete catch basins may be used with prior approval of the City Engineer. Yeager decided to bring this to the forefront in Index Sheet in an effort to make this more cost effective. 6:58:00 PM Cooley question, years ago Hailey used to have curb stops in the water systems but with the addition of vaults they were removed. Any contemplation in adding them back? Yeager answers that has not been discussed. Thea, question new tree wells drip line outside of the tree? Yeager answers tree well details.

6:59:59 PM No Public Comment.

Burke motions to adopt Ordinance No. 1236, seconded by Cooley.

NEW BUSINESS:

NB 231 Semi-Annual Report from The Chamber Executive Director Mary Austin Crofts and President Todd Hunter ACTION ITEM

7:01:54 PM Mary Austin Crofts gives thanks to board, members, and volunteers. She begins with the rebranding: new logo, new cover for the magazine, new website. 7:06:51 PM Todd Hunter briefly states they've met with Ketchum and Bellevue Mayors. The Sun Valley Mayor is next. Both mayors support the valley-wide Chamber. Hunter, it's moving forward. Everything has been positive. 7:23:30 PM Hunter, speaks in favor of the Chamber who helped him when he moved here. He reassures Council that the Chamber is headed in the right direction. 7:26:14 PM The budget will be presented on June 25th.

7:27:13 PM Sarah Benson, Executive Director of Hailey Ice speaks. Hailey Ice just wrapped up its third year. Campion Ice House opened Nov. 2015. She names events that have been hosted at the Campion Ice House from school projects to curling, Hockey games and collaborating with Hunger Coalition and Higher Ground. Last year over 38,000 visits. 7:31:50 PM 7:33:21 PM Ice house hosts events off season. She names events that happen during the summer. She names the benefits of the Ice House to the valley, more lodging, eating, and shopping. Ice House will open for 2 weeks in the summer to bring in a Hockey camp. Local children as well as children from other states will be attending. 7:39:20 PM Dawson asks about staffing levels. Benson is the only full-time employee and Brian Step is seasonal, the facilities manager. And other staffing is seasonal.

NB 232 Motion to approve submission, and authorize the Mayor to sign, the Idaho Water Resource Board Flood Management Grant application requesting $84,813 for flood mitigation work in the Della View subdivision ACTION ITEM

7:42:57 PM Yeager opens, the Idaho Water Resource Board Flood Management Grant just became available. City of Hailey trying to put together packet for grant for the past two weeks. It became available the before Memorial Day weekend. The total budget program is one million

dollars award. Maximum grant award for a single project is capped at two hundred thousand dollars. Once the grant is awarded, construction has to begin November 1, 2018. City of Hailey is partnering with Blaine County on this application. There are two projects on this grant application. The first is the ditches and culverts in the Della View area. The second project is the channel across the river from Della View which Blaine County is preparing the application for that part. 7:47:03 PM The grant is primarily targeting in-stream work. The reason Hailey has teamed with Blaine County is because they have in-stream project. More chance to succeed by combining both projects. Councilor Thea helped recruit signatures from Della View residents in support of this grant application. Yeager explains the project. Generally speaking, construct roadside ditches where they currently don't exist. Yeager describes plans. He describes, along Triumph Dr. is to construct a drainage system along the edge of the road. Bring in a new ditch along War Eagle Dr. 7:58:25 PM Yeager asks Mayor and Council to approve grant application submittal to be included with Blaine County's application.
7:58:52 PM Haemmerle thanks Yeager for his effort to get the grant application done. Thanks Thea for her work on this project. Thea, in favor of this application.
8:01:10 PM Burke, recognizes work gone into this. In favor.
8:02:41 PM Yeager, hopeful we get this grant. He reminds all it's not a sure thing. This will only address the small flooding not the major flooding. Haemmerle states, last year we were approved for federal grant funding but have not received it yet. Burke, we will need a lot of outside help. Think positively. Yeager acknowledges Blaine County for their work in trying to meet their end on the application also. This grant is primarily for in stream projects.
8:04:08 PM **Motion to approve and authorize the Idaho Water Resource Board Flood Management Grant Application requesting $84,813 for flood mitigation work in the Della View subdivision made by Burke seconded by Thea. Motion passed unanimously.**

STAFF REPORTS: Staff Reports Council Reports Mayor's Reports
SR 233 Public Works Report on current Main Street ADA Curb Ramp Bidding, upcoming PRV Bidding, P4P Croy/2nd Construction Project. Status report on Myrtle Street P4P design (no documents)

8:05:29 PM Yeager gives updates on the progress on the Pathways for People project on Croy and 2nd Ave. On Thursday, they hope to pour the concrete at Main and Croy Streets. On Wednesday, we will start staking a 3-foot offsets along the edge of the path. The purpose of the staking is to bring attention to the path as early as we can. One concern is the Southwest corner on 3rd & Croy where there's a tree creating ADA challenges. There will be Change orders to eliminate striping on 2nd Ave. The sidewalk on 3rd & Croy, just mentioned will likely be a change order because the sidewalk area will have to be raised approximately 8-9 inches and then taper off to where it meets the road. 8:07:35 PM We also have a grant application with AARP, to help across the street to fund sidewalk construction in front of Jimmy's Garden to connect the sidewalk to the street. Results on grant will be announced in July. 8:08:47 PM The Chip Seal project in Woodside is scheduled for June 20th. 8:09:24 PM Also have the, Main St ADA Curb ramp upgrade project, bids due June 18th. Yeager gives updates on another project which is the Myrtle St. pathways. Galena Engineering is working on this project, hope to have the engineering done by this fall. 8:12:52 PM Yeager describes another project he's working on with the Hailey Library. Library Director LeAnn Gelskey, does the Library nook out behind City hall/ Library during the summer. She has sail cloth fabric to use to create shading. Holes will be cut on the sidewalk to put underground bases in place to add metal vertical risers to create shade. The metal risers will be removed for Winter. Still working on the details to cover them for Winter. The holes

on the ground will be filled in and removed again next summer. 8:14:00 PM Yeager, these are the main construction projects. Also, contract to Heagle Park's play structure. Webb will assist Parks Dept with that.
8:14:40 PM Dawson states Yeager is putting together Wastewater Treatment Plant tours. She gives times and dates of these tours, 4 pm tour on June 25th, let us know if you want to attend and we can notice a quorum if necessary. Another tour on June 19th at 11 am, 4 citizens are attending. Yeager adds, we are looking into attachments to use on the Chip Spreader to help sift rocks from the dirt on Rodeo grounds.
8:17:01 PM Thea, attended A Fair on the Square and represented Hailey. She spoke about Hailey's past projects. There was a great turn out. She spoke to others and spoke about recent projects.
8:18:23 PM Burke, attended Hailey's Arborfest. Acknowledges Staffs effort despite the rain, good participation.

8:18:55 PM **Burke moves to go into Executive Session to discuss Real Property Acquisition (IC 74-206(1)(c)) and Pending & Imminently Likely Litigation (IC 74-206(1)(f)), seconded by Cooley , motion passed with roll call vote at 8:19:25 PM pm. Burke, yes. Cooley, yes. Thea, yes. Teevin, yes.**

8:27:56 PM Mayor Haemmerle and council came out of Executive Session.

NEW BUSINESS Continued:

NB 237 Consideration of Resolution 2018-____, authorizing the Mayor to sign a Conditional Access Easement and Quitclaim deed to Woodside Parcel 18 (no documents)

Cooley moves to approve Resolution 2018 - 066, and authorize the mayor to sign, seconded by Burke. Motion passed unanimously.

With no further business, 8:28:28 PM motion was made by Burke to adjourn and seconded by Cooley, motion passed unanimously.

Return to Agenda

AGENDA ITEM SUMMARY

DATE 06/25/2018 **DEPARTMENT:** Finance & Records **DEPT. HEAD SIGNATURE:** MHC

SUBJECT

Council Approval of Claims costs incurred during the month of May 2018 that are set to be paid by contract for June 2018.

AUTHORITY: ☐ ID Code 50-1017 ☐ IAR _____ ☐ City Ordinance/Code _____

BACKGROUND:

Claims are processed for approval three times per month under the following procedure:

1. Invoices received, approved and coded to budget by Department Head.
2. Invoice entry into data base by finance department.
3. Open invoice report and check register report printed for council review at city council meeting.
4. Following council approval, mayor and clerk sign checks and check register report.
5. Signed check register report is entered into Minutes book.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____ YTD Line Item Balance $_____

Payments are for expenses incurred during the previous month, per an accrual accounting system.

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:

___	City Attorney	___	Clerk / Finance Director	___	Engineer	___	Mayor
___	P & Z Commission	___	Parks & Lands Board	___	Public Works	___	Other

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Review report's, ask questions about expenses and procedures, approve claims for payment.

FOLLOW UP NOTES:

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
4409 A.W. REHN & ASSOCIATES										
IN0000	1	COBRA - KARST	Invoice	05/31/2018	06/25/2018	22.00	22.00	100-45-41215		618
Total 4409 A.W. REHN & ASSOCIATES:						22.00	22.00			
1913 AMAZON CAPITAL SERVICES										
1H1T-R	1	1H1T-R3HH-1P39 LIBRARY SUPPLIES	Invoice	06/07/2018	06/25/2018	4.94	4.94	100-45-41215		618
1V6Y-G	1	1v6Y-GDQH-L4MN LIBRARY GRANT SUPPLIES	Invoice	06/06/2018	06/25/2018	682.41	682.41	100-45-41549	18.45.0001.1	618
1VV4-Y	1	1vV4-YFHY-RHQW LIBRARY ACQUISITIONS	Invoice	06/08/2018	06/25/2018	57.14	57.14	100-45-41535		618
1VV4-Y	1	1vV4-YFHY-TTMP LIBRARY SUPPLIES & DECORA	Invoice	06/08/2018	06/25/2018	276.45	276.45	100-45-41215		618
1YKC-	1	1YKC-VQ4K-MTLL LIBRARY SUPPLIES	Invoice	05/28/2018	06/25/2018	18.65	18.65	100-45-41215		618
1YKC-	1	1YKC-VQ4K-NJQJ LIBRARY CREDIT MEMO	Invoice	05/28/2018	06/25/2018	6.08-	6.08-	100-45-41215		618
Total 1913 AMAZON CAPITAL SERVICES:						1,033.51	1,033.51			
2918 AMERIPRIDE LINEN AND APPAREL S										
240069	1	UNIFORMS WW	Invoice	06/07/2018	06/25/2018	178.63	178.63	210-70-41703		618
Total 2918 AMERIPRIDE LINEN AND APPAREL S:						178.63	178.63			
1966 ANDERSON SOFTWARE										
INV-17	1	P3 GLOBAL INTEL	Invoice	05/01/2018	06/25/2018	1,000.00	1,000.00	100-25-41711		618
Total 1966 ANDERSON SOFTWARE:						1,000.00	1,000.00			
308 BLAINE COUNTY CLERK										
291	1	RMS SYSTEM	Invoice	10/10/2017	06/25/2018	5,621.82	5,621.82	100-25-41515		618
Total 308 BLAINE COUNTY CLERK:						5,621.82	5,621.82			
982 BOISE MOBILE EQUIPMENT										
1813	1	CHIEFS TRUCK BALANCE	Invoice	05/25/2018	06/25/2018	140.00	140.00	100-25-41415		618
Total 982 BOISE MOBILE EQUIPMENT:						140.00	140.00			
2326 CDW GOVERNMENT, INC										
MWL58	1	ADOBE ACROBAT STANDARD 2017	Invoice	05/30/2018	06/25/2018	84.62	84.62	100-15-41533		618
MWL58	2	ADOBE ACROBAT STANDARD 2017	Invoice	05/30/2018	06/25/2018	84.62	84.62	200-15-41533		618
MWL58	3	ADOBE ACROBAT STANDARD 2017	Invoice	05/30/2018	06/25/2018	84.63	84.63	210-15-41533		618

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
MWL58	4	ADOBE ACROBAT STANDARD 2017	Invoice	05/30/2018	06/25/2018	253.87	253.87	100-45-41533		618
Total 2326 CDW GOVERNMENT, INC :						507.74	507.74			
5361 CENTURY LINK - PHONE SERVICE										
6/1/201	1	POLICE DEPT L 208-788-0258 309M	Invoice	06/01/2018	06/25/2018	286.68	286.68	100-25-41713		618
Total 5361 CENTURY LINK - PHONE SERVICE:						286.68	286.68			
5961 CLEARWATER POWER EQUIPMENT LLC										
050218	1	05021808 - ECHO ATTACHMENTS	Invoice	05/02/2018	06/25/2018	359.98	359.98	100-40-41405		618
Total 5961 CLEARWATER POWER EQUIPMENT LLC:						359.98	359.98			
1190 COAST TO COAST SOLUTIONS										
IVC008	1	CUSTOM STICKER	Invoice	05/21/2018	06/25/2018	163.51	163.51	100-25-41215		618
Total 1190 COAST TO COAST SOLUTIONS:						163.51	163.51			
50396 COASTLINE EQUIPMENT										
483679	1	483679 - TOOTH	Invoice	05/02/2018	06/25/2018	87.08	87.08	100-40-41405		618
Total 50396 COASTLINE EQUIPMENT:						87.08	87.08			
337 COPY & PRINT LLC										
90160	1	90160 LIBRARY SUMMER READING LOGS & SUP	Invoice	05/22/2018	06/25/2018	346.58	346.58	100-45-41549		618
Total 337 COPY & PRINT LLC:						346.58	346.58			
4513 EBSCO INDUSTRIES INC.										
000505	1	0005055, 0498977, 0025973 magazine subscriptions	Invoice	03/13/2017	04/23/2018	114.21-	114.21-	100-45-41735		418
CM 000	1	magazine subscriptions	Invoice	03/13/2017	05/16/2017	18.97-	18.97-	100-45-41735		517
Total 4513 EBSCO INDUSTRIES INC.:						133.18-	133.18-			
5379 FIRST BANKCARD - GELSKEY										
5/24/18	1	newspaper subscription	Invoice	05/24/2018	06/25/2018	41.33	41.33	100-45-41711		618
5/8/18	1	program supplies	Invoice	05/08/2018	06/25/2018	17.77	17.77	100-45-41326		618
532534	3	program supplies	Invoice	05/23/2018	06/25/2018	57.69	57.69	100-45-41326	18.45.0001.1	618

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
Total 5379 FIRST BANKCARD - GELSKEY:						116.79	116.79			
5368 FIRST BANKCARD - GUNTER										
4/28/18	1	AMAZON PRIME MEMBERSHIP	Invoice	04/28/2018	06/25/2018	27.54	27.54	100-25-41711		618
Total 5368 FIRST BANKCARD - GUNTER:						27.54	27.54			
1588 FIRST BANKCARD - HOROWITZ										
5/18/18	1	June 25, 2018 Invoice - Dropbox	Invoice	05/18/2018	06/25/2018	99.00	99.00	100-20-41711		618
Total 1588 FIRST BANKCARD - HOROWITZ:						99.00	99.00			
5376 FIRST BANKCARD - PARKER										
271779	1	SIP.US FIRE	Invoice	05/14/2018	06/25/2018	32.34	32.34	100-55-41713		618
271779	2	SIP.US LIBRARY	Invoice	05/14/2018	06/25/2018	32.34	32.34	100-45-41713		618
271779	3	SIP.US POLICE	Invoice	05/14/2018	06/25/2018	32.34	32.34	100-25-41533		618
271779	4	SIP.US WATER	Invoice	05/14/2018	06/25/2018	32.34	32.34	200-60-41713		618
271779	5	SIP.US WW	Invoice	05/14/2018	06/25/2018	32.34	32.34	210-70-41713		618
345558	1	GOOGLE SPAM FILTERING	Invoice	04/01/2018	06/25/2018	29.80	29.80	210-15-41533		618
345558	2	GOOGLE SPAM FILTERING	Invoice	04/01/2018	06/25/2018	29.80	29.80	200-15-41533		618
345558	3	GOOGLE SPAM FILTERING	Invoice	04/01/2018	06/25/2018	29.80	29.80	100-15-41533		618
Total 5376 FIRST BANKCARD - PARKER:						251.10	251.10			
5909 FUGATE, JANET										
6/7/118	1	P&Z Stipend	Invoice	06/07/2018	06/25/2018	56.25	56.25	100-10-41313		618
6/7/118	2	P&Z Stipend	Invoice	06/07/2018	06/25/2018	28.12	28.12	200-10-41313		618
6/7/118	3	P&Z Stipend	Invoice	06/07/2018	06/25/2018	28.13	28.13	210-10-41313		618
Total 5909 FUGATE, JANET:						112.50	112.50			
101 GALENA ENGINEERING, INC.										
4/24/18	1	PE Work/ Office 04/24/2018 Revised DRO Map	Invoice	06/01/2018	06/25/2018	125.00	125.00	100-20-41313		618
4/24/18	2	PE Work/ Office 04/26/2018 Visitor Center Aerial	Invoice	06/01/2018	06/25/2018	31.25	31.25	100-20-41313		618
4/24/18	3	PE Work/ Office 05/03/2018 DRO District Boundary	Invoice	06/01/2018	06/25/2018	62.50	62.50	100-20-41313		618
7504/	1	7504 - 6.01.18 ADA RAMP RECONSTRUCTION	Invoice	06/01/2018	06/25/2018	925.00	925.00	100-40-41549		618
7558/S	1	7558 - CROY CANYON / SNOW STORAGE	Invoice	06/01/2018	06/25/2018	1,542.50	1,542.50	100-40-41549	18.40.0004.1	618

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
Total 101 GALENA ENGINEERING, INC.:						2,686.25	2,686.25			
1974 GEFFS MANUFACTURING INC										
405778	1	chip spreader for street dept	Invoice	05/30/2018	06/25/2018	74,416.01	74,416.01	120-40-41549		618
Total 1974 GEFFS MANUFACTURING INC:						74,416.01	74,416.01			
369 GEM STATE WELDERS SUPPLY INC.										
179394	1	179394 - GAS	Invoice	04/30/2018	06/25/2018	7.80	7.80	100-40-41719		618
180008	1	180008 - CYLINDER FUEL	Invoice	05/31/2018	06/25/2018	8.06	8.06	100-40-41405		618
806298	1	MISC WELDING SUPPLIES WWTP	Invoice	06/07/2018	06/25/2018	69.67	69.67	210-70-41421		618
Total 369 GEM STATE WELDERS SUPPLY INC. :						85.53	85.53			
763 HAILEY PAINT AND SUPPLY										
90386	1	5/22/2018: 8 Gallons of Paint	Invoice	05/22/2018	06/25/2018	328.00	328.00	100-20-41709		618
90389	1	05/23/2018: Paint Supplies	Invoice	05/23/2018	06/25/2018	126.15	126.15	100-20-41709		618
90473	1	05/31/2018: Paint Supplies, Rolles and Plastic Drop	Invoice	05/31/2018	06/25/2018	34.00	34.00	100-20-41709		618
Total 763 HAILEY PAINT AND SUPPLY :						488.15	488.15			
695 ICMA										
2018	1	DAWSON - MEMBERSHIP RENEWAL	Invoice	06/11/2018	06/25/2018	299.91	299.91	100-15-41711		618
2018	2	DAWSON - MEMBERSHIP RENEWAL	Invoice	06/11/2018	06/25/2018	299.91	299.91	200-15-41711		618
2018	3	DAWSON - MEMBERSHIP RENEWAL	Invoice	06/11/2018	06/25/2018	299.90	299.90	210-15-41711		618
Total 695 ICMA:						899.72	899.72			
671 IDAHO LUMBER & HARDWARE										
725666	1	725666 - ADAPTER SOCKET	Invoice	05/01/2018	06/25/2018	3.59	3.59	100-40-41403		618
725770	1	725770 - BLADE KIT	Invoice	05/02/2018	06/25/2018	31.99	31.99	100-40-41405		618
726519	1	726519 - BOLTS	Invoice	05/07/2018	06/25/2018	3.73	3.73	100-40-41405		618
726938	1	726938 - SCREW AND GAS	Invoice	05/10/2018	06/25/2018	23.48	23.48	100-40-41405		618
728405	1	728405 - GLVES	Invoice	05/21/2018	06/25/2018	11.99	11.99	100-40-41405		618
728782	1	728782 - CLEAR SPREAY PAINT	Invoice	05/23/2018	06/25/2018	18.00	18.00	100-40-41405		618
728821	1	728821 - STAPLE GUN	Invoice	05/23/2018	06/25/2018	20.78	20.78	100-40-41405		618
728855	1	728855 - CHAIN	Invoice	05/23/2018	06/25/2018	3.98	3.98	100-40-41405		618
729686	1	729686 - JIMMYS BBQ PREP	Invoice	05/30/2018	06/25/2018	22.57	22.57	100-40-41549		618
730836	1	730836 - SPRAY PAINT	Invoice	06/07/2018	06/25/2018	4.59	4.59	100-40-41405		618

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
730980	1	730980 LIBRARY DRILL BIT & SCREW	Invoice	06/08/2018	06/25/2018	8.91	8.91	100-45-41413		618
Total 671 IDAHO LUMBER & HARDWARE:						153.61	153.61			
400 IDAHO MOUNTAIN EXPRESS										
125790	1	12579030 LIBRARY EMPLOYMENT ADS	Invoice	05/02/2018	06/25/2018	153.62	153.62	100-45-41319		618
Total 400 IDAHO MOUNTAIN EXPRESS :						153.62	153.62			
534 IDEQ										
201806	1	DRINKING WATER FEE ASSESSMENT QUARTERL	Invoice	05/29/2018	06/25/2018	2,747.00	2,747.00	200-60-41311		618
Total 534 IDEQ:						2,747.00	2,747.00			
612 INGRAM BOOK COMPANY										
349071	1	Library Books and Materials	Invoice	06/01/2018	06/25/2018	5.96	5.96	100-45-41535		618
349071	1	Library Books and Materials	Invoice	06/01/2018	06/25/2018	28.29	28.29	100-45-41535		618
349161	1	Library Books and Materials	Invoice	06/01/2018	06/25/2018	78.93	78.93	100-45-41535		618
349161	1	Library Books and Materials	Invoice	06/01/2018	06/25/2018	14.53	14.53	100-45-41535		618
349161	1	Library Books and Materials	Invoice	06/01/2018	06/25/2018	45.34	45.34	100-45-41535		618
349161	1	Library Books and Materials	Invoice	06/01/2018	06/25/2018	11.59	11.59	100-45-41535		618
349161	1	Library Books and Materials	Invoice	06/01/2018	06/25/2018	60.44	60.44	100-45-41535		618
349161	1	Spanish Summer Reading books	Invoice	06/01/2018	06/25/2018	7.53	7.53	100-00-20330	17.45.0001.1	618
349161	1	Library Books and Materials	Invoice	06/01/2018	06/25/2018	15.12	15.12	100-45-41535		618
349161	1	5B Reads Summer Reading Books	Invoice	06/01/2018	06/25/2018	13.99	13.99	100-45-41549	18.45.0011.1	618
349161	1	Library Books and Materials	Invoice	06/01/2018	06/25/2018	24.96	24.96	100-45-41535		618
349815	1	Library Books and Materials	Invoice	06/06/2018	06/25/2018	8.69	8.69	100-45-41535		618
349815	1	Library Books and Materials	Invoice	06/06/2018	06/25/2018	9.28	9.28	100-00-20330	17.45.0011.1	618
349815	1	Library Books and Materials	Invoice	06/06/2018	06/25/2018	15.11	15.11	100-45-41535		618
349815	1	Library Books and Materials	Invoice	06/06/2018	06/25/2018	13.34	13.34	100-45-41535		618
349815	1	Library Books and Materials	Invoice	06/06/2018	06/25/2018	7.53	7.53	100-45-41535		618
349815	1	Library Books and Materials	Invoice	06/06/2018	06/25/2018	9.51	9.51	100-45-41535		618
Total 612 INGRAM BOOK COMPANY:						370.14	370.14			
229 INTEGRATED TECHNOLOGIES										
96786	1	XEROX BW BILLIABLE 2101 @.009800	Invoice	05/23/2018	06/25/2018	20.59	20.59	100-20-41323		618
96786	2	XEROX COL BILLIABLE 3748 @ 0.079000	Invoice	05/23/2018	06/25/2018	296.09	296.09	100-20-41323		618
96786	3	XEROX CONTRACT BASE RATE 04/23/18 TO 05/22	Invoice	05/23/2018	06/25/2018	50.00	50.00	100-20-41323		618
97146	1	#97146 Charges for 4.28.2018 - 5.27.2018	Invoice	05/29/2018	06/25/2018	85.95	85.95	100-55-41211		618

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
Total 229 INTEGRATED TECHNOLOGIES:						452.63	452.63			
330 JANE'S ARTIFACTS										
038898	1	#038898 LIBRARY HANGING FILES	Invoice	05/07/2018	06/25/2018	10.43	10.43	100-45-41215		618
039096	1	#039096 LIBRARY INDEX CARDS/LABELS	Invoice	05/24/2018	06/25/2018	12.91	12.91	100-45-41215		618
039234	1	#039234 LIBRARY DISPLAY SUPPLIES	Invoice	06/05/2018	06/25/2018	19.99	19.99	100-45-41215		618
Total 330 JANE'S ARTIFACTS:						43.33	43.33			
386 L.L. GREENS										
A50930	1	A509302 - REGULATOR / IGNITOR	Invoice	05/17/2018	06/25/2018	37.98	37.98	100-40-41405		618
A50971	1	SPRAY PAINT	Invoice	05/21/2018	06/25/2018	7.98	7.98	100-25-41215		618
Total 386 L.L. GREENS :						45.96	45.96			
366 LES SCHWAB TIRE CENTER										
117004	1	11700474516 - TOWMAX TRAILER	Invoice	05/01/2018	06/25/2018	130.90	130.90	100-40-41405		618
117004	1	#11700475327 Traction for Stud - 2010 Ford 350 p/u	Invoice	05/04/2018	06/25/2018	132.32	132.32	100-55-41415		618
117004	1	11700475937 - FLAT REPAIR	Invoice	05/08/2018	06/25/2018	52.00	52.00	100-40-41405		618
117004	1	FLAT TIRE REPAIR	Invoice	05/08/2018	06/25/2018	14.00	14.00	100-25-41415		618
117004	1	11700478227 - FLAT REPAIR	Invoice	05/17/2018	06/25/2018	39.94	39.94	100-40-41405		618
Total 366 LES SCHWAB TIRE CENTER:						369.16	369.16			
120 LOCAL HIGHWAY TECHNICAL ASSIST										
T2-052	1	T2-052418-9 - T2 CENTER CLASSES	Invoice	05/24/2018	06/25/2018	105.00	105.00	100-40-41723		618
Total 120 LOCAL HIGHWAY TECHNICAL ASSIST:						105.00	105.00			
4495 MIDWEST TAPE										
961466	1	library materials/ dvd & music	Invoice	06/01/2018	06/25/2018	39.73	39.73	100-45-41535		618
961466	1	library materials/ dvd & music	Invoice	06/01/2018	06/25/2018	69.98	69.98	100-45-41535		618
Total 4495 MIDWEST TAPE:						109.71	109.71			
1009 MINERT & ASSOCIATES,INC.										
283151	1	283151 - D / A TESTING	Invoice	05/31/2018	06/25/2018	127.00	127.00	100-40-41313		618

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
Total 1009 MINERT & ASSOCIATES,INC. :						127.00	127.00			
251 NAPA AUTO PARTS										
247806	2	247806 - BATTERIES & DEPOSIT	Invoice	05/31/2018	06/25/2018	195.98	195.98	100-40-41405		618
932775	1	932775 - FITTINGS	Invoice	05/14/2018	06/25/2018	19.76	19.76	100-40-41405		618
932835	1	932835 - VEHICLE PARTS	Invoice	05/15/2018	06/25/2018	47.29	47.29	100-40-41405		618
933500	1	933500 - SHOP SUPPLY	Invoice	05/21/2018	06/25/2018	72.10	72.10	100-40-41405		618
934388	1	934388 - LENS REPLACEMENT	Invoice	05/29/2018	06/25/2018	3.42	3.42	100-40-41405		618
934475	1	934475 - BALL MOUNT	Invoice	05/29/2018	06/25/2018	28.99	28.99	100-40-41405		618
935049	1	935049 - BRAKE CYLINDER	Invoice	06/04/2018	06/25/2018	53.28	53.28	100-40-41405		618
935183	2	935183 - HEAD GEAR	Invoice	06/05/2018	06/25/2018	21.99	21.99	100-40-41405		618
935356	2	935356 - GAS CAP	Invoice	06/06/2018	06/25/2018	14.13	14.13	100-40-41405		618
935530	1	#935530 Air filter & oil Filter 2007 Chevy Tahoe	Invoice	06/07/2018	06/25/2018	10.78	10.78	100-55-41719		618
935566	1	935566 - UJOINT	Invoice	06/07/2018	06/25/2018	23.79	23.79	100-40-41405		618
935646	1	935646 - UJOINT	Invoice	06/08/2018	06/25/2018	23.79	23.79	100-40-41405		618
Total 251 NAPA AUTO PARTS:						515.30	515.30			
50298 O'REILLY AUTO PARTS										
4635-3	1	4635-356369 BUSHING	Invoice	04/26/2018	06/25/2018	1.44	1.44	100-40-41405		618
4635-3	1	4635-360127 ADAPTER	Invoice	05/17/2018	06/25/2018	14.99	14.99	100-40-41405		618
4635-3	1	4635-360840 ADAPTER	Invoice	05/21/2018	06/25/2018	3.49	3.49	100-40-41405		618
4635-3	1	4635-360896 MALE CONN	Invoice	05/21/2018	06/25/2018	3.24	3.24	100-40-41405		618
4635-3	1	4635-363441 HITCH BALL	Invoice	05/30/2018	06/25/2018	14.99	14.99	100-40-41405		618
Total 50298 O'REILLY AUTO PARTS:						38.15	38.15			
8586 POGUE, RICHARD										
6/7/18	1	P&Z Stipend	Invoice	06/07/2018	06/25/2018	56.25	56.25	100-10-41313		618
6/7/18	2	P&Z Stipend	Invoice	06/07/2018	06/25/2018	28.12	28.12	200-10-41313		618
6/7/18	3	P&Z Stipend	Invoice	06/07/2018	06/25/2018	28.13	28.13	210-10-41313		618
Total 8586 POGUE, RICHARD:						112.50	112.50			
5129 RUSH TRUCK CENTERS OF ID INC										
301041	1	3010416476 - R&M TOOLS	Invoice	05/03/2018	06/25/2018	122.28	122.28	100-40-41423		618
301049	1	3010493403 - VEHICLE PARTS	Invoice	05/10/2018	06/25/2018	37.99	37.99	100-40-41405		618
301075	1	3010759272 - GRINDER	Invoice	06/01/2018	06/25/2018	253.96	253.96	100-40-41423		618

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
Total 5129 RUSH TRUCK CENTERS OF ID INC:						414.23	414.23			
1608 SAFETY SUPPLY & SIGN										
164189	1	164189 - SIGNS	Invoice	05/01/2018	06/25/2018	499.60	499.60	100-40-41403		618
164190	1	164190 - SIGNS	Invoice	05/17/2018	06/25/2018	301.36	301.36	100-40-41403		618
Total 1608 SAFETY SUPPLY & SIGN :						800.96	800.96			
760 SAWTOOTH ANIMAL CENTER										
307323	1	MEDICAL K9 POLICE	Invoice	05/10/2018	06/25/2018	72.80	72.80	100-25-41315		618
Total 760 SAWTOOTH ANIMAL CENTER :						72.80	72.80			
4330 SCANLON, OWEN										
6/7/18	1	P&Z Stipend	Invoice	06/07/2018	06/25/2018	56.25	56.25	100-10-41313		618
6/7/18	2	P&Z Stipend	Invoice	06/07/2018	06/25/2018	28.12	28.12	200-10-41313		618
6/7/18	3	P&Z Stipend	Invoice	06/07/2018	06/25/2018	28.13	28.13	210-10-41313		618
Total 4330 SCANLON, OWEN:						112.50	112.50			
50365 SIX ROBBLEES' INC										
21-058	2	21-058947 - GEMINEYE	Invoice	05/02/2018	06/25/2018	296.79	296.79	100-40-41405		618
Total 50365 SIX ROBBLEES' INC:						296.79	296.79			
6160 SLEEP INN										
411782	1	Library travel--grant training JCrotty	Invoice	04/28/2018	06/25/2018	200.88	200.88	100-45-41549	18.45.0004.1	618
Total 6160 SLEEP INN:						200.88	200.88			
7343 SMARTDRAW SOFTWARE LLC										
6/15/18	1	SMARTDRAW SOFTWARE 06/12/2018 RENEWAL	Invoice	06/15/2018	06/25/2018	69.95	69.95	100-20-41711		618
Total 7343 SMARTDRAW SOFTWARE LLC:						69.95	69.95			
5188 UNIQUE MANAGEMENT SERVICES										
462916	1	Library Debt Collections	Invoice	06/01/2018	06/25/2018	53.70	53.70	100-45-41325		618

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
Total 5188 UNIQUE MANAGEMENT SERVICES:						53.70	53.70			
2817 UNITED OIL										
881083	1	881083 - FUEL CHARGES	Invoice	04/30/2018	06/25/2018	789.98	789.98	100-40-41719		618
882280	1	882280 - FUEL & OIL	Invoice	05/15/2018	06/25/2018	211.67	211.67	100-40-41719		618
883415	1	883415 Fuel Charges for 5.15.2018 - 5.31.2018	Invoice	05/31/2018	06/25/2018	213.42	213.42	100-55-41719		618
883416	1	HPD GAS	Invoice	05/31/2018	06/25/2018	661.68	661.68	100-25-41719		618
883419	1	PUMPED FUEL WW	Invoice	05/31/2018	06/25/2018	283.91	283.91	210-70-41719		618
Total 2817 UNITED OIL:						2,160.66	2,160.66			
6032 VALLEY WINDOW CLEAN										
328185	1	HPD WINDOWS CLEANING	Invoice	05/25/2018	06/25/2018	355.00	355.00	100-25-41313		618
328186	1	328186 LIBRARY WINDOWS - INTERIOR & EXTERI	Invoice	05/24/2018	06/25/2018	505.00	505.00	100-45-41413		618
Total 6032 VALLEY WINDOW CLEAN:						860.00	860.00			
762 VERIZON WIRELESS										
980828	1	MONTHLY CELL PHONE BILL Parks only	Invoice	06/01/2018	06/25/2018	108.12	108.12	100-50-41713		618
Total 762 VERIZON WIRELESS :						108.12	108.12			
7501 VINCENT, BRIAN										
6/17/18	1	PERdiem payment for airport training class	Invoice	06/17/2018	06/25/2018	181.50	181.50	100-55-41724		618
Total 7501 VINCENT, BRIAN:						181.50	181.50			
367 WALKER SAND AND GRAVEL										
004633	1	00463341 - DUMP FILL	Invoice	04/03/2018	06/25/2018	63.00	63.00	100-40-41403		618
004635	1	00463584 - DUMP FILL	Invoice	04/09/2018	06/25/2018	79.86	79.86	100-40-41403	18.40.0003.1	618
004635	1	00463588 - FLOOD MATERIAL	Invoice	04/09/2018	06/25/2018	158.89	158.89	100-40-41403	18.40.0003.1	618
004636	1	00463625 - DUMP FILL	Invoice	04/09/2018	06/25/2018	74.55	74.55	100-40-41403	18.40.0003.1	618
004636	1	00463639 - FLOOD MATERIAL	Invoice	04/09/2018	06/25/2018	165.27	165.27	100-40-41403	18.40.0003.1	618
004636	1	00463636 - DUMP FILL	Invoice	04/09/2018	06/25/2018	73.56	73.56	100-40-41403	18.40.0003.1	618
004636	7	00463640 - DUMP FILL	Invoice	04/09/2018	06/25/2018	174.59	174.59	100-40-41403	18.40.0003.1	618
004637	1	00463757 - FLOOD MATERIAL	Invoice	04/11/2018	06/25/2018	76.95	76.95	100-40-41403	18.40.0003.1	618
004637	1	00463761 - FLOOD MATERIAL	Invoice	04/11/2018	06/25/2018	176.24	176.24	100-40-41403	18.40.0003.1	618
004637	1	00463765 - FLOOD MATERIAL	Invoice	04/11/2018	06/25/2018	76.62	76.62	100-40-41403	18.40.0003.1	618
004637	1	00463766 - FLOOD MATERIAL	Invoice	04/11/2018	06/25/2018	186.85	186.85	100-40-41403	18.40.0003.1	618

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
004639	1	00463975 - FLOOD MATERIAL	Invoice	04/16/2018	06/25/2018	70.29	70.29	100-40-41413	18.40.0003.1	618
004639	1	00463977 - FLOOD MATERIAL	Invoice	04/16/2018	06/25/2018	67.71	67.71	100-40-41403	18.40.0003.1	618
004639	1	00463981 - FLLOD MATERIAL	Invoice	04/16/2018	06/25/2018	68.04	68.04	100-40-41403	18.40.0003.1	618
004654	1	00465497 - SAND FILL	Invoice	05/09/2018	06/25/2018	141.47	141.47	100-40-41403		618
004669	1	00466979 - FLOOD DFILL	Invoice	05/30/2018	06/25/2018	81.12	81.12	100-40-41403	18.40.0003.1	618
004669	1	00466979 - FLOOD MATERIAL	Invoice	05/30/2018	06/25/2018	186.20	186.20	100-40-41403	18.40.0003.1	618
Total 367 WALKER SAND AND GRAVEL :						1,921.21	1,921.21			
50355 WALTERS READY MIX INC										
6117	1	CONCRETE BLOCKS WWTP	Invoice	05/07/2018	06/25/2018	1,350.00	1,350.00	210-70-41403		618
Total 50355 WALTERS READY MIX INC:						1,350.00	1,350.00			
4004 WAXIE SANITARY SUPPLY										
FLOTG	1	BATH TISSUE	Invoice	05/16/2018	06/25/2018	74.85	74.85	100-25-41413		618
Total 4004 WAXIE SANITARY SUPPLY:						74.85	74.85			
Total :						102,818.20	102,818.20			
Grand Totals:						102,818.20	102,818.20			

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-00-20330	16.81	.00	16.81
100-10-41313	168.75	.00	168.75
100-15-41533	114.42	.00	114.42
100-15-41711	299.91	.00	299.91
100-20-41313	218.75	.00	218.75
100-20-41323	366.68	.00	366.68
100-20-41709	488.15	.00	488.15
100-20-41711	168.95	.00	168.95
100-25-41215	171.49	.00	171.49
100-25-41313	355.00	.00	355.00

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 6/25/18 **DEPARTMENT:** PW/CDD **DEPT. HEAD SIGNATURE:** LH

SUBJECT: Quigley Farms Phase 1 Final Large Block Plat and Resolution 2018- _____, ROW Maintenance and Wastewater Discharge Agreement

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AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☐ City Ordinance/Code Title 16, Subdivisions
(IFAPPLICABLE)

On March 12, 2018, the City Council approved the Preliminary Plat application for a Large Block Plat for Blocks 1-17 and Preliminary Plats for Phase 1 of a 230.85-acre property described in Exhibit B-1 to the Quigley Farm Annexation Agreement. Phase 1 consists of Preliminary Plats for Blocks 1, 2, 3,4,10, 11 and 15, which includes 36 lots comprised of 41 residential units including 8 community housing units (total 49), neighborhood business and nonprofit space.

In addition to the various land uses, the project includes network of roads, open space, paved and non-paved trails, an area for an active sports complex, winter and summer trailhead parking area, area for kids sledding and an area for winter Nordic. The project incorporates agriculture as a key project concept.

The Quigley Annexation Agreement establishes an interim platting step, called a Large Block Plat. The Large Block plat identifies blocks, which are then further subdivided, and other over-arching improvements common to the full development. Lots cannot be sold at the large block platting stage.

The individual block plats contain the road and infrastructure developments. All necessary infrastructure needed to serve a block must be in place before3 a final plat can be issued for that block. Only then can the developer sell individual lots.

This application is for the Large Block Plat only. It is not for individual block plats. Therefore, project infrastructure is underway, but not expected to be completed at this time.

Attachments:

A. **Staff Report**
B. **Final Large Block Plat maps**
C. **Road ROW Agreement Draft**
D. **BCSD Dedication Agreement Draft (pending)**
E. **BCRD Dedication Agreement (pending)**
F. **Quigley Annexation and Services Agreement (included; staff comments pending)**

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

___ City Attorney	___ Finance	___ Licensing	___ Administrator
___ Library	_X_ Community Development	___X P&Z Commission	___ Building
___ Police	__X_ Fire Department	___ X Engineer	___ W/WW
_X__ Streets	_X__ Parks	_X_ Public Works	___ Mayor

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion Language:
Approval:
Motion to approve the application by Quigley Green, LLC for a 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

for review outlined in Hailey Municipal Code Title 16, subject to conditions (1) thru () noted below.

Motion to approve Quigley Farms Phase 1 Final Large Block Plat and Resolution 2018- _____, ROW Maintenance and Wastewater Discharge Agreement

Denial:
Motion to deny the application by Quigley Green, LLC for a Large Block Plat for Blocks 1-17 described in Exhibit B-1 to the Quigley Farm Annexation Agreement, citing the following reasons for denial _____.

Continuation:
Motion to continue the application by Quigley Green, LLC for a Large Block Plat for Blocks 1-17 described in Exhibit B-1 to the Quigley Farm Annexation Agreement (document on file with the Hailey Community Development Department) to_____ (Council to insert a date)

ACTION OF THE CITY COUNCIL:
Date _____
City Clerk _____

FOLLOW-UP:
*Ord./Res./Agrmt. /Order Originals: Record *Additional/Exceptional Originals to: _____

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

___ City Attorney	___ Finance	___ Licensing	___ Administrator	
___ Library	_X_ Community Development	___X P&Z Commission	___ Building	
___ Police	__X_ Fire Department	___ X Engineer	___ W/WW	
_X__ Streets	_X__ Parks	_X_ Public Works	___ Mayor	

CITY OF HAILEY
RESOLUTION NO. 2018-___

RESOLUTION OF THE MAYOR AND CITY COUNCIL FOR THE CITY OF HAILEY AUTHORIZING AN AGREEMENT WITH QUIGLEY FARM OWNERS' ASSOCIATION, INC.

WHEREAS, the City of Hailey desires to enter into an agreement with the Quigley Farm Owners Association, Inc. to address sidewalks, pathways and landscape maintenance within the Quigley Farm development.

WHEREAS, the City of Hailey and Quigley Farm Owners Association, Inc., have agreed to the terms and conditions of the Right of Way Maintenance Agreement, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey approves the agreement between the City of Hailey and Quigley Farm Owners Association, Inc., and that the attached agreement is hereby authorized,

Passed this 25th day of June, 2018.

City of Hailey

_____
Fritz X. Haemmerle, Mayor

ATTEST:

_____
Mary Cone, City Clerk

STAFF REPORT

TO:	Hailey City Council
FROM:	Lisa Horowitz, Community Development Director
RE:	Final Plat –Quigley Farms Large Block Plat
HEARING:	June 25, 2018

Applicant:	Quigley Farm & Conservation Community, LLC
Project:	Quigley Farms Phase 1 Final Large Block Plat (Includes Blocks 2, 3, 4, 11 and 15)
Request:	Preliminary Plat
Location:	T2N, R18E, Sections 3, 10 & 11, Portions of Tax Lots 8368 and all of Tax Lot 8370
Property Address:	1300 Fox Acres Road
Size:	230.85 Acres
Zoning:	General Residential (GR) Recreational Green Belt (RGB) Neighborhood Business (NB) Peri-Urban Agriculture Overlay (PAO)

Notice

Notice for the June 25, 2018, City Council public hearing was published in the Idaho Mountain Express on June 7, 2018. The notice was mailed to property owners within 300 feet and to public agencies on June 7, 2018.

Application

A Preliminary Plat and PUD for the property were filed with Blaine County in April/May of 2016. Since this property is within Hailey Area of City Impact (ACI), the City commenced a review of the project in August 2016 and held 18 of public hearings on various aspects of the project. In May 2017, the City Council voted to annex a portion of the property into the City of Hailey.

In November 2017, the applicant submitted the Large Block Plat and Preliminary Plat on Blocks 1, 2, 3, 4, 10, 11 & 15. The Commission heard this item on November 27, 2017 and provided feedback to the applicant on the various issues in this report. The Commission made a recommendation to approve the subdivision at their December 18, 2017 meeting. The Council approved the Preliminary Plats on March 12, 2018.

This application is for the final plat of the Large Block Plat only. The majority of the Conditions of Approval are related to the Plats within Blocks 2, 3, 4, 11 and 15. Those conditions will apply when these individual plats are filed.

Procedural History

Pursuant to Hailey Municipal Code Section 16, The City Council approved the Preliminary Plat on March 12, 2018, subject to the following conditions. *Notes in italics indicate the status of each condition.*

General

1) All Fire Department and Building Department requirements shall be met. Items to be completed at the applicant's sole expense include, but will not be limited to, improvements shown on the plat date stamped February 6, 2018. *This item will be required with each individual plat.*

2) All City infrastructure requirements shall be met as outlined in Chapter 16.05 and 16.08 of the Subdivision Title. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the improvements shown on the most recent submitted plans and those listed in these conditions. *This item will be required with each individual plat.*

3) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Subdivision Title. *This item will be required with each individual plat.*

4) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to subsections 16.03.030(I) and 16.05.090(B) of the Subdivision Title, prior to recordation of the final plat. *This item will be required with each individual plat.*

5) The final plat must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement. *Each of the plats in Phase 1 is subject to this condition.*

6) Any subdivision inspection fees due shall be paid prior to recording the final plat. *A preconstruction meeting will be held prior to commencement of infrastructure installation. These fees will be paid at that time.*

7) All requirements detailed in the recorded Annexation Agreement (Instrument # 645779) shall be met. *The following items that pertain to the Final Large Block Plat are noted from the annexation agreement:*

- *Section 8, Consideration: A payment of $232,821 will be due to the City upon execution of the Large Block Plat (execution is considered to be the signing of the Findings of Fact).*

- *Section 8, payment installments: The City will issue a letter to the applicant the month the plat is recorded establishing the "Beginning Index" for calculation of*

future payments.

- *Section 10.A, Dedication of land and water rights to BCRD: this dedication takes place within 30 days of recordation of the Large Block Plat. Staff has asked for documentation that any necessary agency agreements are in place.*

- *Section 10A, Dedication of land and water rights to BCSD: this dedication takes place within 30 days of recordation of the Large Block Plat. Staff has asked for documentation that any necessary agency agreements are in place.*

- *Section 15, Access to Quigley Canyon. Staff has requested that the easement for public access be shown on the plat.*

8) Each plat within the Large Block Plat shall stand on its own. Recordation of plats shall demonstrate complete utilities and roads needed to service each plat. *This item will be required with each individual plat.*

9) Boundaries on the Large Block Plat shall be consistent with the external boundaries on each of the replats. *This has been verified and this condition has been met.*

10) A LOMR for the proposed flood plain must be adopted by FEMA prior to any final plat recordation that is affected by said floodplain, or the existing regulatory floodplain must be shown and further evaluated for impact. The LOMR shall be revised to reflect the channel location and culvert configuration at the Fox Acres Road crossing, plus any additional culverts proposed by the development. *The LOMR is at FEMA in the final public comment phase. The LORR must be finalized before the final plat can be recorded.*

11) A design for the Quigley Creek floodplain shall be submitted for approval at such time as the design is completed. *This will occur at a later date.*

12) Sheet flooding from the hillside to the north, south, and east should be intercepted before it reaches the developable area and diverted into drainage channels preventing overland flow from reaching the development. Quigley Creek should be evaluated for capacity to confirm it can pass the 100 Year event. The Homeowners Association (HOA) is responsible for maintaining the drainage channels, Quigley Creek, and culverts under the roadway. No fencing or obstruction should impede Quigley Creek or the drainage channels. *A detailed drainage plan will be required of the blocks adjacent to hillsides.*

13) The Water Smart Checklist submitted into the record by the Wood River Land Trust shall be implemented through the project CC & R's. *This has been completed.*

14) The Large Block Plat Notes shall be modified as follows:
   a) Note 5 on large block plat needs the addition of "unless otherwise shown as private" *This has been completed.*

   b) Notes 6 & 7 should state "this property is subject to. . ." *Staff finds this addition to no*

longer be necessary

c) A plat note shall be added to Block 2 noting that a well site exists in the vicinity that may result in operational noise. *This has been completed.*

15) A plat note shall be added illustrating the irrigation easement between Quigley Green and property owners at 20 Quigley Road. *This has been completed.*

16) Roads, Rights of Way, Street Trees, Sidewalks, Paths and nonmotorized:

a) A Wayfinding Master Plan shall be developed prior to final plat for the project components, including schools and public facilities. This Plan shall be compatible with other City wayfinding and shall be approved by staff prior to final plat. *This will be required prior to the first plat in Phase 1.*

b) The 10' multi-use path on the west side of Fox Ares Road shall be extended from Phase 1 to Quigley Road and constructed as part of the required infrastructure for Phase 1. *This item will be required with each individual plat.*

c) A Right of Way Maintenance and Wastewater Discharge Agreement shall be approved between the City and the Applicant prior to final plat. The Agreement shall address snow removal, tree and landscape maintenance and summer and winter sidewalk/pathway repair and maintenance. This shall include a winter maintenance plan for the 10' multi-use path along the extension of Fox Acres Road connecting to Quigley Road. *This has been drafted and is attached to this report.*

d) The developer shall chip-seal all public roads the year after construction. *This will be required one year from construction.*

e) The portion of Fox Acres Road north of Phase 1 shall be compliant with an all-weather/all- season surface for emergency access and maintained year-round. Quigley Road up to the new access shall meet the same standards. *This will be required prior to the first plat in Phase 1.*

f) The City will not maintain clearance of the sidewalks during winter months, and no on street parking is allowed during snow removal periods. Snow from streets may be plowed into sidewalk areas only by the City as necessitated by snow conditions. *This is spelled out in the Draft Right of Way Maintenance Agreement.*

g) All sidewalks within Phase 1 shall be maintained year-round by the Homeowners Association. The City shall not be responsible for winter snow storage removal from sidewalk and pathway areas.

h) Maintenance of any landscaping and trees within the right of way shall be the responsibility of the developer or its successors. *This is spelled out in the Draft Right of Way Maintenance Agreement.*

i) Streets that do not have parking shall include "No Parking" signage. *This will be required of each plat.*

j) Lot 4 of Block 15 shall provide an emergency turnaround as approved by the Hailey Fire Department. This turnaround shall remain in effect until Phase 2 roads are completed. *This will be required on the Block 15 plat.*

k) A Storm Water Pollution Prevention Plan (SWPPP) will be necessary for any disturbances greater than 1 acre and should be provided at final design. *This will be required of each plat.*

l) Street and traffic signage, drainage details, sidewalk ramps, round about details, and other infrastructure are not shown in sufficient detail on the preliminary Roadway Plan and will need to be provided at final design and must meet City standard and staff approval. City street name signs shall have a green background and be per MUTCD standards. *This will be required of each plat.*

m) Street trees shall be a minimum of 3" caliper. Species shall be per the recommended species list submitted by the Hailey Tree Committee. The Tree Committee shall recommend number of trees per tree cluster and spacing within and between clusters.

n) A detailed plan for all right of way plantings shall be submitted for staff approval prior to construction. All plantings (shrubs, grasses, etc.) within the right of way shall be submitted for staff approval prior to construction. Plantings near pedestrian walkways shall be planned and located such that fruit or other seeds won't be detrimental to the use of the pathway. *This will be required of each plat.*

o) The street tree cluster at the intersection of Cottonwood and Huckleberry shall be relocated to another location so that it is away from the intersection to preserve site corridors and not conflict with road fill slopes. *This will be required when this plat is finalized.*

p) Public access signage and a dog pot station shall be constructed by the applicant at the end of Antler Drive. *This will be required of the first final plat.*

q) Tree groupings shall be evaluated to avoid underground utility conflicts such as water, sewer, and cable utilities. *This will be required of each plat.*

r) All alleys are private and shall be maintained by the HOA. Utilities should run down alley ways for service connections when possible. *This is spelled out in the Draft Right of Way Maintenance Agreement.*

s) A pedestrian connection shall be provided from Antler Drive in the area shown as Open Space/Potential Recreation Use prior to final plat(s). *Staff*

has requested that this be added to the final plat prior to signature.

t) The plats shall be amended to reflect the drawings submitted in the February 21, 2018 letter from the BCRD. *This has been completed.*

u) A plat note shall be added allowing BCRD to right to utilize motorized grooming equipment though Block 10 and connecting easements. *This has been added as Plat Note #19.*

v) Public access easements across Block 2 must extend all the way to the property boundaries. *This will be required of the Block 2 final plat.*

17) Pursuant to Hailey Municipal Code 16.05.010, the Applicant shall be allowed to modify road grades called for in standard 16.04.020.H due to the existing topography on the property, and 16.04.020.E, Centerlines, regarding curve radius Road grades and curve radius as proposed would result in a superior design. *This will be verified with each plat.*

18) Fire.

a) The extension of Fox Acres road north of Phase 1 shall be limited to emergency access only, and so signed at Quigley Road and at the north terminus of Phase 1. Per the Hailey Fire Department, gates are not recommended; rather a chain barrier with appropriate signage should be installed. *Pursuant to Hailey Municipal Code Section 15.12.030.E, the second emergency access shall be installed prior to five or more lots receiving final plat approval. This will be required prior to the completion of Phase 1.*

19) Wastewater.

a) The City's approval is contingent on IDEQ's approval. *The City is waiting to hear that IDEQ has issued approval.*

b) Wastewater designs and operation shall be per Section 13 of the Annexation, Services and Development Agreement. *This will be required.*

c) A Wastewater Discharge Agreement shall be developed prior to final plat which addresses timing of discharge, monitoring, wastewater billing, operations and maintenance responsibilities of the system components. *The draft Agreement is attached to this report.*

d). Discharge to the City's treatment system must be designed to bypass any private/non-city standard treatment systems and discharge directly to the City's collection and treatment system so that it does not disrupt the plant or add to phosphorus and nitrogen problems unless otherwise deemed acceptable during further review by City staff. *This will be required.*

e) The City will not own, maintain, or operate, at any time, including if there is a failure or the private system ceases operation, any portion of the private system. The public

gravity sewer collection system shall be designed and built to City Standards. *This will be required.*

f) Reserve storage capacity in the private system shall be sized such that if failure in the private system were to occur, discharges will remain compliant with the Wastewater Discharge Agreement for items including, but not limited to, discharge times and volumes. *This will be required.*

g) Sizing of the equalization tank(s) shall be subject to City Engineer review and approval. *This will be required.*

h) Upon written approval from the Blaine County Recreation District, the final plat for Block 10 may include the wastewater treatment area. *This will be required prior to Block 10 final plat.*

i) Per the annexation agreement, the applicant "will be responsible for the expense of upgrading the City's collection and treatment system to improve capacity in an amount that is proportional to Quigley development direct impacts on collection and treatment system capacity, less a credit for the principal amount of wastewater connection fees previously paid by Quigley or subsequent owners of the lots within the annexed property." This will include, but not be limited to the following (more information is needed to fully assess what will need to be done and provided by the applicant):
    1. Discharge or effluent limits will need to be established and documented in a pretreatment permit with the City, monitoring equipment and reports will be required as part of this pretreatment permit. *This will be required.*

j) The applicant shall submit storm water calculations and designs to ensure drainage from the canyon above the treatment area will not damage the infrastructure. *This will be required.*

k) It will be the expense of the applicant to reimburse the city for a wastewater treatment analysis that defines the effluent limits established in the pretreatment permit. *This will be required.*

l) Lands dedicated to the Blaine County School District shall not be encumbered by Wastewater Infrastructure. *This has been addressed.*

20) Water.
a) Dedicated Well lot: An easement beyond the limits of the fee simple property for the well site should be provided to ensure adequate separation to features of concern identified by DEQ. The well site dedication shall conform to the requirements set forth in IDAPA 58.01.08 "Idaho Rules for Public Drinking Water Systems". The dedication location and supporting information shall be included in the DEQ submittal for agency review and comment, and the applicant shall respond to the requirements of said comments with plan changes if necessary. The City will work with the HOA to design a building compatible with the HOA design guidelines. *Staff has requested that this easement be added to the plat.*
b) The water tank overflow easement shall be relocated so the centerline of easement is on the

existing drainage ditch next to the road. Said easement shall be considered in the storm water calculations and designs outlined above. *This has been completed.*

c) A water model prepared by the city and funded by the applicant must be completed prior to final design and or final Plat submittal. The applicant is responsible for providing development flow demands and infrastructure layout for the model. Depending on the results of the water model, connection to City Water may need to occur at a different location. Final water main size, alignment, valve arrangement, etc. will be developed after the water model is completed to DEQ standards. All potable water system infrastructure shall be approved by IDEQ and installed to City Standards. *This will be required.*

d) City water tank overflow areas shall not be impeded by any downstream infrastructure, including but not limited wastewater treatment and infiltration areas. It shall be the applicant's responsibility to ensure (and pay for any expenses related to) that tank discharges do not impact the private wastewater treatment system. *This will be required.*

e) The Applicant and or the BCRD will grant permission to the City for the installation of a security fence around the water tank prior to any final plat recordation. *Permission has been granted per recorded easement #__ (on file with the Community Development Department).*

f) The Applicant shall repair Quigley Road to original condition or better at the conclusion of water main and or utility installations. *This will be required.*

g) Fire hydrants shall be on the same side of the road as the water main. *This will be required.*

h) Water Service to Lot 4 Block 15 shall be a water service not a water main. The water main shall not extend beyond the "loop" from Winter Wheat Way. The property owner is responsible for flushing and maintaining this extended service behind the meter. *This will be required.*

i) The Water Service to Lot 3 Block 15 shall connect to the water main "loop", not from the extended service to Lot 4. *This will be required.*

j) There must be a single Water Service to each lot a service cannot be split or y-ed across the road. *This will be required.*

k) The irrigation system shall be owned and maintained by the HOA. *This is called out in the Draft Maintenance Agreement.*

l) The irrigation system shall be owned and maintained by the HOA. No irrigation components are allowed to connect to the city's potable water system, and no City potable water is allowed for irrigation. *This will be required.*

m) Domestic Water Services must contain a meter vault. A stub after the meter vault with no connection until a later date may be permitted by City staff. *This will be required.*

n) A water service and meter vault shall be installed to the School District sports field parcel (Block 1). *This will be called out in the agreement with BCSD.*

o) Water Service sizes to the large Parcels shall be adequate to serve each parcel without having to recut the roads. *This will be required.*

p) The hospitality site shall connect directly into the city's existing 12-inch main from the tank to simplify the loop around Cottontail Way, if supported by the water pressure model. *This will be required.*

q) The proposed Irrigation main shown on Sheet C5 shall be configured to provide service to all lots. *This will be required.*

r) The project shall follow the City's odd/even watering days, and as may be amended from time to time. *This will be required.*

s) Parks and Open Space.

t) The open space as shown satisfies the parks requirements of Hailey Municipal Code. *Open space*

has not changed- this condition has been met.

u) A public process shall take place to determine the future of the north/south berms on the west side of Block 1, parcel dedicated to Blaine County School District. *This will be required when the sports fields are planned for development.*

v) The sports fields on Block 1 shall not be lit. *This will be required.*

w) Design and location of the Toe of the Hill Trail shall take into account the City well site. *This will be required.*

x) Resolution of the winter Nordic trails in the vicinity of the wetland treatment facility shall minimize hillside cut and fill. *This has been addressed. The BCRD trails will be subject to a Hillside Overlay review process.*

SECTION 2 - PERMITS.

2.9 No permit for the construction of any building shall be issued upon any land for which all improvements required for the protection of health and the provision of safety, (including but not necessarily limited to an approved potable water system, an approved wastewater system to accept sewage, and asphalt paving of the streets) have not been installed, inspected, and accepted by the City of Hailey, with the following exception: Building permits may be issued for any building in a development for which plats have been recorded and security provided, but the streets have not yet been completed with asphalt due to winter conditions. In such instances, the street shall be constructed as an all-weather surface to City Standards to the satisfaction of the City Engineer and shall be kept clear to the satisfaction of the Fire Chief. No Final Inspection approval or Certificate of Occupancy shall be granted until all improvements, including asphalt, have been installed, inspected and accepted.

This condition applies to new construction. Notice of this requirement is hereby given to the Applicant and included as a recommended condition of approval.

SECTION 3 – PROCEDURE

3.3 Final Plat Approval.

The final plat, prepared by a Professional Land Surveyor, must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement or as otherwise provided herein. Plats not submitted for final approval within one (1) year or according to the phasing agreement, shall be considered expired and preliminary plat approval shall become null and void. The Council may extend the deadline for submitting the final plat upon holding a public hearing.

The Final Large Block Plat has been prepared by a professional land surveyor and submitted within one year of the preliminary plat.

3.3.2 The administrator shall review the final plat application to ensure that the application submitted is consistent with the approved preliminary plat. The conditions imposed on the preliminary plat approval must be either completed or shown on plans or the plat prior to any public notice for final plat approval.

The Final Large Block Plat is consistent with the Preliminary Large Block Plat, approved by the Council. Conditions of Preliminary Plat approval have been met or are carried over. Changes to Conditions of Approval related to the amended plat are shown in strike-underline; deleted conditions of approval have been met in the revised plat.

Department Comments

Life/safety: The current preliminary plat and Final Plat reflect all changes and revisions recommended and requested by the City Engineer.

Public Works (Streets): Because the Large Block Plat does not create infrastructure or dedicate roads, Public Works does not have any specific comments at this time. Review of project infrastructure tied to each block plat is underway. Review of water and wastewater systems is underway with IDEQ.

Standards of Evaluation

SECTION 4 – DEVELOPMENT STANDARDS

Development standards for the Preliminary Plats for each large block are currently under review. No infrastructure is tied specifically to the Large Block Plat. The infrastructure design and construction is tied to the replatting of each block in Phase 1.

SECTION 5 - IMPROVEMENTS REQUIRED.

5.1 **It shall be a requirement of the Developer to construct the minimum improvements set forth herein and any required improvements for the subdivision, all to City Standards.** All improvements are planned for installation within one year of the Preliminary Plat approvals.

5.1.1 **Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.** This requirement will be met with each block plat. No improvement plans are associated with the Large Block Plat.

5.1.2 **Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.** A pre-construction meeting will be conducted prior to any construction.

5.1.3 **The Developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of final acceptance by the City, except that parks shall be guaranteed and maintained by the Developer for a period of two years.** This standard will be met.

5.2 **The Developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City Engineer as shown upon approved plans and profiles. The**

Developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction. This standard will be met.

5.2.1 **Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year.** This standard will be met.

5.2.2 **Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standards, and the street name signs and traffic control signs shall thereafter be maintained by the City.** This standard will be met.

5.2.3 **Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIIIB of the Hailey Zoning Ordinance.** N/A

5.3 **The Developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The Developer shall provide sewer mains of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City Engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.** This standard will be met.

5.4 **The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City Engineer, for each and every developable lot within the development. The Developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City Engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.** This standard will be met.

5.4.1 **Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.** N/A

5.5 **The Developer shall provide drainage areas of adequate size and number to meet the approval of the Street Superintendent and the City Engineer or his authorized representative.** This standard will be met.

5.6 **The Developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.** This standard will be met.

5.7 **The Developer shall improve all parks and Green Space areas as presented to and approved by the Commission and Council.** N/A

5.8 **All improvements are to be installed under the specifications and inspection of the City Engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.** This standard will be met.

5.9 **Installation of all infrastructure improvements must be completed by the Developer, and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the Developer and/or contractor and conducted with the developer and/or contractor, the City Engineer, and appropriate City departments to determine a punch list of items for final acceptance.** The developer plans to install.

5.9.1 **The Developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by Developer after the final plat has been signed by City representatives.** The developer plans to install the improvements.

5.10 **Prior to the acceptance by the City of any improvements installed by the Developer, three (3) sets of "as-built plans and specifications" certified by the Developer's engineer shall be filed with the City Engineer.** This will be required.

General

1) All Fire Department and Building Department requirements shall be met. Items to be completed at the Applicant's sole expense include, but not limited to, improvements shown on the plat date stamped February 6, 2018.

2) All City infrastructure requirements shall be met as outlined in Chapter 16.05 and 16.08 of the Subdivision Title. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the improvements shown on the most recent submitted plans and those listed in these conditions.

3) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Subdivision Title.

4) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to subsections 16.03.030(I) and 16.05.090(B) of the Subdivision Title, prior to recordation of the final plat.

5) The final plat must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement.

6) Any subdivision inspection fees due shall be paid prior to recording the final plat.

7) All requirements detailed in the recorded Annexation Agreement (Instrument # 645779) shall be met.

8) Each plat within the Large Block Plat shall stand on its own. Recordation of plats shall demonstrate complete utilities and roads needed to service each plat.

9) ~~Boundaries on the Large Block Plat shall be consistent with the external boundaries on each of the replats.~~

9) A LOMR for the proposed flood plain must be adopted by FEMA prior to any final plat recordation that is affected by said floodplain, or the existing regulatory floodplain must be shown and further evaluated for impact. The LOMR shall be revised to reflect the channel location and culvert configuration at the Fox Acres Road crossing, plus any additional culverts proposed by the development.

10) A design for the Quigley Creek floodplain shall be submitted for approval at such time as the design is completed.

11) Sheet flooding from the hillside to the north, south, and east should be intercepted before it reaches the developable area and diverted into drainage channels preventing overland flow from reaching the development. Quigley Creek should be evaluated for capacity to confirm it can pass the 100 Year event. The Homeowners Association (HOA) is responsible for maintaining the drainage channels, Quigley Creek, and culverts under the roadway. No fencing or obstruction should impede Quigley Creek or the drainage channels.

12) ~~The Water Smart Checklist submitted into the record by the Wood River Land Trust shall be implemented through the project CC & R's~~

13) ~~The Large Block Plat Notes shall be modified as follows:~~

~~a) Note 5 on large block plat needs the addition of "unless otherwise shown as private"~~
~~b) Notes 6 & 7 should state "this property is subject to. . ."~~
~~c) A plat note shall be added to Block 2 noting that a well site exists in the vicinity that may result in operational noise.~~

12) A plat note shall be added illustrating the irrigation easement between Quigley Green and property owners at 20 Quigley Road.

13) Roads, Rights of Way, Street Trees, Sidewalks, Paths and nonmotorized:

a) A Wayfinding Master Plan shall be developed prior to final plat for the project components, including schools and public facilities. This Plan shall be compatible with other City wayfinding and shall be approved by staff prior to final plat.

b) The 10' multi-use path on the west side of Fox Ares Road shall be extended from Phase 1 to Quigley Road and constructed as part of the required infrastructure for Phase 1.

c) ~~A Right of Way Maintenance and Wastewater Discharge Agreement shall be approved between the City and the Applicant prior to final plat. The Agreement shall address snow removal, tree and landscape maintenance and summer and winter sidewalk/pathway repair and maintenance. This shall include a winter maintenance plan for the 10' multi-use path along the extension of Fox Acres Road connecting to Quigley Road.~~ The plat shall adhere to the Right of Way Agreement.

d) The developer shall chip-seal all public roads the year after construction.

e) The portion of Fox Acres Road north of Phase 1 shall be compliant with an all-weather/all- season surface for emergency access and maintained year-round. Quigley Road up to the new access shall meet the same standards.

f) The City will not maintain clearance of the sidewalks during winter months, and no on street parking is allowed during snow removal periods. Snow from streets may be plowed into sidewalk areas only by the City as necessitated by snow conditions.

g) All sidewalks within Phase 1 shall be maintained year-round by the Homeowners Association. The City shall not be responsible for winter snow storage removal from sidewalk and pathway areas.

h) Maintenance of any landscaping and trees within the right of way shall be the responsibility of the developer or its successors.

i) Streets that do not have parking shall include "No Parking" signage.

j) Lot 4 of Block 15 shall provide an emergency turnaround as approved by the Hailey Fire Department. This turnaround shall remain in effect until Phase 2 roads are completed.

k) A Storm Water Pollution Prevention Plan (SWPPP) will be necessary for any disturbances greater than 1 acre and should be provided at final design.

l) Street and traffic signage, drainage details, sidewalk ramps, round about details, and other infrastructure are not shown in sufficient detail on the preliminary Roadway Plan and will need to be provided at final design and must meet City standard and staff approval. City street name signs shall have a green background and be per MUTCD standards.

m) Street trees shall be a minimum of 3" caliper. Species shall be per the recommended species list submitted by the Hailey Tree Committee. The Tree Committee shall recommend number of trees per tree cluster and spacing within and between clusters.

n) A detailed plan for all right of way plantings shall be submitted for staff approval prior to construction. All plantings (shrubs, grasses, etc.) within the right of way shall be submitted for staff approval prior to construction. Plantings near pedestrian walkways shall be planned and located such that fruit or other seeds won't be detrimental to the use of the pathway.

o) The street tree cluster at the intersection of Cottonwood and Huckleberry shall be relocated to another location so that it is away from the intersection to preserve site corridors and not conflict with road fill slopes.

p) Public access signage and a dog pot station shall be constructed by the applicant at the end of Antler Drive.

q) Tree groupings shall be evaluated to avoid underground utility conflicts such as water, sewer, and cable utilities.

r) All alleys are private and shall be maintained by the HOA. Utilities should run down alley ways for service connections when possible.

s) A pedestrian connection shall be provided from Antler Drive in the area shown as Open Space/Potential Recreation Use prior to final plat(s).

~~t) The plats shall be amended to reflect the drawings submitted in the~~

~~February 21, 2018 letter from the BCRD.~~

~~u) A plat note shall be added allowing BCRD to right to utilize motorized grooming equipment though Block 10 and connecting easements.~~

t) Public access easements across Block 2 must extend all the way to the property boundaries.

14) Pursuant to Hailey Municipal Code 16.05.010, the Applicant shall be allowed to modify road grades called for in standard 16.04.020.H due to the existing topography on the property, and 16.04.020.E, Centerlines, regarding curve radius Road grades and curve radius as proposed would result in a superior design.

15) Fire.

a) The extension of Fox Acres road north of Phase 1 shall be limited to emergency access only, and so signed at Quigley Road and at the north terminus of Phase 1. Per the Hailey Fire Department, gates are not recommended; rather a chain barrier with appropriate signage should be installed. Pursuant to Hailey Municipal Code Section 15.12.030.E, the second emergency access shall be installed prior to five or more lots receiving final plat approval.

16) Wastewater.

a) The City's approval is contingent on IDEQ's approval.

b) Wastewater designs and operation shall be per Section 13 of the Annexation, Services and Development Agreement.

c) A Wastewater Discharge Agreement shall be developed prior to final plat which addresses timing of discharge, monitoring, wastewater billing, operations and maintenance responsibilities of the system components.

d) Discharge to the City's treatment system must be designed to bypass any private/non-city standard treatment systems and discharge directly to the City's collection and treatment system so that it does not disrupt the plant or add to phosphorus and nitrogen problems unless otherwise deemed acceptable during further review by City staff.

e) The City will not own, maintain, or operate, at any time, including if there is a failure or the private system ceases operation, any portion of the private system. The public gravity sewer collection system shall be designed and built to City Standards.

f) Reserve storage capacity in the private system shall be sized such that if failure in the private system were to occur, discharges will remain

compliant with the Wastewater Discharge Agreement for items including, but not limited to, discharge times and volumes.

g) Sizing of the equalization tank(s) shall be subject to City Engineer review and approval.

h) Upon written approval from the Blaine County Recreation District, the final plat for Block 10 may include the wastewater treatment area.

i) Per the annexation agreement, the applicant "will be responsible for the expense of upgrading the City's collection and treatment system to improve capacity in an amount that is proportional to Quigley development direct impacts on collection and treatment system capacity, less a credit for the principal amount of wastewater connection fees previously paid by Quigley or subsequent owners of the lots within the annexed property." This will include, but not be limited to the following (more information is needed to fully assess what will need to be done and provided by the applicant):
    1) Discharge or effluent limits will need to be established and documented in a pretreatment permit with the City, monitoring equipment and reports will be required as part of this pretreatment permit.

j) The Applicant shall submit storm water calculations and designs to ensure drainage from the canyon above the treatment area will not damage the infrastructure.

k) It will be the expense of the applicant to reimburse the city for a wastewater treatment analysis that defines the effluent limits established in the pretreatment permit.

l) ~~Lands dedicated to the Blaine County School District shall not be encumbered by Wastewater Infrastructure~~.

17) Water.

a) Dedicated Well lot: An easement beyond the limits of the fee simple property for the well site should be provided to ensure adequate separation to features of concern identified by DEQ. The well site dedication shall conform to the requirements set forth in IDAPA 58.01.08 "Idaho Rules for Public Drinking Water Systems". The dedication location and supporting information shall be included in the DEQ submittal for agency review and comment, and the applicant shall respond to the requirements of said comments with plan changes if necessary. The City will work with the HOA to design a building compatible with the HOA design guidelines.

b) ~~The water tank overflow easement shall be relocated so the centerline of easement is on the existing drainage ditch next to the road. Said easement shall be considered in the storm water calculations and designs outlined above.~~

b) A water model prepared by the city and funded by the applicant must be completed prior to final design and or final Plat submittal. The applicant is responsible for providing development flow demands and infrastructure layout for the model. Depending on the results of the water model, connection to City Water may need to occur at a different location. Final water main size, alignment, valve arrangement, etc. will be developed after the water model is c o m p l e t e d to DEQ standards. All potable water system infrastructures shall be approved by IDEQ and installed to City Standards.

c) City water tank overflow areas shall not be impeded by any downstream infrastructure, including but not limited wastewater treatment and infiltration areas. It shall be the applicant's responsibility to ensure (and pay for any expenses related to) that tank discharges do not impact the private wastewater treatment system.

d) ~~The Applicant and or the BCRD will grant permission to the City for the installation of a security fence around the water tank prior to any final plat recordation.~~

d) The Applicant shall repair Quigley Road to original condition or better at the conclusion of water main and or utility installations.

e) Fire hydrants shall be on the same side of the road as the water main.

f) Water Service to Lot 4 Block 15 shall be a water service not a water main. The water main shall not extend beyond the "loop" from Winter Wheat Way. The property owner is responsible for flushing and maintaining this extended service behind the meter.

g)The Water Service to Lot 3 Block 15 shall connect to the water main "loop", not from the extended service to Lot 4.

h) There must be a single Water Service to each lot a service cannot be split or y-ed across the road.

i) The irrigation system shall be owned and maintained by the HOA.

j) The irrigation system shall be owned and maintained by the HOA. No irrigation components are allowed to connect to the City's potable water

system, and no City potable water is allowed for irrigation.

k) Domestic Water Services must contain a meter vault. A stub after the meter vault with no connection until a later date may be permitted by City staff.

l) A water service and meter vault shall be installed to the School District sports field parcel (Block 1).

m) Water Service sizes to the large Parcels shall be adequate to serve each parcel without having to recut the roads.

n) The hospitality site shall connect directly into the city's existing 12-inch main from the tank to simplify the loop around Cottontail Way, if supported by the water pressure model.

o) The proposed Irrigation main shown on Sheet C5 shall be configured to provide service to all lots.

p) The project shall follow the City's odd/even watering days, and as may be amended from time to time.

18) Parks and Open Space.

a) The open space as shown satisfies the parks requirements of Hailey Municipal Code.

b) A public process shall take place to determine the future of the north/south berms on the west side of Block 1, parcel dedicated to Blaine County School District.

c) The sports fields on Block 1 shall not be lit.

d) Design and location of the Toe of the Hill Trail shall take into account the City well site.

e) Resolution of the winter Nordic trails in the vicinity of the wetland treatment facility shall minimize hillside cut and fill.

Motion Language:

Approval:

Motion to approve the Final Plat Application for Quigley Farms Phase 1 Final Large Block Plat, by Quigley Farm & Conservation Community LLC, located at T2N, R18E, Sections 3, 10 and 11, Portions of Tax Lots 8368 and all of Tax Lots 8370 with conditions (1) through (31) finding that the application meets all City standards.

Denial:

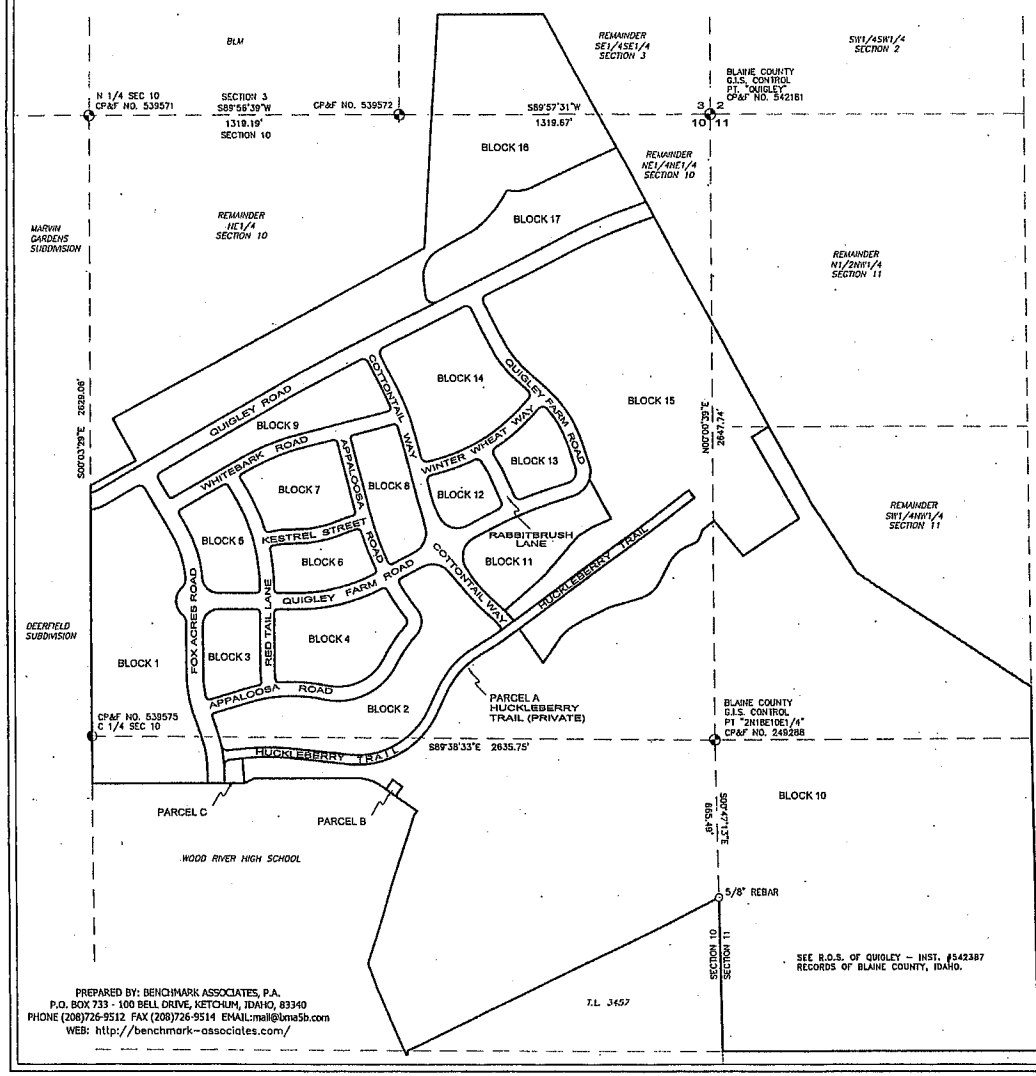
Motion to deny the Final Plat Application for Quigley Farms Phase 1 Final Large Block Plat, by Quigley Farm & Conservation Community LLC, located at T2N, R18E, Sections 3, 10 and 11, Portions of Tax Lots 8368 and all of Tax Lots 8370, finding that _____ (Council should cite which standards are not met and provided the reason why each identified standard is not met).

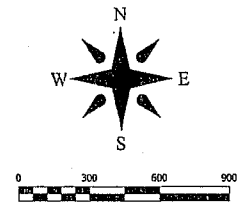
Continuation:
Motion to continue the public hearing upon the Final Plat Application for Quigley Farms Phase 1 Final Large Block Plat, by Quigley Farm & Conservation Community LLC, located at T2N, R18E, Sections 3, 10 and 11, Portions of Tax Lots 8368 and all of Tax Lots 8370 to _____ [the Council should specify a date].

QUIGLEY FARM LARGE BLOCK PLAT

LOCATED WITHIN: T2N, R18E, SECTIONS 3, 10, & 11 BLAINE COUNTY, IDAHO
WHEREIN A PORTION OF TAX LOTS 8368 & 8369 AND ALL OF TAX LOT 8370 ARE SUBDIVIDED,
CREATING BLOCKS 1-17 AND PARCELS A, B & C.

MAY 2018





SHEET LIST

SHEET 1	COVER SHEET
SHEET 2	OVERVIEW SHEET
SHEET 3	BLOCKS 1, 2, 3, 4 & 5
SHEET 4	BLOCKS 6, 7, 8, 9 & PORTION OF BLOCK 16
SHEET 5	BLOCKS 11, 12, 13, 14 & 15
SHEET 6	BLOCK 10, PARCEL A, PARCEL B
SHEET 7	PORTION OF BLOCK 16 & BLOCK 17
SHEET 8	LINE AND CURVE DATA
SHEET 9	GENERAL NOTES, SUBDIVISION SUMMARY TABLE

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the DEQ approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

REHS, South Central Public Health District — Date

PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514 EMAIL:mail@bma5b.com
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PROFESSIONAL LAND SURVEYOR LICENSED 13764 5/25/18 STATE OF IDAHO LARRY JONES

BENCHMARK ASSOCIATES

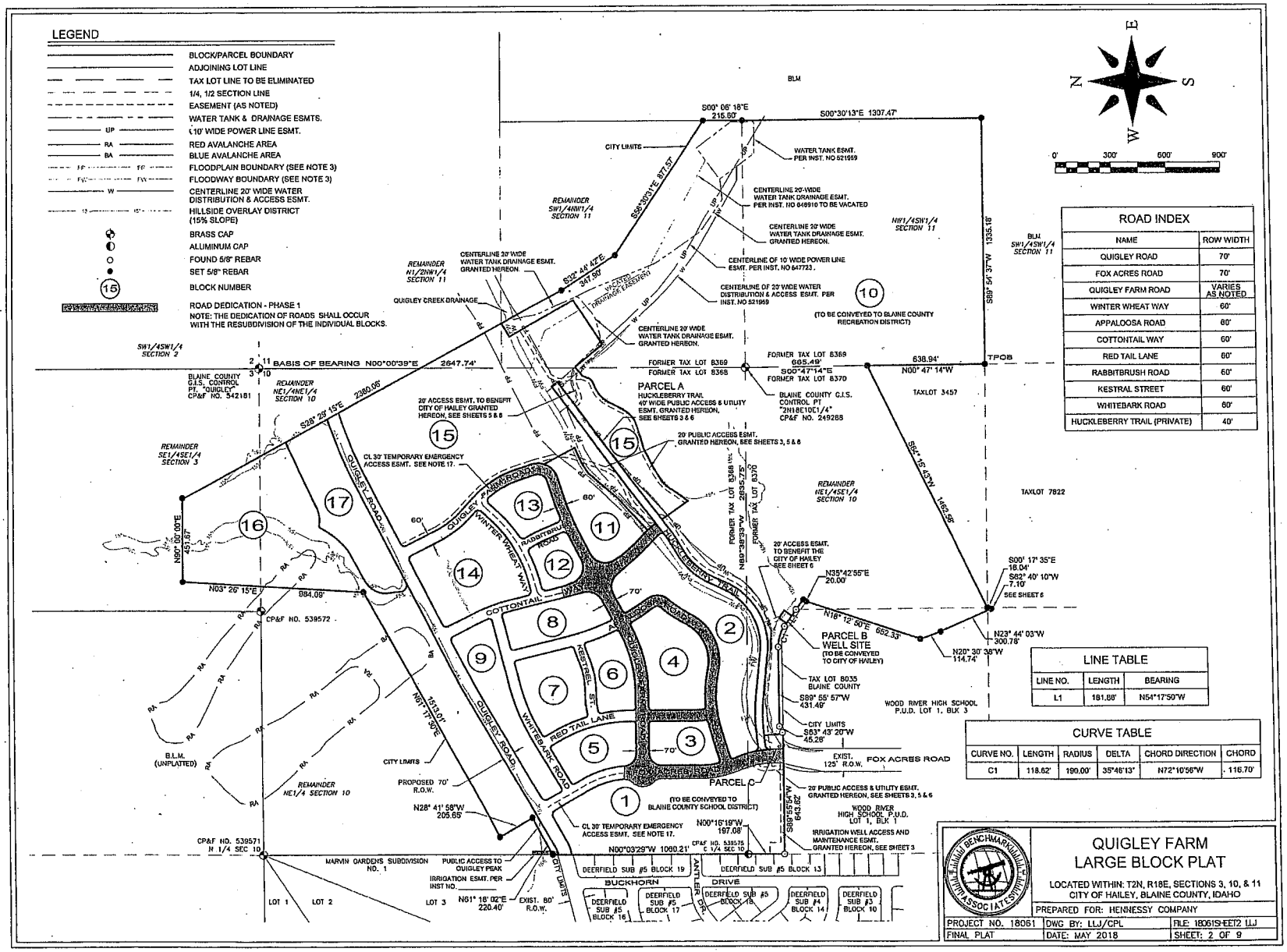
QUIGLEY FARM
LARGE BLOCK PLAT

LOCATED WITHIN: T2N, R18E, SECTIONS 3, 10, & 11
CITY OF HAILEY, BLAINE COUNTY, IDAHO

PREPARED FOR: HENNESSY COMPANY

PROJECT NO. 18081	DWG BY: CPL/LLJ	FILE: 1806100/ERSHEETLLJ.DWG
FINAL PLAT	DATE: MAY 2018	SHEET: 1 OF 9

J:\BMA\Q\QUIGLEY FARM PUD\18081 Large Block Plat HP\SURVEY\18081CLOVER SHEET LLJ.dwg, 5/25/2018 9:54:47 AM, HP Designjet 111220ps 44in HP64



ROAD INDEX	
NAME	ROW WIDTH
QUIGLEY ROAD	70'
FOX ACRES ROAD	70'
QUIGLEY FARM ROAD	VARIES AS NOTED
WINTER WHEAT WAY	60'
APPALOOSA ROAD	60'
COTTONTAIL WAY	60'
RED TAIL LANE	60'
RABBITBRUSH ROAD	60'
KESTREL STREET	60'
WHITEBARK ROAD	60'
HUCKLEBERRY TRAIL (PRIVATE)	40'

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	181.88'	N54°17'50"W

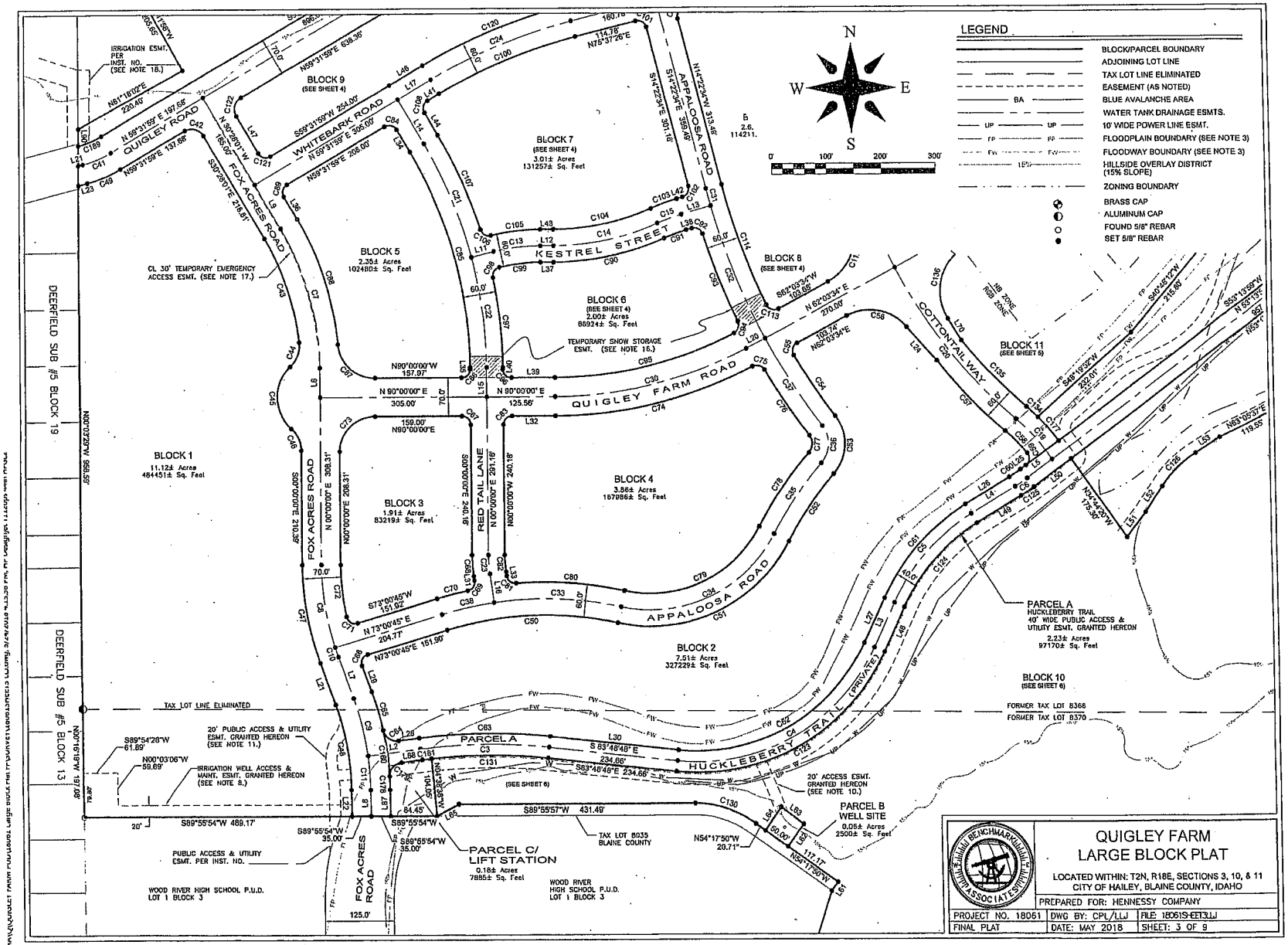
CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	118.62'	190.00'	35°46'13"	N72°10'56"W	116.70'

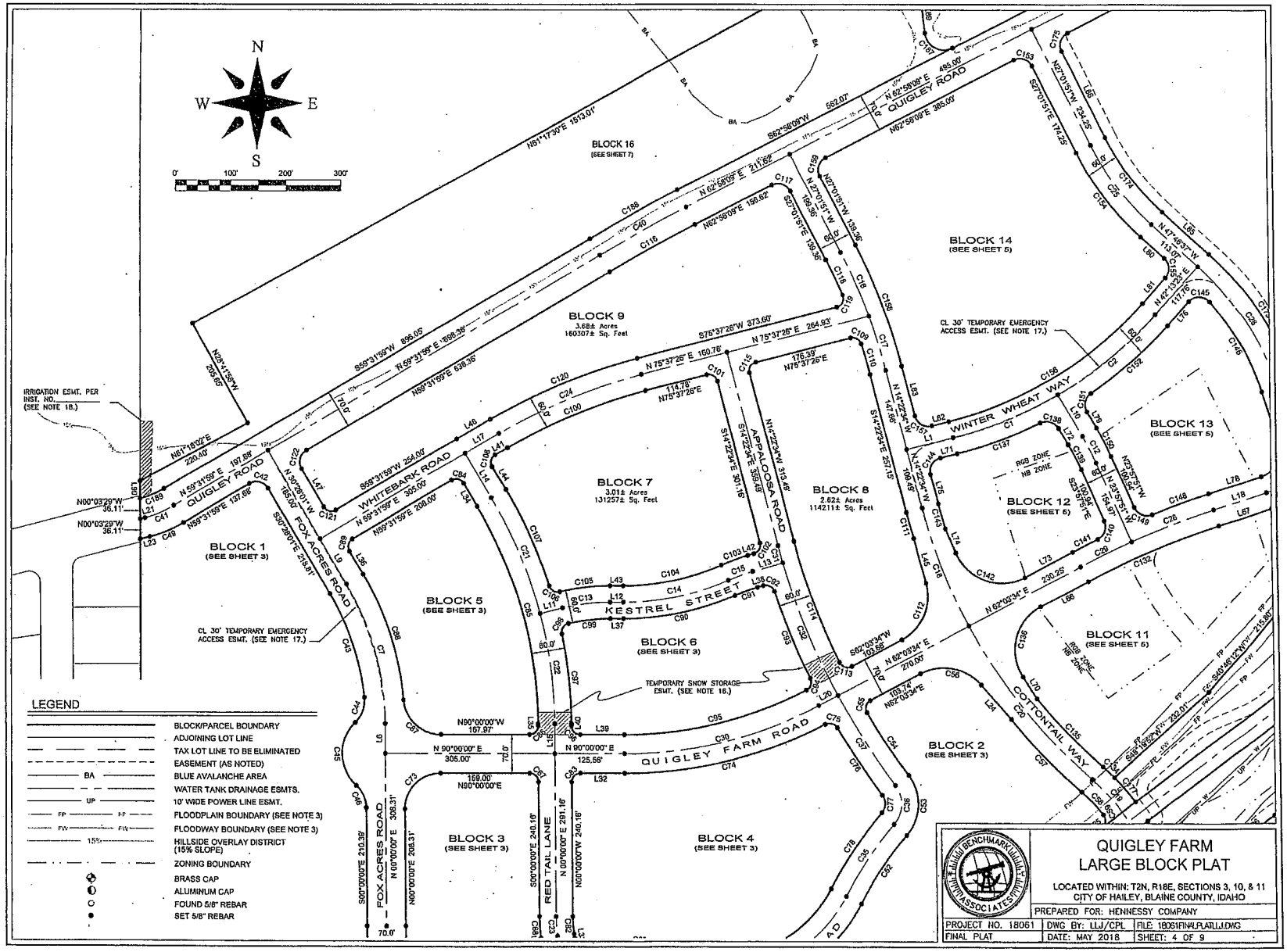
QUIGLEY FARM LARGE BLOCK PLAT

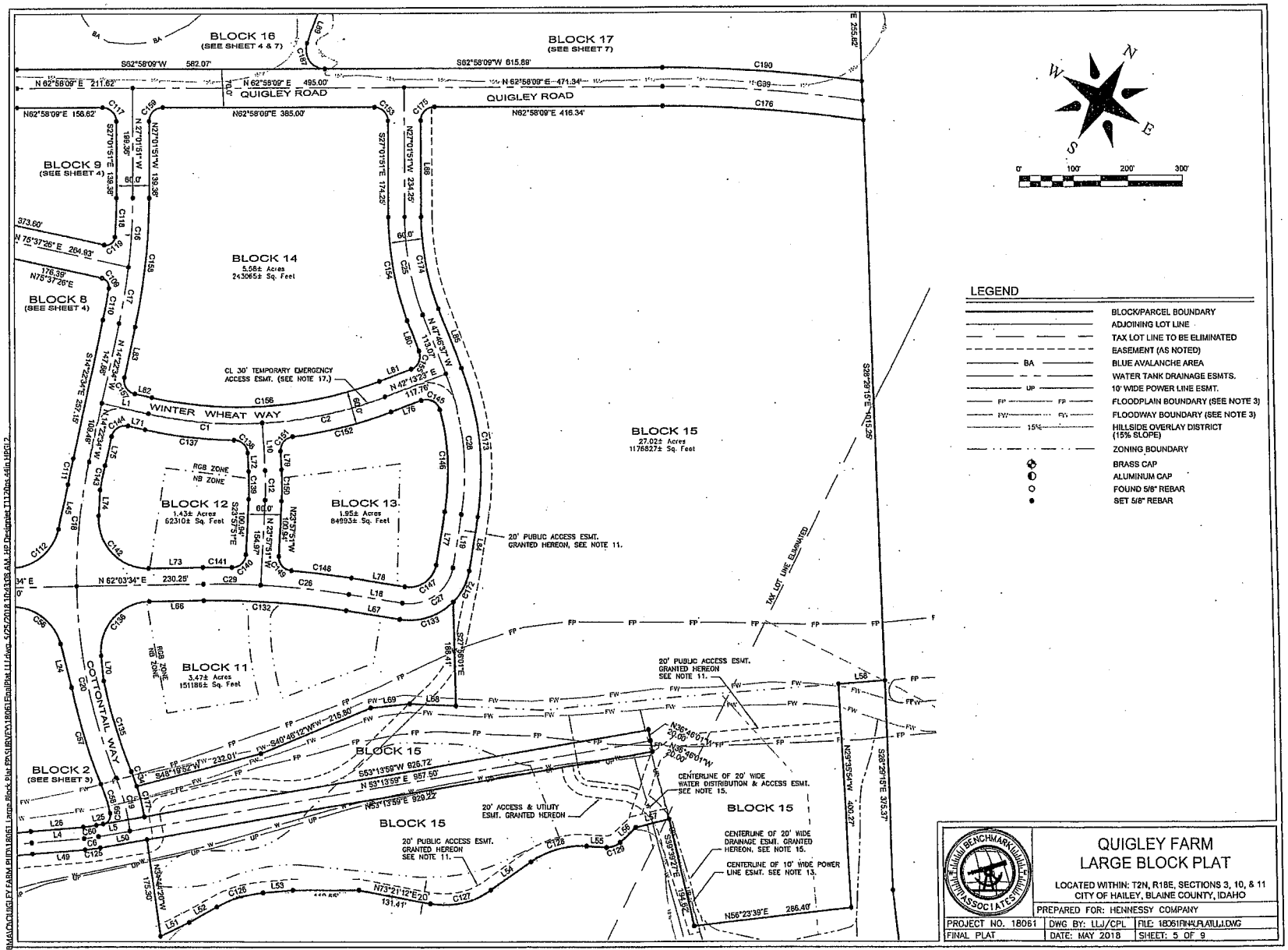
LOCATED WITHIN: T2N, R18E, SECTIONS 3, 10, & 11
CITY OF HAILEY, BLAINE COUNTY, IDAHO

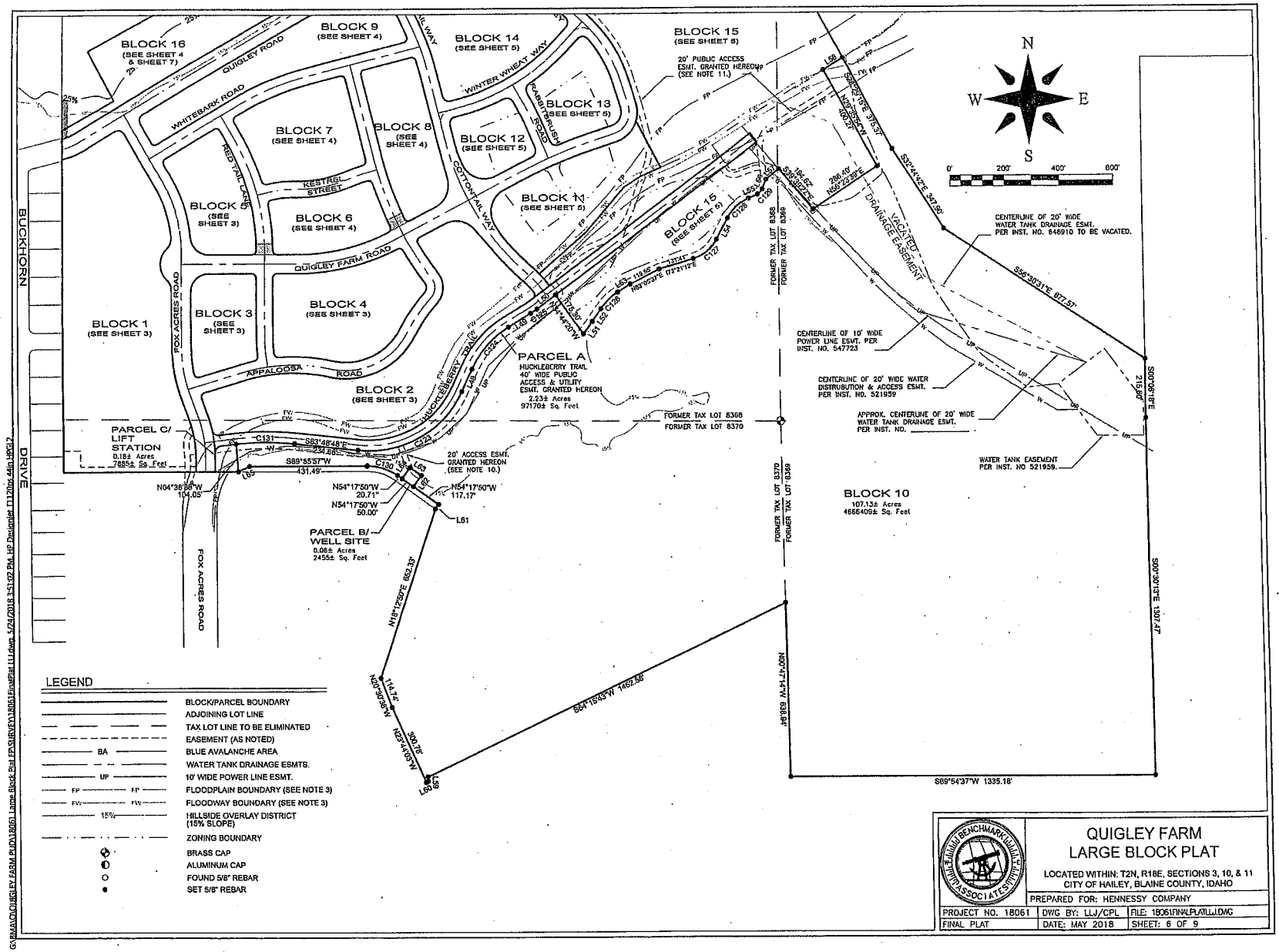
PREPARED FOR: HENNESSY COMPANY

PROJECT NO. 18061	DWG BY: LLJ/CPL	FILE: 18061SHEET2 LLJ
FINAL PLAT	DATE: MAY 2018	SHEET: 2 OF 9


LEGEND
BLOCK/PARCEL BOUNDARY
ADJOINING LOT LINE
TAX LOT LINE ELIMINATED
EASEMENT (AS NOTED)
BLUE AVALANCHE AREA
WATER TANK DRAINAGE ESMTS.
10' WIDE POWER LINE ESMT.
FLOODPLAIN BOUNDARY (SEE NOTE 3)
FLOODWAY BOUNDARY (SEE NOTE 3)
HILLSIDE OVERLAY DISTRICT (15% SLOPE)
ZONING BOUNDARY
BRASS CAP
ALUMINUM CAP
FOUND 5/8" REBAR
SET 5/8" REBAR
N
W
E
S
0' 100' 200' 300'
QUIGLEY ROAD
WHITEBARK ROAD
APPALOOSA ROAD
KESTREL STREET
FOX ACRES ROAD
QUIGLEY FARM ROAD
RED TAIL LANE
COTTONTAIL WAY
HUCKLEBERRY TRAIL (PRIVATE)
BLOCK 1
11.12± Acres
484451± Sq. Feet
BLOCK 2
7.51± Acres
327229± Sq. Feet
BLOCK 3
1.91± Acres
83219± Sq. Feet
BLOCK 4
3.86± Acres
167986± Sq. Feet
BLOCK 5
2.35± Acres
102480± Sq. Feet
BLOCK 6
(SEE SHEET 4)
2.00± Acres
86924± Sq. Feet
BLOCK 7
(SEE SHEET 4)
3.01± Acres
131257± Sq. Feet
BLOCK 8
(SEE SHEET 4)
BLOCK 9
(SEE SHEET 4)
BLOCK 10
(SEE SHEET 6)
BLOCK 11
(SEE SHEET 6)
PARCEL A
HUCKLEBERRY TRAIL
40' WIDE PUBLIC ACCESS & UTILITY ESMT. GRANTED HEREON
2.23± Acres
97170± Sq. Feet
PARCEL B
WELL SITE
0.05± Acres
2500± Sq. Feet
PARCEL C/
LIFT STATION
0.18± Acres
7885± Sq. Feet
TEMPORARY SNOW STORAGE ESMT. (SEE NOTE 16.)
CL 30' TEMPORARY EMERGENCY ACCESS ESMT. (SEE NOTE 17.)
20' PUBLIC ACCESS & UTILITY ESMT. GRANTED HEREON (SEE NOTE 11.)
IRRIGATION WELL ACCESS & MAINT. ESMT. GRANTED HEREON (SEE NOTE 8.)
20' ACCESS ESMT. GRANTED HEREON (SEE NOTE 10.)
PUBLIC ACCESS & UTILITY ESMT. PER INST. NO.
TAX LOT LINE ELIMINATED
FORMER TAX LOT 8366
FORMER TAX LOT 8370
TAX LOT 8035 BLAINE COUNTY
WOOD RIVER HIGH SCHOOL P.U.D. LOT 1 BLOCK 3
DEERFIELD SUB #5 BLOCK 19
DEERFIELD SUB #5 BLOCK 13
BENCHMARK ENGINEERING & SURVEYING ASSOCIATES
QUIGLEY FARM
LARGE BLOCK PLAT
LOCATED WITHIN: T2N, R18E, SECTIONS 3, 10, & 11
CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR: HENNESSY COMPANY
PROJECT NO. 18061
DWG BY: CPL/LLJ
FILE: 18061S-EET3.LJ
FINAL PLAT
DATE: MAY 2018
SHEET: 3 OF 9


N
W
E
S
0'
100'
200'
300'
BLOCK 16
(SEE SHEET 7)
BLOCK 9
3.68± Acres
160307± Sq. Feet
BLOCK 14
(SEE SHEET 5)
BLOCK 7
3.01± Acres
131257± Sq. Feet
BLOCK 8
2.62± Acres
114211± Sq. Feet
BLOCK 1
(SEE SHEET 3)
BLOCK 5
(SEE SHEET 3)
BLOCK 6
(SEE SHEET 3)
BLOCK 12
(SEE SHEET 5)
BLOCK 13
(SEE SHEET 5)
BLOCK 11
(SEE SHEET 5)
BLOCK 2
(SEE SHEET 3)
BLOCK 3
(SEE SHEET 3)
BLOCK 4
(SEE SHEET 3)
QUIGLEY ROAD
WHITEBARK ROAD
APPALOOSA ROAD
KESTREL STREET
FOX ACRES ROAD
QUIGLEY FARM ROAD
WINTER WHEAT WAY
COTTONTAIL WAY
RED TAIL LANE
IRRIGATION ESMT. PER INST. NO. (SEE NOTE 18.)
CL 30' TEMPORARY EMERGENCY ACCESS ESMT. (SEE NOTE 17.)
TEMPORARY SNOW STORAGE ESMT. (SEE NOTE 16.)
LEGEND
BLOCK/PARCEL BOUNDARY
ADJOINING LOT LINE
TAX LOT LINE TO BE ELIMINATED
EASEMENT (AS NOTED)
BLUE AVALANCHE AREA
WATER TANK DRAINAGE ESMTS.
10' WIDE POWER LINE ESMT.
FLOODPLAIN BOUNDARY (SEE NOTE 3)
FLOODWAY BOUNDARY (SEE NOTE 3)
HILLSIDE OVERLAY DISTRICT (15% SLOPE)
ZONING BOUNDARY
BRASS CAP
ALUMINUM CAP
FOUND 5/8" REBAR
SET 5/8" REBAR
BENCHMARK ASSOCIATES
QUIGLEY FARM
LARGE BLOCK PLAT
LOCATED WITHIN: T2N, R18E, SECTIONS 3, 10, & 11
CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR: HENNESSY COMPANY
PROJECT NO. 18061
DWG BY: LLJ/CPL
FILE: 18061FINALPLATLLJ.DWG
FINAL PLAT
DATE: MAY 2018
SHEET: 4 OF 9


BLOCK 16
(SEE SHEET 4 & 7)
BLOCK 17
(SEE SHEET 7)
QUIGLEY ROAD
QUIGLEY ROAD
BLOCK 9
(SEE SHEET 4)
BLOCK 8
(SEE SHEET 4)
BLOCK 14
5.58± Acres
243065± Sq. Feet
WINTER WHEAT WAY
BLOCK 15
27.02± Acres
1176827± Sq. Feet
BLOCK 12
1.43± Acres
62310± Sq. Feet
BLOCK 13
1.95± Acres
84993± Sq. Feet
BLOCK 11
3.47± Acres
151186± Sq. Feet
BLOCK 2
(SEE SHEET 3)
COTTONTAIL WAY
CL 30' TEMPORARY EMERGENCY ACCESS ESMT. (SEE NOTE 17.)
20' PUBLIC ACCESS ESMT. GRANTED HEREON, SEE NOTE 11.
20' PUBLIC ACCESS ESMT. GRANTED HEREON SEE NOTE 11.
20' ACCESS & UTILITY ESMT. GRANTED HEREON
CENTERLINE OF 20' WIDE WATER DISTRIBUTION & ACCESS ESMT. SEE NOTE 15.
CENTERLINE OF 20' WIDE DRAINAGE ESMT. GRANTED HEREON, SEE NOTE 15.
CENTERLINE OF 10' WIDE POWER LINE ESMT. SEE NOTE 13.
TAX LOT LINE ELIMINATED
RGB ZONE
NB ZONE
0' 100' 200' 300'
LEGEND
BLOCK/PARCEL BOUNDARY
ADJOINING LOT LINE
TAX LOT LINE TO BE ELIMINATED
EASEMENT (AS NOTED)
BLUE AVALANCHE AREA
WATER TANK DRAINAGE ESMTS.
10' WIDE POWER LINE ESMT.
FLOODPLAIN BOUNDARY (SEE NOTE 3)
FLOODWAY BOUNDARY (SEE NOTE 3)
HILLSIDE OVERLAY DISTRICT (15% SLOPE)
ZONING BOUNDARY
BRASS CAP
ALUMINUM CAP
FOUND 5/8" REBAR
SET 5/8" REBAR
QUIGLEY FARM
LARGE BLOCK PLAT
LOCATED WITHIN: T2N, R18E, SECTIONS 3, 10, & 11
CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR: HENNESSY COMPANY
PROJECT NO. 18061
DWG BY: LLJ/CPL
FILE: 18061FINALPLATLLJ.DWG
FINAL PLAT
DATE: MAY 2018
SHEET: 5 OF 9



BENCHMARK ENGINEERING & SURVEYING ASSOCIATES

QUIGLEY FARM LARGE BLOCK PLAT

LOCATED WITHIN: T2N, R18E, SECTIONS 3, 10, & 11
CITY OF HAILEY, BLAINE COUNTY, IDAHO

PREPARED FOR: HENNESSY COMPANY

PROJECT NO. 18061	DWG BY: LLJ/CPL	FILE: 18061FINALPLATLLJ.DWG
FINAL PLAT	DATE: MAY 2018	SHEET: 6 OF 9

G:\BMA\DOCS\QUIGLEY FARM PUD\18061 Large Block Plat FP\SURVEY\18061FinalPlat LLJ.dwg, 5/24/2018 3:51:02 PM, HP Designjet T1120ps 44in HPGL2

LINE AND CURVE TABLES

CURVE TABLE

	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
ROAD CENTERLINES	C1	206.94'	750.00'	15°48'34"	N67°43'10"E	206.29'
	C2	230.27'	750.00'	17°35'30"	N51°01'08"E	229.37'
	C3	236.21'	1000.00'	13°32'01"	N89°25'12"E	235.66'
	C4	443.41'	357.00'	71°09'49"	N60°36'18"E	415.45'
	C5	220.30'	377.00'	33°28'50"	N41°45'48"E	217.18'
	C6	26.68'	290.00'	5°16'14"	N55°52'06"E	26.67'
	C7	265.88'	500.00'	30°28'01"	N15°14'01"W	262.75'
	C8	153.25'	500.00'	17°33'38"	N08°46'49"W	152.65'
	C9	107.51'	500.00'	12°19'12"	N13°30'47"W	107.31'
	C10	18.43'	500.00'	2°06'45"	N18°37'00"W	18.43'
	C11	64.17'	500.00'	7°21'11"	N03°40'35"W	64.12'
	C12	54.29'	500.00'	6°13'16"	N27°04'29"W	54.26'
	C13	86.90'	355.00'	14°01'30"	N82°59'15"E	86.68'
	C14	196.42'	475.00'	23°41'32"	N78°09'14"E	195.02'
	C15	47.01'	355.00'	7°35'11"	N70°06'04"E	46.97'
	C16	126.09'	1035.00'	6°58'48"	N23°32'27"W	126.01'
	C17	102.51'	1035.00'	5°40'29"	N17°12'48"W	102.47'
	C18	228.46'	965.00'	13°33'52"	N21°09'30"W	227.93'
	C19	99.73'	355.00'	16°05'47"	N40°57'42"W	99.40'
	C20	354.86'	965.00'	21°04'10"	N38°28'30"W	352.86'
	C21	226.01'	805.00'	16°05'11"	N22°25'26"W	225.27'
	C22	202.05'	805.00'	14°22'51"	N07°11'25"W	201.52'
	C23	34.93'	255.00'	7°50'56"	N03°55'28"W	34.91'
	C24	280.84'	1000.00'	16°05'28"	N67°34'42"E	279.92'
	C25	181.05'	500.00'	20°44'47"	S37°24'14"E	180.06'
	C26	160.33'	1500.00'	6°07'27"	N69°05'52"E	160.26'
	C27	122.94'	80.00'	88°02'58"	N28°08'07"E	111.19'
	C28	261.25'	500.00'	29°56'13"	N32°48'31"W	258.29'
	C29	104.10'	1500.00'	3°58'34"	N64°02'51"E	104.08'
	C30	365.74'	750.00'	27°56'26"	N76°01'47"E	362.13'
	C31	32.28'	1235.00'	1°29'52"	N15°07'30"W	32.28'
	C32	260.10'	1235.00'	12°04'00"	N21°54'26"W	259.62'
	C33	233.43'	645.00'	20°44'09"	S87°55'31"E	232.16'
	C34	334.30'	255.00'	75°06'46"	N64°53'11"E	310.87'
	C35	157.06'	645.00'	13°57'05"	N34°18'20"E	156.67'
	C36	74.97'	55.00'	78°08'16"	N02°13'45"E	69.30'
	C37	191.46'	1235.00'	8°52'58"	N32°22'55"W	191.27'
	C38	97.88'	645.00'	8°41'40"	N77°21'35"E	97.78'
	C39	367.06'	2500.00'	8°24'44"	N67°10'31"E	366.73'
	C40	179.92'	3000.00'	3°26'11"	N61°15'04"E	179.90'
	C41	56.52'	200.00'	16°11'27"	N67°37'42"E	56.33'
BLOCK 1	C42	39.27'	25.00'	90°00'00"	S75°28'01"E	35.36'
	C43	199.97'	465.00'	24°38'24"	S18°08'49"E	198.44'
	C44	49.91'	55.00'	51°59'21"	S20°10'03"W	48.21'
	C45	127.39'	78.00'	93°34'35"	S00°37'34"E	113.70'
	C46	45.51'	55.00'	47°24'52"	S23°42'26"E	44.23'
	C47	183.70'	535.00'	19°40'23"	S09°50'11"E	182.80'
	C48	159.66'	465.00'	19°40'23"	S09°50'11"E	158.88'
	C49	66.41'	235.00'	16°11'27"	N67°37'42"E	66.19'
BLOCK 2	C50	315.90'	615.00'	29°25'49"	N87°43'39"E	312.44'
	C51	373.63'	285.00'	75°06'46"	N64°53'11"E	347.44'
	C52	149.75'	615.00'	13°57'05"	N34°18'20"E	149.38'
	C53	115.87'	85.00'	78°06'16"	N02°13'45"E	107.10'
	C54	135.11'	1205.00'	6°25'27"	N33°36'40"W	135.04'
	C55	25.82'	16.00'	92°27'30"	N15°49'49"E	23.11'
	C56	120.61'	90.00'	76°46'58"	S79°32'57"E	111.79'
	C57	180.42'	995.00'	10°23'21"	S43°48'55"E	180.17'
	C58	56.67'	325.00'	9°59'27"	S44°00'52"E	56.60'
	C59	25.76'	16.00'	92°15'08"	S07°06'25"W	23.07'
	C60	24.84'	270.00'	5°16'14"	S55°52'06"W	24.83'
	C61	231.98'	397.00'	33°28'50"	S41°45'48"W	228.70'
	C62	418.57'	337.00'	71°09'49"	S60°36'18"W	392.18'
	C63	240.93'	1020.00'	13°32'01"	S89°25'12"W	240.37'
	C64	37.26'	25.00'	85°23'07"	N54°39'15"W	33.90'
	C65	72.01'	535.00'	7°42'41"	N15°49'02"W	71.95'
	C66	25.88'	16.00'	92°41'07"	N26°40'11"E	23.15'
BLOCK 3	C67	25.13'	16.00'	90°00'00"	S45°00'00"E	22.63'
	C68	39.04'	285.00'	7°50'56"	S03°55'28"E	39.01'
	C69	23.95'	16.00'	85°46'03"	S35°02'05"W	21.78'
	C70	57.80'	675.00'	4°54'22"	S75°27'55"W	57.78'
	C71	26.60'	16.00'	95°14'21"	N59°22'05"W	23.64'
	C72	95.35'	465.00'	11°44'54"	N05°52'27"W	95.18'
	C73	102.10'	65.00'	90°00'00"	N45°00'00"E	91.92'
BLOCK 4	C74	377.13'	785.00'	27°31'33"	N76°14'14"E	373.51'
	C75	24.38'	16.00'	87°18'16"	S73°52'25"E	22.09'
	C76	145.76'	1265.00'	6°36'07"	S33°31'20"E	145.68'
	C77	34.08'	25.00'	78°06'16"	S02°13'45"W	31.50'
	C78	164.36'	675.00'	13°57'05"	S34°18'20"W	163.96'
	C79	294.97'	225.00'	75°06'46"	S64°53'11"W	274.29'
	C80	198.98'	675.00'	16°53'24"	N86°00'08"W	198.26'
	C81	24.18'	16.00'	86°35'54"	N51°08'53"W	21.95'
	C82	30.82'	225.00'	7°50'56"	N03°55'28"W	30.80'
	C83	25.13'	16.00'	90°00'00"	N45°00'00"E	22.63'
BLOCK 5	C84	25.13'	16.00'	90°00'00"	S75°28'01"E	22.63'
	C85	412.11'	775.00'	30°28'01"	S15°14'01"E	407.27'
	C86	25.13'	16.00'	90°00'00"	S45°00'00"W	22.63'
	C87	101.32'	68.00'	85°22'06"	N47°18'57"W	92.20'
	C88	241.24'	535.00'	25°50'07"	N17°32'58"W	239.20'
	C89	25.13'	16.00'	90°00'00"	N14°31'59"E	22.63'

CURVE TABLE

	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
BLOCK 6	C90	208.82'	505.00'	23°41'32"	N78°09'14"E	207.34'
	C91	43.03'	325.00'	7°35'11"	N70°06'04"E	43.00'
	C92	24.62'	16.00'	88°09'57"	S62°01'22"E	22.26'
	C93	170.40'	1265.00'	7°43'04"	S21°47'56"E	170.27'
	C94	24.63'	16.00'	88°11'32"	S18°26'18"W	22.27'
	C95	342.74'	715.00'	27°27'55"	S76°10'02"W	339.47'
	C96	25.13'	16.00'	90°00'00"	N45°00'00"W	22.63'
	C97	164.13'	835.00'	11°15'45"	N05°37'52"W	163.87'
	C98	24.52'	16.00'	87°48'02"	N32°38'16"E	22.19'
	C99	76.36'	325.00'	13°27'43"	N83°16'08"E	76.18'
BLOCK 7	C100	272.42'	970.00'	16°05'28"	N67°34'42"E	271.52'
	C101	25.13'	16.00'	90°00'00"	S59°22'34"E	22.63'
	C102	24.65'	16.00'	88°16'13"	S29°45'33"W	22.28'
	C103	50.98'	385.00'	7°35'11"	S70°06'04"W	50.94'
	C104	184.01'	445.00'	23°41'32"	S78°09'14"W	182.70'
	C105	91.84'	385.00'	13°40'06"	S83°09'57"W	91.63'
	C106	24.07'	16.00'	86°12'29"	N60°33'51"W	21.87'
	C107	189.56'	835.00'	13°00'25"	N23°57'49"W	189.15'
	C108	25.13'	16.00'	90°00'00"	N14°31'59"E	22.63'
BLOCK 8	C109	24.22'	16.00'	86°44'03"	S61°00'32"E	21.97'
	C110	57.29'	1005.00'	3°15'57"	S16°00'32"E	57.28'
	C111	48.71'	995.00'	2°48'18"	S15°46'43"E	48.71'
	C112	120.61'	90.00'	76°46'58"	S23°40'05"W	111.79'
	C113	25.82'	16.00'	92°27'30"	N71°42'41"W	23.11'
	C114	233.58'	1205.00'	11°06'22"	N19°55'45"W	233.21'
	C115	25.13'	16.00'	90°00'00"	N30°37'26"E	22.63'
BLOCK 9	C116	177.82'	2965.00'	3°26'11"	N61°15'04"E	177.80'
	C117	39.27'	25.00'	90°00'00"	S72°01'51"E	35.36'
	C118	70.66'	1005.00'	4°01'42"	S25°01'00"E	70.64'
	C119	27.54'	16.00'	98°37'36"	S26°18'39"W	24.27'
	C120	289.27'	1030.00'	16°05'28"	S67°34'42"W	288.32'
	C121	25.13'	16.00'	90°00'00"	N75°28'01"W	22.63'
	C122	39.27'	25.00'	90°00'00"	N14°31'59"E	35.36'
BLOCK 10	C123	468.25'	377.00'	71°09'49"	N60°36'18"E	438.73'
	C124	208.61'	357.00'	33°28'50"	N41°45'48"E	205.66'
	C125	28.52'	310.00'	5°16'14"	N55°52'06"E	28.51'
	C126	88.57'	210.00'	24°09'50"	N45°48'59"E	87.91'
	C127	114.78'	145.00'	45°21'14"	N50°40'34"E	111.81'
	C128	107.99'	160.00'	38°40'20"	N47°18'57"E	105.96'
	C129	26.93'	39.93'	38°38'32"	N43°35'14"E	26.42'
	C130	118.62'	190.00'	35°46'13"	N72°10'56"W	116.70'
	C131	214.13'	980.00'	12°31'08"	N89°55'38"E	213.70'
BLOCK 11	C132	259.14'	1470.00'	10°06'02"	N67°06'35"E	258.81'
	C133	104.79'	110.00'	54°34'49"	N44°52'11"E	100.87'
	C134	28.30'	385.00'	4°12'43"	N46°54'14"W	28.30'
	C135	169.54'	935.00'	10°23'21"	N43°48'55"W	169.31'
	C136	148.63'	90.00'	94°37'13"	N14°44'58"E	132.31'
BLOCK 12	C137	161.89'	780.00'	11°53'30"	N69°40'41"E	161.60'
	C138	37.56'	25.00'	86°04'56"	S73°13'36"E	34.13'
	C139	51.03'	470.00'	6°13'16"	S27°04'29"E	51.01'
	C140	38.39'	25.00'	87°58'23"	S20°01'20"W	34.72'
	C141	52.05'	1397.83'	2°08'01"	S63°02'03"W	52.05'
	C142	148.58'	90.00'	94°35'18"	N70°38'47"W	132.27'
	C143	45.78'	935.00'	2°48'18"	N15°46'43"W	45.77'
	C144	39.27'	25.00'	90°00'00"	N30°37'26"E	35.36'
BLOCK 13	C145	42.37'	25.00'	97°05'57"	S89°13'39"E	37.48'
	C146	187.32'	469.97'	22°50'13"	S29°15'34"E	186.09'
	C147	76.39'	50.00'	87°32'23"	S28°23'24"W	69.18'
	C148	109.41'	1530.00'	4°05'50"	S70°06'41"W	109.39'
	C149	38.39'	25.00'	87°58'23"	N67°57'03"W	34.72'
	C150	57.55'	530.00'	6°13'16"	N27°04'29"W	57.52'
	C151	37.56'	25.00'	86°04'56"	N12°51'21"E	34.13'
	C152	186.15'	780.00'	13°40'27"	N49°03'36"E	185.71'
BLOCK 14	C153	39.27'	25.00'	90°00'00"	S72°01'51"E	35.36'
	C154	191.91'	529.74'	20°45'23"	S37°24'14"E	190.86'
	C155	39.27'	25.00'	90°00'00"	S02°46'38"E	35.36'
	C156	419.73'	720.00'	33°24'04"	S58°55'24"W	413.81'
	C157	39.27'	25.00'	90°00'00"	N59°22'33"W	35.36'
	C158	235.22'	1065.00'	12°39'17"	N20°42'12"W	234.75'
	C159	39.27'	25.00'	90°00'00"	N17°58'09"E	35.36'
BLOCK 15	C172	64.80'	110.00'	33°45'08"	N00°42'13"E	63.87'
	C173	276.93'	530.00'	29°56'13"	N32°48'31"W	273.79'
	C174	170.18'	470.00'	20°44'47"	N37°24'14"W	169.25'
	C175	39.27'	25.00'	90°00'00"	N17°58'09"E	35.36'
	C176	368.01'	2465.00'	8°33'14"	N67°14'46"E	367.67'
	C177	57.82'	385.00'	8°36'18"	N40°29'43"W	57.77'
C	C178	25.62'	535.00'	2°44'36"	N01°22'18"W	25.61'
	C179	37.26'	25.00'	85°23'47"	N39°57'18"E	33.91'
	C180	86.07'	535.00'	9°13'05"	N07°21'09"W	85.98'
	C181	17.36'	980.00'	1°00'53"	N83°09'38"E	17.36'
BLOCK 16 – 17	C182	100.22'	175.00'	32°48'47"	S81°41'53"W	98.86'
	C183	16.96'	14.00'	69°24'40"	S63°23'56"W	15.94'
	C184	174.83'	525.00'	19°04'49"	S38°14'01"W	174.03'
	C185	41.29'	175.00'	13°31'05"	S54°31'58"W	41.19'
	C186	148.66'	125.00'	68°08'27"	S27°13'17"W	140.05'
	C187	67.31'	35.00'	110°10'55"	S61°56'24"E	57.40'
	C188	182.02'	3035.00'	3°26'11"	S61°15'04"W	181.99'
	C189	46.24'	165.00'	16°03'28"	S67°33'42"W	46.09'
	C190	366.11'	2535.00'	8°16'29"	S67°06'24"W	365.79'

LINE TABLE

	LINE	BEARING	DISTANCE
ROAD CENTERLINES	L1	N75°37'26"E	86.97'
	L2	N82°39'11"E	96.14'
	L3	N25°01'24"E	90.03'
	L4	N58°30'13"E	95.52'
	L5	N53°13'59"E	57.96'
	L6	N00°00'00"W	54.31'
	L7	N19°40'23"W	79.10'
	L8	N00°00'00"W	45.34'
	L9	N30°28'01"W	93.81'
	L10	N30°11'07"W	86.85'
	L11	N75°58'30"E	41.99'
	L12	N90°00'00"E	24.01'
	L13	N73°53'39"E	56.35'
	L14	N30°28'01"W	93.81'
	L15	N00°00'00"E	54.31'
	L16	N07°50'56"W	52.45'
	L17	N59°31'59"E	71.07'
	L18	N72°09'36"E	98.86'
	L19	N17°48'47"W	98.62'
	L20	N62°03'34"E	39.19'
	L21	N75°43'25"E	8.49'
1	L22	S00°00'00"E	45.38'
	L23	N75°43'25"E	17.35'
BLOCK 2	L24	S41°09'28"E	82.15'
	L25	S53°13'59"W	12.53'
	L26	S58°30'13"W	95.52'
	L27	S25°01'24"W	90.03'
	L28	S82°39'11"W	37.95'
	L29	N19°40'23"W	49.10'
	L30	N83°48'48"W	234.66'
3	L31	S07°50'56"E	8.32'
4	L32	N90°00'00"E	79.56'
	L33	N07°50'56"W	7.65'
5	L34	S30°28'01"E	47.81'
	L35	S00°00'00"E	3.31'
	L36	N30°28'01"W	47.81'
BLK 6	L37	N90°00'00"E	24.01'
	L38	N73°53'39"E	11.00'
	L39	N90°00'00"W	79.56'
	L40	N00°00'00"W	3.31'
BLK 7	L41	N59°31'59"E	25.07'
	L42	S73°53'39"W	11.30'
	L43	N90°00'00"W	24.01'
	L44	N30°28'01"W	47.81'
8	L45	S14°43'24"E	83.54'
9	L46	S59°31'59"W	71.07'
	L47	N30°28'01"W	79.00'

LINE TABLE

	LINE	BEARING	DISTANCE
BLOCK 10	L48	N25°01'24"E	90.03'
	L49	N58°30'13"E	95.52'
	L50	N53°13'59"E	86.25'
	L51	N36°52'50"E	57.08'
	L52	N33°44'04"E	56.38'
	L53	N57°53'54"E	54.20'
	L54	N27°58'47"E	88.33'
	L55	N66°39'07"E	36.03'
	L56	N21°24'41"E	38.79'
	L57	N50°20'33"E	61.56'
	L58	N58°34'43"E	85.14'
	L59	S00°17'35"E	16.04'
	L60	S62°40'10"W	7.10'
	L61	N35°42'55"E	20.00'
	L62	N35°42'10"E	50.00'
	L63	N54°17'50"W	50.00'
	L64	S35°42'10"W	50.00'
	L65	S63°43'20"W	45.28'
BLOCK 11	L66	N62°03'34"E	98.07'
	L67	N72°09'36"E	98.86'
	L68	S65°43'21"W	81.92'
	L69	S57°17'25"W	72.05'
	L70	N32°33'38"W	46.18'
BLOCK 12	L71	N75°37'26"E	31.97'
	L72	S30°11'07"E	33.73'
	L73	S62°03'34"W	97.90'
	L74	N23°21'08"W	47.50'
	L75	N14°22'34"W	54.49'
BLK 13	L76	N42°13'23"E	59.35'
	L77	S17°48'47"E	98.06'
	L78	S72°09'36"W	98.86'
	L79	N30°11'07"W	33.73'
BLK 14	L80	S47°46'37"E	58.07'
	L81	S42°13'23"W	62.76'
	L82	S75°37'26"W	31.97'
	L83	N14°22'34"W	92.66'
15	L84	N17°48'47"W	99.09'
	L85	N47°46'37"W	113.07'
	L86	N27°01'51"W	174.25'
BLK 16	L87	N00°00'00"W	45.29'
	L88	N82°39'11"E	37.95'
	L89	S06°50'56"E	68.52'
	L90	N00°03'29"W	31.40'

BENCHMARK ASSOCIATES

QUIGLEY FARM
LARGE BLOCK PLAT

LOCATED WITHIN: T2N, R18E, SECTIONS 3, 10, & 11
CITY OF HAILEY, BLAINE COUNTY, IDAHO

PREPARED FOR: HENNESSY COMPANY

PROJECT NO. 18061	DWG BY: LLJ/CPL	FILE: 18061FINALPLATLLJ.DWG
FINAL PLAT	DATE: MAY 2018	SHEET: 8 OF 9

NOTES

1. REFER TO THE RECORD OF SURVEY FOR QUIGLEY CANYON RANCH, RECORDED AS INSTRUMENT NO. 627929, RECORDS OF BLAINE COUNTY, IDAHO.
2. THIS PROPERTY IS SUBJECT TO THE ANNEXATION, SERVICES AND DEVELOPMENT AGREEMENT FOR QUIGLEY FARM IS RECORDED AS INSTRUMENT NO. 645279, RECORDED AUGUST 16, 2017, RECORDS OF BLAINE COUNTY, IDAHO.
3. THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR QUIGLEY FARM, RECORDED AS INSTRUMENT NO. _____, RECORDS OF BLAINE COUNTY, IDAHO.
4. THE FLOODPLAIN AND FLOODWAY BOUNDARY AREAS DESIGNATED ON THIS MAP ARE CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, BENCHMARK ASSOCIATES NEITHER REPRESENTS, GUARANTEES, WARRANTS NOR IMPLIES THAT AREAS OUTSIDE OF THE DESIGNATED FLOOD PLAIN AREA ARE SAFE AND FREE FROM FLOODS OR FLOOD DANGER. WHERE ONLY THE FLOOD PLAIN IS SHOWN, THE FLOODWAY AND FLOOD PLAIN BOUNDARIES ARE IDENTICAL.

   FLOODPLAIN AND FLOODWAY INFORMATION:
   FLOOD INFORMATION IS BASED ON A FLOOD STUDY CONDUCTED BY BROCKWAY ENGINEERING IN 2016 AND ADOPTED BY FEMA PER CASE NUMBER 16-10-0371P. SUBJECT TO CHANGE WITH RIVER MEANDER.
5. RED AND BLUE AVALANCHE AREA DIGITIZED FROM "SNOW AVALANCHE HAZARD & MAPPING ANALYSIS: QUIGLEY CANYON RANCH, BLAINE COUNTY, IDAHO" BY ARTHUR I. MEARS P.E., INC. DECEMBER 2007.
6. ALL RIGHTS-OF-WAY SHOWN WITHIN PROPOSED ANNEXATION BOUNDARY WILL BE DEDICATED TO THE CITY OF HAILEY, UNLESS OTHERWISE SHOWN AS PRIVATE. DEDICATION OF ROADS SHALL OCCUR WITH THE RESUBDIVISION OF THE INDIVIDUAL BLOCKS.
7. A BLANKET PUBLIC EASEMENT WITHIN BLOCK 1 FOR PEDESTRIAN ACCESS IS GRANTED HEREON.
8. A WELL ACCESS AND MAINTENANCE EASEMENT WITHIN BLOCK 1 TO BENEFIT THE QUIGLEY FARM HOA IS GRANTED AS SHOWN ON SHEETS 2 & 3.
9. PARCEL A (HUCKLEBERRY TRAIL) IS A 40' WIDE PUBLIC ACCESS & UTILITY EASEMENT DEDICATED FOR PUBLIC USE AS SHOWN ON SHEETS 2, 3, 5 & 6.
10. A 20' WIDE NON-EXCLUSIVE ACCESS EASEMENT TO BENEFIT THE CITY OF HAILEY IS GRANTED WITHIN BLOCK 10 AS SHOWN ON SHEETS 2, 3 & 8.
11. A 20' WIDE PUBLIC ACCESS EASEMENT IS DEDICATED FOR PUBLIC USE AND TO BENEFIT THE BLAINE COUNTY RECREATION DISTRICT WITHIN BLOCKS 10 & 15, AS SHOWN ON SHEETS 2, 5 & 6.
12. A BLANKET POWER LINE EASEMENT EXISTS WITHIN A PORTION OF THIS PROPERTY PER INSTRUMENT NO. 118350.
13. A 10' WIDE UNDERGROUND POWER LINE EASEMENT EXISTS PER INSTRUMENT NO. 547723.
14. AN UNDERGROUND WATER STORAGE TANK & 20' WIDE WATER DISTRIBUTION & ACCESS EASEMENT EXISTS PER INSTRUMENT NO. 521959.
15. A 20' WIDE WATER TANK DRAINAGE EASEMENT IS GRANTED AS SHOWN HEREON.
16. A TEMPORARY SNOW STORAGE EASEMENT TO BENEFIT THE CITY OF HAILEY IS GRANTED AS SHOWN HEREON. SAID EASEMENT SHALL TERMINATE UPON THE DEDICATION OF THE UNDERLYING PUBLIC WAY IN FUTURE PHASES.
17. A 30' WIDE TEMPORARY EMERGENCY ACCESS EASEMENT IS GRANTED TO THE CITY OF HAILEY AND OTHER FIRST RESPONDER AGENCIES AS SHOWN HEREON. SAID EASEMENT SHALL EXPIRE UPON THE DEDICATION OF THE UNDERLYING PUBLIC WAY.
18. AN IRRIGATION EASEMENT BETWEEN QUIGLEY GREEN AND 20 QUIGLEY ROAD, AS SHOWN ON SHEETS 2 & 4, WAS RECORDED AS INSTRUMENT NO. _____, RECORDS OF BLAINE COUNTY, IDAHO.
19. THE BLAINE COUNTY RECREATION DISTRICT (BCRD) SHALL BE PERMITTED TO USE MOTORIZED GROOMING EQUIPMENT WITHIN BLOCK 10.

SUBDIVISION SUMMARY TABLE

	AREA	# OF UNITS	# OF COMMUNITY HOUSING UNITS	OPEN SPACE/ PARK	ZONING	USE
BLOCK 1	11.12 AC	N/A	N/A	11.12 AC	RGB	RECREATION/ GREENBELT
BLOCK 2	7.51 AC	17	2	NONE	GR	RESIDENTIAL/ COMMUNITY HOUSING
BLOCK 3	1.91 AC	10	2	NONE	GR	RESIDENTIAL/ COMMUNITY HOUSING
BLOCK 4	3.88 AC	15	4	NONE	GR	RESIDENTIAL/ COMMUNITY HOUSING
BLOCK 5	2.35 AC	14	4	TBD	GR/PUA	RESIDENTIAL/ COMMUNITY HOUSING
BLOCK 6	2.00 AC	14	2	TBD	GR/PUA	RESIDENTIAL/ COMMUNITY HOUSING
BLOCK 7	3.01 AC	12	4	TBD	GR/PUA	RESIDENTIAL/ COMMUNITY HOUSING
BLOCK 8	2.62 AC	24	4	TBD	GR/PUA	RESIDENTIAL/ COMMUNITY HOUSING
BLOCK 9	3.68 AC	36	5	TBD	GR/PUA	RESIDENTIAL/ COMMUNITY HOUSING
BLOCK 10	107.12 AC	N/A	N/A	107.31 AC	RGB	RECREATION/ GREENBELT
BLOCK 11	3.47 AC	9	N/A	2.15 AC	NB, RGB/PUA	COMMERCIAL & RECREATION/ GREENBELT
BLOCK 12	1.43 AC	7	N/A	TBD	NB, RGB/PUA	COMMERCIAL & RECREATION/ GREENBELT
BLOCK 13	1.95 AC	7	N/A	TBD	NB, RGB/PUA	COMMERCIAL & RECREATION/ GREENBELT
BLOCK 14	5.68 AC	10	N/A	TBD	GR./PUA	RESIDENTIAL
BLOCK 15	27.02 AC	N/A	N/A	4.79 AC	GR, RGB/PUA	HOSPITALITY, SCHOOL, COMMERCIAL, AGRICULTURE & RECREATION/GREENBELT
BLOCK 16	19.37 AC	N/A	N/A	19.37 AC	RGB	RECREATION/ GREENBELT
BLOCK 17	5.16 AC	N/A	N/A	TBD	GR/PUA	
PARCEL A	2.23 AC	N/A	N/A	N/A	N/A	
PARCEL B	0.06 AC	N/A	N/A	N/A	N/A	
PARCEL C	0.18 AC	N/A	N/A	N/A	N/A	
PUBLIC RIGHT-OF-WAY	19.22 AC	N/A	N/A	N/A	N/A	
TOTAL:	230.85 AC			144.74 AC		

BENCHMARK ASSOCIATES

QUIGLEY FARM
LARGE BLOCK PLAT

LOCATED WITHIN: T2N, R18E, SECTIONS 3, 10, & 11
CITY OF HAILEY, BLAINE COUNTY, IDAHO

PREPARED FOR: HENNESSY COMPANY

PROJECT NO. 18061	DWG BY: SKS/CPL	FILE: 18061FINALPLATLLI.DWG
FINAL PLAT	DATE: MAY 2018	SHEET: 9 OF 9

CITY OF HAILEY
RESOLUTION NO. 2018-___

RESOLUTION OF THE MAYOR AND CITY COUNCIL FOR THE CITY OF HAILEY AUTHORIZING AN AGREEMENT WITH QUIGLEY FARM OWNERS' ASSOCIATION, INC.

WHEREAS, the City of Hailey desires to enter into an agreement with the Quigley Farm Owners Association, Inc. to address sidewalks, pathways and landscape maintenance within the Quigley Farm development and pursuant to the Annexation Agreement relating to Wastewater Discharge, and.

WHEREAS, the City of Hailey and Quigley Farm Owners Association, Inc., have agreed to the terms and conditions of the Agreement Re: Right-of-Way Maintenance and Waste Water Discharge, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey approves the agreement between the City of Hailey and Quigley Farm Owners Association, Inc., and that the attached agreement is hereby authorized,

Passed this 25th day of June, 2018.

City of Hailey

_____
Fritz X. Haemmerle, Mayor

ATTEST:

_____
Mary Cone, City Clerk

AGREEMENT RE: RIGHT-OF-WAY MAINTENANCE AND WASTE WATER DISCHARGE

QUIGLEY FARM

THIS AGREEMENT, made and entered into this _____day of_____, 2018, by and between Quigley Farm Owners' Association, Inc. (the "Association") and City of Hailey, Idaho (the "City").

RECITALS

WHEREAS, City is a municipal corporation possessing powers granted to municipalities under the applicable provisions of the Idaho Code, including the power to contract; and

WHEREAS, the Association is the entity charged with the management and upkeep of the Quigley Farm Development located within the City of Hailey, State of Idaho; and

WHEREAS, the Quigley Farm Development ("Development") has been and will be developed in accordance with the terms and conditions of the Annexation, Services and Development Agreement, Quigley Farm, recorded as Instrument No. 645779 in the records of Blaine County, Idaho ("Annexation Agreement"); and

WHEREAS, the terms of the Annexation Agreement as well as conditions for approval of the plats associated with the Development provide that the Association will assume various obligations with respect to maintenance and snow removal on sidewalks within the Development which are situated within the City's right-of-way, landscaping within the Development which is situated within the City's right-of-way and oversight and responsibility of discharge of sewer effluent from the Development's local waste water system into the City's sewer system (collectively, the "Maintenance Obligations"); and

WHEREAS, the City has adopted Findings of Fact, Conclusions of Law and Decisions relating the Preliminary Plat and Final Plat of Quigley Farms Subdivision upon the application of Quigley Farm and Conservation Community, LLC, and

WHEREAS, the Parties wish to memorialize the extent and ongoing and perpetual nature of the Maintenance Obligations as set forth herein;

NOW, THEREFORE, in consideration of the above stated facts and objectives, and for other valuable consideration, the receipt of which is hereby acknowledged, it is hereby agreed as follows:

TERMS AND CONDITIONS

1. Sidewalks and Pathways Within City Right of Way

A. The Association shall clear snow from all paved sidewalks in the Development which are located within the City's right of way (hereafter "Sidewalks') as soon as reasonable possible after each City snow plowing operation along the street adjacent to the Sidewalk, but in no event more than twelve (12) hours from the time of plowing. This includes the multi-use pathway from Fox Acres Road to Quigley Road.

B. The Association shall cause all Sidewalks to be swept and cleared of debris at least once each Spring after the snow melts, and as reasonably requested by the City as required to keep clean of debris.

C. The Association shall be solely responsible for all Maintenance Obligations associated with the Sidewalks, at a level consistent with the maintenance of the remainder of the Common

Area maintained by the Association, or consistent with the City of Hailey Standard practices. Notwithstanding the foregoing, nothing in this Agreement shall create an obligation on the Association to replace the Sidewalks at the end of their lifecycle.

D. The Association at its sole expense shall repair any damage caused in carrying out its maintenance obligations hereunder.

2. Landscaping within City Right of Way

A. The Association shall, at its sole expense, maintain all landscaping, including, but not limited to, grass, trees and shrubs, in the Development which are located within the City's right of way in good and healthy condition and in accordance with the approved Landscape Plan, and at least the minimum standards provided "Private Trees" in the City's Tree Ordinance, Hailey City Code Chapter 12.20, as the same may be amended from time to time.

B. The Association shall, at its sole expense, maintain in good condition, and repair and replace as appropriate, the irrigation system installed as part of the Development within the City's Right of Way. Said irrigation system shall not utilize City water.

C. The City hereby grants the Association a license to on, over and under, its right of way for the limited purposes of carrying out its maintenance Obligations as they relate to Landscaping and irrigation as set forth in this paragraph. A Right of Way Encroachment Permit shall be required if significant ground disturbance occurs on or near municipal utilities.

D. The Association at its sole expense shall repair any damage caused in carrying out its maintenance obligations hereunder.

3. Waste Water Discharge

In accordance with the provisions of the Annexation Agreement, the Association shall be solely responsible for maintaining and operating the Local Waste Water System ("Local System") in accordance with all applicable Idaho Department of Environmental Quality ("IDEQ") standards and all IDEQ permitting requirements at its sole cost and expense.

4. General Terms

A. The Association assumes those obligations of Quigley Farm & Conservation Community, LLC, as specified by the terms of the Annexation Agreement and imposed by the Findings of Fact, Conclusions of Law and Decisions, above referenced, attached hereto and incorporated herein.

B. The Maintenance Obligations may be contracted to third-party providers by the Association, but all costs associated therewith shall be the sole responsibility of the Association. The Association hereby commits to a budget in advance for all the cost of all anticipated Maintenance Obligations, including capital reserves, and to assess the owners of real property within the Development on at least an annual basis sufficient funds to cover the costs of the Maintenance Obligations.

C. The Association's Maintenance Obligations hereunder shall be perpetual, so long as this Agreement remains in effect, and shall be a covenant running with the common areas, rights of way and city infrastructure covered under this agreement included within the Development, and the terms and provisions hereof shall inure to the benefit of and be binding upon all owners of real property within the Development and their respective heirs, personal representatives, successors and assigns.

D. In the event the Association fails to meet the Maintenance Obligations and does not cure such failure within thirty (30) days after written notice from City default or failure, or in the case of a breach which is incapable of being cured within a thirty (30) day time period, Association fails within thirty (30) days after written notice from City to commence to cure the same and thereafter to prosecute the cure of such breach with due diligence and continuity, the City shall have the right, but not the obligation, to take over the Maintenance Obligations and to place a lien on the Association's Assessment receipts to cover the costs of such Maintenance Obligations which the Association has failed to perform. So long as the Association is not in breach of this Agreement, the City shall NOT have the right to assume the Maintenance Obligations without the express written consent of the Association.

E. In the event either party hereto retains an attorney to enforce any of the rights, duties and obligations arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees at the trial and appellate levels and, whether or not litigation is actually instituted.

F. This Agreement shall be governed by, construed, and enforced in accordance with the laws and decisions of the State of Idaho. Venue shall be in the District Court of the Fifth Judicial District of the State of Idaho.

G. This Agreement, in coordination with the Annexation Agreement and the City approvals related to the Development, set forth the entire understanding of the parties hereto, and shall not be changed or terminated orally. It is understood and agreed by the parties hereto that there are no verbal promises or implied promises, agreements, stipulations or other representations of any kind or character pertaining to the Sidewalks or the Local System other than as set forth in the agreements and approvals referenced in this paragraph.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year written herein.

CITY OF HAILEY

By: _____
Fritz X. Haemmerle, Mayor

ATTEST:

_____
Mary Cone
Hailey City Clerk

QUIGLEY FARM OWNERS' ASSOCIATION, INC.

By: _____
_____, President

EXHIBIT D

STATE OF IDAHO)
: ss.
County of Blaine)

On this _____ day of _____, 2018, before me the undersigned Notary Public in and for said State, personally appeared Fritz X. Haemmerle, known or identified to me to be the Mayor of Hailey and the person whose name is subscribed to the within instrument, and acknowledged that he executed the same on behalf of the City of Hailey.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

_____
Notary Public for Idaho
Residing at :_____
Comm. Expires:_____

STATE OF IDAHO)
: ss.
County of Blaine)

On this _____ day of _____, 2018, before me the undersigned Notary Public in and for said State, personally appeared _____, known or identified to me to be the President of Quigley Farm Owners' Association, Inc., and the person who executed the foregoing instrument on behalf of said company and acknowledged to me he executed the same on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

_____
Notary Public for Idaho
Residing at :_____
Comm. Expires:_____

Instrument # 645779
HAILEY, BLAINE, IDAHO
8-16-2017 04:37:14 PM No. of Pages: 53
Recorded for : CITY OF HAILEY
JOLYNN DRAGE Fee: 0.00
Ex-Officio Recorder Deputy
Index to: AGREEMENT/CORRECTION

ANNEXATION, SERVICES AND DEVELOPMENT AGREEMENT
QUIGLEY FARM

THIS ANNEXATION, SERVICES AND DEVELOPMENT AGREEMENT ("Agreement") is dated this 9th day of August, 2017, by and between the CITY OF HAILEY, IDAHO, a municipal corporation (the "City") and Quigley Farm and Conservation Community, LLC an Idaho limited liability company, and Quigley Green – Owner, LLC a Delaware limited liability company, collectively ("Quigley" and together with the City, the "Parties").

RECITALS

ORIGINAL IN RED

A. The City is a municipal corporation possessing all powers granted to municipalities under the applicable provisions of the Idaho Code, including the power to annex property contiguous to its boundaries, the power to zone and enforce zoning within the boundaries of the property so annexed, and the power to contract.

B. Quigley owns 1,512 acres of property in Blaine County, Idaho and contiguous to the boundaries of the City, the legal description of which is set forth and depicted in attached **Exhibit "A"** (the "Property").

C. Quigley has applied for a subdivision in Blaine County. The Property is located within the Area of City Impact ("ACI"), which requires a subdivision within the Hailey ACI to comply with much of the City subdivision ordinance.

D. The City has conducted numerous public hearings before the Hailey Planning and Zoning Commission and the Hailey City Council for an annexation application between 2007 and 2012 and for the subdivision application within the ACI filed in 2016.

E. Instead of seeking approval of a subdivision of the entire Property subject to Blaine County approval under the ACI process, the Parties have elected to annex a portion of the Property, more particularly described and depicted in attached **Exhibit "B-1"** ("Annexed Property") pursuant to Idaho Code § 50-222(3)(a)(i). Quigley consents to such annexation of the Annexation Property subject to the terms, conditions and obligations set forth herein.

F. Concurrent with the execution of this Agreement, the City has adopted Ordinance No. 1219 (the "Annexation Ordinance") to annex the Property into the City and to classify and zone the Property.

G. Quigley intends to submit applications for approval of a subdivision of portions of the Annexed Property pursuant to the City's Subdivision Ordinance and Zoning Ordinance subsequent to adoption and publication of the Annexation Ordinance.

H. The Parties agree the Annexed Property shall be developed in accordance with the terms and conditions of this Agreement and the Ordinances of the City.

I. Quigley intends to develop the Property generally as shown on the map attached hereto as **Exhibit "B-2."** The Parties understand that any subdivision application and approval would ultimately result in the creation of blocks and lots with numbering that would differ from the numbering of the lots shown on **Exhibit "B-2."**

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises, agreements, terms and conditions set forth herein, the Parties covenant and agree as follows:

1. INCORPORATION OF RECITALS. The Recitals set forth above are an integral part of this Agreement and are fully incorporated herein by this reference.

2. DEFINITIONS. Throughout this Agreement, the following terms will be defined as follows:

"Annexation Ordinance" shall mean the ordinance adopted by the City annexing the Annexed Property into the City.

"Annexed Property" shall mean the real property more particularly described in attached **Exhibit "B-1"** and depicted in attached **Exhibit "B-2"** consisting of approximately 230.85 acres.

"City" shall mean the City of Hailey.

"Conservation Easement" shall mean that conservation easement attached hereto as **Exhibit "C."**

"County Property" shall mean the Property outside of the Annexed Property.

"Drainage Easement" shall mean the real property interest described in Paragraph 9(B) of this Agreement.

"Gross Floor Area" shall mean the sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including basements. Parking areas covered by a roof or portion of the building and enclosed on three (3) or more sides by building walls are included.

"Large Block Plat" shall mean the first subdivision plat, more particularly described in Paragraph 6(C), approved by the City and recorded after the effective date of the Annexation Ordinance. Such Large Block Plat shall include, but not be limited to, applicable overlay districts, maximum allowable densities, location and dedication of streets, alleys, easements, parks and other public lands and areas of public access.

"Market Rate Lots" shall mean the lots within the Annexed Property created by a subdivision plat, excluding the twenty-seven (27) community housing lots described in Paragraph 12 of this Agreement. For the purpose of this definition, does not include the large blocks created by a Large Block Plat, but shall include any resubdivision of any large block as contemplated in Paragraph 6(B) of this Agreement.

"Property" shall mean the real property more particularly described and depicted in attached **Exhibit "A."**

"Quigley" shall mean Quigley Farms and Conservation Community, LLC an Idaho limited liability company, and Quigley Green – Owner, LLC an Idaho limited liability company,

"Well Site" shall mean the real property and access thereto for a municipal well described in Paragraph 9(A) of this Agreement.

3. AUTHORITY. This Agreement is made pursuant to and in accordance with Idaho law, including but not limited to the provisions of Idaho Code §§ 50-222, 50-301, 67-6511A and 67-6512.

4. ANNEXATION. The Annexed Property shall be annexed by the City of Hailey. Quigley does hereby consent to the annexation of the Annexed Property. Accordingly, the annexation of the Annexed Property is a Category A annexation and is authorized by Idaho Code § 50-222(3)(a)(i). This Agreement shall become effective only upon, and subject to, the Hailey City Council's enactment of the Annexation Ordinance. In addition, the City of Hailey intends in the immediate future to annex the entire width of Quigley Road generally between Quigley Lane and the Annexed Property.

5. ZONING. Upon annexation, the Annexed Property shall be classified and zoned in accordance with the Annexation Ordinance. The Parties acknowledge that no zoning of the Property can exist solely by virtue of this Agreement. The zoning districts of the Annexed Property are depicted in **Exhibit "B-3"** and include RGB - Recreational Green Belt, GR – General Residential, NB – Neighborhood Business and PA -- Peri-Urban Agriculture Overlay Zone in a form consistent with **Exhibit "D".**

A. Floodplain Map Amendment. Quigley shall complete, at its own expense, a floodplain study encompassing the Quigley drainage area within the Annexed Property, with the goal of amending the present FEMA map (*see* Panel 668 of 1950 of the Flood Insurance Rate Map dated March 17, 1997) to accurately identify areas in the floodplain. Upon completion of the study, City and Quigley shall make application for all appropriate map amendments, including appropriate overlay zoning districts.

6. DEVELOPMENT AND DENSITY.

A. Hailey Property. The Annexed Property shall generally be developed as shown on attached **Exhibit "B-2."** The Annexed Property shall also be developed in accordance with the terms and conditions of this Agreement and the requirements of the Hailey Subdivision and Zoning Ordinances. The total acreage of the General Residential (GR) and Neighborhood Business (NB) zoning districts in the Annexed Property is approximately 69 acres. There shall be no more than a total of one hundred seventy-six (176) residential units, consisting of single family residences, duplexes, condominium units and townhouse units in the Annexed Property. The combined Gross Floor Area of school and nonprofit uses identified on **Exhibit "B-2"** shall not exceed 102,200 square feet, except for greenhouses, which shall not be included in the Gross Floor Area calculations. A school shall be limited to the location identified on Block 15 in **Exhibit "B-2".** There shall be no sales of gasoline or diesel in a Convenience Store.

B. County Property. The County Property shall generally be developed as shown on attached **Exhibit "B-3."** There shall be no more than a total of twenty-four (24) single family residential units to be constructed on twenty-four (24) lots on the portion of the County Property in the general location depicted on **Exhibit "B-3."** The County Property shall be subject to the requirements and limitations of the Blaine County Subdivision and Zoning Ordinances. The Parties agree that a subsequent residential subdivision application in the County Property with the same density and at the same general location as shown on **Exhibit "B-3"** shall not require further formal City review under the ACI, and the City will confirm that said units will NOT be served by City water and sewer if such confirmation is required by Blaine County, South Central Health District, IDEQ and/or any other authorizing jurisdiction. In addition, prior to or concurrent with a subdivision application on the County Property, Quigley shall seek a rezone with Blaine County to a R-1 zoning district, or pursue other appropriate processes within the County to allow for smaller lot sizes on the County Property, and the City shall support such application. Any portions of the County Property incorporated into lots which lies outside the "Limits of Disturbance" identified on the Conservation Easement (at Exhibit D) shall remain as open space.

C. Large Block Plat. The large blocks identified as Blocks 1 through 17 on **Exhibit "B-2"** may be subdivided further, provided the density described in Paragraph 6(A) and **Exhibit "B-3"** is not exceeded. Otherwise, following the subdivision of the lots and sublots described herein, none of the lots and sublots may be further subdivided.

7. CONSERVATION EASEMENT. Concurrent with the execution and recording of this Agreement, the Quigley shall grant a perpetual Conservation Easement limiting development of the Property as set forth herein. The total acreage of the Conservation Easement shall be approximately 1,278 acres.

8. CONSIDERATION. In consideration for the City providing essential governmental and utility services to the Annexed Property and to mitigate the impact on the City of annexation and development of the Annexed Property, the Quigley shall pay to the City the sum

of Five Hundred Eighty Thousand Three Hundred Thirty-Eight and no/100 Dollars ($580,338), which shall be due and payable as follows:

A) Phase 1 (Blocks 1-4): $232,821 due and payable as a condition of City's execution of the Large Block Plat;

B) Phase 2 (Blocks 5, 6 and 7): $196,077 due and payable as a condition of the City's execution of the first subdivision plat after the subdivision plat creating Phase 1 (the "Phase 2 Plat") (note: it is anticipated there will be a Phase 1 Plat recorded between the Large Block Plat and the Phase 2 Plat); and

C) Phase 3: $151,440 due and payable as a condition of the City's execution of the first plat after the Phase 2 Plat (the "Phase 3 Plat").

The installments to be paid pursuant to Paragraphs 8(A), (B) and (C) above, shall be subject to adjustment prior to the due date of each such installment payment (the "Adjustment Dates") on the basis of the change in the Consumer Price Index for All Cities published by the United States Department of Labor (the "Index") which is published for the month of the Large Block Plat recording date (the "Beginning Index"). If the Index published nearest the Adjustment Date (the "Adjustment Index") has changed from the Beginning Index, the annexation fee installment payment then due shall be determined by multiplying the installment amount listed above by a fraction, the numerator of which is the Adjustment Index and the denominator of which is the Beginning Index.

The obligation to pay the installments of annexation fees shall create a lien on the Market Rate Lots which shall be released in accordance with Paragraph 18(H) of this Agreement. The Parties acknowledge and agree that the consideration described in this Paragraph 8 is fair and equitable and has been agreed upon as consideration for the City providing essential governmental and utility services to the Property and to mitigate the impact on the City of annexation and development of the Property. Except as otherwise provided herein, Quigley agrees for itself and its successors, heirs and assigns, that Quigley or any of its successors, heirs or assigns, as the case may be, shall not be entitled to any credit for any obligation for an impact or capital facilities fee, water and wastewater connection fees for each lot or building with one or more commercial and/or residential uses, building permit fee, development impact fee created in accordance with Idaho Code §§ 67-8201 *et seq.*, as amended, or similar fee associated with the development of the Property, by virtue of the consideration described in this Paragraph 8.

9. CONVEYANCE OF LAND TO CITY. In further consideration for the City providing essential governmental and utility services to the Annexed Property and to mitigate the impact on the City of annexation and development of the Annexed Property, Quigley shall convey by appropriate warranty deed or deed of easement, as the case may be, title to the real property described in Paragraphs 9(A) and 9(B), below (the "City Property"), free and clear of all liens, encumbrances, and restrictions, exclusive of (b) property taxes for the current year which are not due and payable on or before the date of conveyance and (c) all easements,

restrictions, notes and other matters as may be shown on the official plat of the subdivision and/or planned unit development which may be approved by the City for the Property. The appropriate deeds for the City Property, executed by Quigley in recordable form, shall be delivered to the City on or before sixty (60) days after the recording date of a subdivision plat describing the property in Paragraph 9(A). Within thirty (30) days after the recordation of the plat, Quigley shall obtain at Quigley's cost and deliver to the City a commitment for an owner's title insurance policy issued by a title insurance company selected by the City describing the City Property, showing all matters pertaining to the City Property, and listing the City as the prospective named insured (the "Title Commitment"). The Title Commitment shall not list in its Schedule B – Section 2 any exceptions to title other than the title insurance company's standard exceptions for an owner's title insurance policy and those exceptions described above in this paragraph.

A. Well Site. A parcel of land approximately 50' x 50' in size, as generally depicted on **Exhibit "B-2"** ("Well Site"), shall be conveyed to the City, including appropriate access to said site, by warranty deed on or before the recordation of the Phase 1 Plat for the development of a municipal well. City shall be responsible for obtaining permits and all costs associated for development of the Well Site, and for all water rights associated with said well. Quigley shall have the right to review plans for any structure on the Well Site prior to commencement of construction thereof to ensure it is reasonably consistent with the look and feel of the Quigley development. In the event Hailey wishes to develop the Well Site for a municipal well before the recordation of the Phase 1 Plat and upon thirty (30) days advance written notice, Quigley shall grant the City an easement for the Well Site and reasonable access thereto.

B. Drainage Easement. Concurrent with the execution of this Agreement, Quigley shall grant the City an easement for a parcel of land, as generally depicted on **Exhibit "B-2"** ("Drainage Easement") for the purpose of allowing water drainage from the municipal water tank into Quigley Creek.

10. OTHER ON-SITE IMPROVEMENTS. In further consideration for the City providing essential governmental and utility services to the Annexed Property and to mitigate the impact on the City of annexation and development of the Annexed Property, and to benefit the community as a whole, Quigley agrees to make the following improvements and dedications within the Annexed Property:

A. Dedication of property identified on Exhibit **"B-2"** to Blaine County Recreation District ("BCRD") within thirty (30) days of the recording of the Large Block Plat, subject to all reservations and easements identified on Exhibit **"B-2."** Quigley shall provide easement rights to the BCRD allowing access and use of such property by BCRD and its invitees for recreational purposes from the effective date of the Annexation Ordinance through the date the property is conveyed. In addition, Quigley shall, at its cost, provide water and wastewater service connections to the boundaries of the property to be conveyed at the time

infrastructure associated with Block 2 is developed. Quigley shall also convey to BCRD water rights covering 1 acre for irrigation.

B. Dedication of property Identified on Exhibit **"B-2"** to the Blaine County School District ("BCSD"), including appurtenant irrigation rights, for use as playing fields within thirty (30) days of the recording of the Large Block Plat. Quigley shall provide easement rights to the BCSD allowing access and use of such property by BCSD and its invitees for recreational purposes from the effective date of the Annexation Ordinance through the date the property is conveyed. In addition, Quigley shall, at its cost, provide water and wastewater service connections to the boundaries of the playing fields at the time the playing fields are developed by BCSD. Quigley shall be allowed to continue farming the property and shall provide temporary seeding or other suitable crop cover and temporary irrigation, both of which shall be maintained by Quigley until such time as the playing fields are developed.

C. Snow Storage Area. Quigley shall provide adequate snow storage area for all streets and roads within the Annexed Property, along with snow storage within the Property for any snow removed from the Annexed Property.

11. OFF-SITE IMPROVEMENTS. In further consideration for the City providing essential governmental and utility services to the Annexed Property and to mitigate the impact on the City of annexation and development of the Annexed Property, Quigley shall make the following off-site improvements:

A. **Vehicular/Bike Lane Improvements.** In consideration of the impacts the development of the Annexed Property will have on roads in the City, Quigley agrees for itself and its successors, heirs and assigns, to construct improvements to 8th Avenue and Bullion by leveling and reducing the curve at 8th Avenue and Bullion Street in accordance with Hailey Street Standards, to be completed prior to and as a condition of the final plat for Phase 1 and to construct a "mini roundabout" at the intersection of 8th Avenue and Croy Street in accordance with Hailey Street Standards, to be completed prior to and as a condition of the final plat for Phase 2 (collectively, the "Street Improvements"). In the event, the constructed Street Improvements are less than Two Hundred Thousand Dollars ($200,000), the difference between $200,000 and the actual costs of construction and engineering costs for the Street Improvements shall be paid to the City at time of substantial completion of the improvements for the purpose of constructing bike/pedestrian improvements along all or part of Quigley Road, Eastridge, 8th Avenue and Croy Street between Quigley and the existing bike path. In the event, the constructed Street Improvements are more than Two Hundred Thousand Dollars ($200,000), the amount of actual costs of construction and engineering in excess of $200,000 shall be credited against Annexation Fees due to the City from Quigley under Paragraph 8 of this Agreement.

B. **Toe of the Hill Trail Connection.** Upon a grant of an easement by the Blaine County School District, Quigley shall within sixty (60) days provide reasonable access to the Toe of the Hill Trail and shall construct a trail connection consistent with the existing condition of the trail from the southerly recreational parking site to the existing trail on property owned by the Blaine County School District as shown on **Exhibit "B-2"**

12. COMMUNITY HOUSING. In further consideration for the City providing essential governmental and utility services to the Annexed Property and to mitigate the impact on the City of annexation and development of the Annexed Property, Quigley shall convey title, free of charge, to twenty-seven (27) community housing lots on the Annexed Property to ARCH Community Housing Trust, Inc. ("ARCH") for development as community housing subject to deed restrictions managed by the Blaine County Housing Authority. The twenty-seven (27) community house lots shall be made up of 6 single family lots, 9 cottage townhomes and 16 duplex lots, and allocated among the Blocks as shown on attached **Exhibit "B-2."** Conveyance shall be made within thirty (30) days of the recordation of the plat within which the lots are identified on **"Exhibit B-2."** Development of all community housing lots shall be in conformance with, and subject to, applicable covenants, conditions and restrictions and design guidelines associated with the development of the Annexed Property.

13. WASTE WATER SYSTEM. In order to reduce the impacts to the City and the City's wastewater system, Quigley will design and install, at its sole expense, a Small Diameter Collection System within the Annexed Property utilizing STEP/STEG (septic tank effluent pumping/septic tank gravity tanks) technology and a community scale wastewater treatment system engineered to produce a Class A non-potable water as effluent ("Local System") which shall be permitted by, and conform to all specifications of the Idaho Department of Environmental Quality ("IDEQ"). Quigley shall, at the time of the installation of the Local System, install a connection at a single point of connection and a meter to measure any effluent discharged into the City's Waste Water collection system.

Operation of the Local System shall conform to all IDEQ standards and shall be the responsibility of the Quigley Owners Association ("Association"). Wastewater will be collected from all residences, commercial properties, schools and public restrooms through the Local System, treated and to the extent possible, dispersed or reused on-site. In the event that the Association is not able to maintain or keep the Local System functional, or if IDEQ does not permit the Local System or if IDEQ revokes the permit for the Local System, the Association may connect into the City wastewater system and will be responsible for the expense of upgrading the City's Waste Water collection and treatment system to improve capacity in an amount that is proportional to the Quigley development direct impacts on collection and treatment system capacity, less a credit for the principal amount of wastewater connection fees previously paid by Quigley or subsequent owners of lots within the Annexed Property. The Local System will be designed to store treated effluent during the day for irrigation use at night and will have the ability to discharge into the City wastewater system during off-peak hours

through a single point of connection. The Association shall limit the discharge of effluent into the City wastewater system at certain hours. The City shall advise the Association of the permissible hours of discharge of effluent into the City wastewater system. In the event the Local System discharges into the City wastewater system during non-permitted times, the City shall have the absolute right to enter upon the Association property and cause the effluent to be discharged into the City wastewater system at the designated times. The costs to remediate, abandon and any other costs associated with the discontinuation of the Local System shall be the sole responsibility of the Association.

Notwithstanding the foregoing, Quigley agrees for itself and its successors, heirs and assigns, that Quigley or any of its successors, heirs or assigns, as the case may be, shall pay wastewater connection fees for every residential and commercial use at the time of connection at the then current amount charged for such connections by City, but that monthly wastewater user fees will be charged to the Association, and not to individual users, based on the actual discharge of wastewater effluent from the Local System into the City System at the same rate as other users of the City wastewater system.

14. WATER RIGHTS AND WATER SYSTEM. Quigley shall retain ownership of all of the irrigation and other water rights which are currently appurtenant to the Annexed Property (the "Water Rights") and, except as hereinafter provided, in its sole and absolute discretion, may sell or otherwise convey and transfer the Water Rights off of the Property. On or before the recordation of the Phase 3 Plat and if acceptable to the City, Quigley may convey up to thirty (30) acres of the Water Rights to the City and receive credit in the amount of $12,000.00 per acre so conveyed from the City toward of Annexation Fees.

Notwithstanding the foregoing, Quigley agrees for itself and its successors, heirs and assigns, that Quigley or any of its successors, heirs or assigns, as the case may be, shall pay water connection fees for every residential and commercial use at the time of connection at the then current amount charged for such connections by the City. Quigley shall construct a dual water system constructed to City Standards consisting of a potable water main connected to the City municipal water system and a separate irrigation water main. Water from the City's system shall be used for domestic, indoor use and fire suppression. Irrigation shall not be provided from the City's system. Each property shall be individually charged a monthly water user, bond and base fee. Operation of Quigley's grey water and private irrigation well system shall conform to all IDEQ standards and shall be the responsibility of the Association. In addition, Quigley shall connect the separate irrigation main to a well to be owned and operated by the Association. The City will not provide supplemental irrigation water from the City's System in the event of curtailment resulting from groundwater rights adjudication, system failure or any other reason that limits Quigley from providing its own irrigation water.

15. ACCESS TO QUIGLEY CANYON. Quigley Road throughout the Property shall continue to be open to the public on a year-round basis. The portion of Quigley Road within the Annexed Property shall be maintained in generally its present status by Quigley. Quigley hereby grants an easement for public use to the City and the public on Quigley Road

within the Annexed Property in its present location, for the existing width of the roadway including ditches. Quigley shall dedicate Quigley Road within the Annexed Property to the City upon its improvement to City Standards or upon a subdivision of a large block on either or both sides of the present road, whichever shall occur first. Such dedication may be phased as road improvements are completed. Maintenance of Quigley Road within the Annexed Property prior to its dedication to the City shall not include snow removal, and there shall be no winter vehicular access, except for snow mobile access. Quigley shall also maintain a parking area along Quigley Road at its present location for recreational users and shall add additional trailhead parking within Conservation Easement land upon final completion of the paved portion of Quigley Road. In addition, the public shall be granted public access to Quigley Peak and Antler Street, in the locations shown on attached **Exhibit "B-2."** The public access described in this Paragraph 15 shall be expressly provided in the Large Block Plat.

16. MISCELLANEOUS PROVISIONS.

A. POLICE POWERS. Except as otherwise expressly provided herein, nothing contained herein is intended to limit the police powers of the City or its discretion in review of subsequent applications regarding development of the Property. This Agreement shall not be construed to modify or waive any law, ordinance, rule, or regulation not expressly provided for herein, including, without limitation, applicable building codes, fire codes, Hailey's Zoning Ordinance, Hailey's Subdivision Ordinance, and Planned Unit Development requirements for the Property. The Parties agree and understand that all state and city sales tax, including nonproperty taxes authorized pursuant to Chapter 5.32 of the Hailey Municipal Code, shall apply to any applicable sales in the Annexed Property.

B. AMENDMENT. This Agreement may be revised, amended, or canceled in whole or in part, only by means of a written instrument executed by both parties hereto and as evidenced by amended plats and development plans.

C. REMEDIES. In the event the Property is not developed in accordance with this Agreement, or if Quigley or its successors and assigns, if any, materially breaches, defaults or fails to perform any material obligation under this Agreement and does not cure such breach, default or failure within thirty (30) days after written notice from City of the breach, default or failure, or in the case of a breach which is incapable of being cured within a thirty (30) day time period, Quigley fails within thirty (30) days after written notice from City to commence to cure the same and thereafter to prosecute the cure of such breach with due diligence and continuity, a) the City has the right to de-annex the Property, b) the proposed subdivision and planned unit development applications may be denied, and/or c) Quigley may be required to pay additional annexation fees. Subject to the conditions set forth herein, Quigley hereby grants to the City its irrevocable consent to the de-annexation of the Property. In the event of a breach of this Agreement, in addition to all other remedies of law or in equity, this Agreement shall be enforceable by specific performance by either party hereto. All remedies shall be cumulative.

D. NOTICES. All notices under this Agreement shall be in writing, shall be delivered to each of the Parties, Blaine County and the Wood River Land Trust and, to the extent the notice relates to Paragraph 12 of this Agreement, to the Blaine County Housing Authority and ARCH, and shall be (i) delivered in person or (ii) mailed, postage prepaid, either by registered or certified mail, return receipt requested, or by overnight express carrier, addressed in each case to the party's address set forth in the introductory paragraph of this Agreement, or (iii) sent by facsimile with the original to follow by mail in the manner described above. It is provided, however, that any party may change its respective address for purposes of receipt of any such communication by giving ten (10) days prior written notice of such change to the other party hereto in the manner provided above. All notices sent pursuant to the terms of this paragraph shall be deemed received (i) if sent by overnight, express carrier, on the next business day immediately following the day sent, (ii) if sent by registered or certified mail, on the third business day following the day sent or (iii) if sent by facsimile on the date so sent.

E. RELIANCE BY PARTIES. This Agreement is intended by Quigley to be considered by the City as part of Quigley's request for annexation of the Property and application for subsequent subdivision and planned unit development plat approval, and is contingent upon said annexation. Quigley acknowledges and intends the City to consider and rely upon this Agreement in its review and consideration of said annexation request and subsequent subdivision and planned unit development application.

F. RELATIONSHIP OF PARTIES. It is understood that the contractual relationship between the City and Quigley is such that neither party is the agent, partner, or joint venturer of the other party.

G. SUCCESSORS AND ASSIGNS; COVENANT RUNNING WITH LAND. This Agreement shall inure to the benefit of the City and Quigley and their respective heirs, successors and assigns. This Agreement, including all covenants, terms, and conditions set forth herein, shall be and is hereby declared a covenant running with the land with regard to the Property or any portion thereof, and is binding on both parties to this Agreement as well as their respective heirs, successors and assigns.

H. RECORDATION AND RELEASE. This Agreement shall be recorded with the Blaine County Recorder. Where the conditions of the payment of the consideration described in Paragraph 8 of this Agreement have been fully performed to the City's satisfaction, the City shall execute and deliver from time to time upon request partial releases in the form acceptable to the Parties and sufficient to release the lien of this Agreement from portions of the Property being conveyed to third party purchasers. With each request for a partial release for a payment under paragraphs 8(A), (B) and (C) of this Agreement, Quigley shall furnish the City with a list of the Lots sold, and if requested by the City, copies of recorded deeds showing the Lots conveyed and dates of conveyances of the Lots. The cost of recording each partial release shall be paid by Quigley.

I. **NO WAIVER.** In the event that the City or Quigley, or its successors and assigns, do not strictly comply with any of the obligations and duties set forth herein, thereby causing a default under this Agreement, any forbearance of any kind that may be granted or allowed by Quigley, the City, or their successors and assigns, to the other party under this Agreement shall not in any manner be deemed or construed as waiving or surrendering any of the conditions or covenants of this Agreement with regard to any subsequent default or breach.

J. **PARTIAL INVALIDITY.** In the event that any provision of this Agreement is deemed to be invalid by reason of the operation of any law, or by reason of the interpretation placed thereon by any court or other governmental body, this Agreement shall be construed as not containing such provision and the invalidity of such provision shall not affect the validity of any other provision hereof, and any and all other provisions hereof which otherwise are lawful and valid shall remain in full force and effect.

K. **ENTIRE AGREEMENT.** This Agreement sets forth the entire understanding of the parties hereto, and shall not be changed or terminated orally. Any other agreements between the parties, express or implied, are hereby cancelled and of no further force nor effect. It is understood and agreed by the parties hereto that there are no verbal or written promises, agreements, stipulations or other representations of any kind or character, express or implied, other than as set forth in writing in this Agreement.

L. **EXHIBITS.** All exhibits referred to herein are incorporated in this Agreement by reference, whether or not actually attached.

M. **AUTHORITY.** Each of the persons executing this Agreement represents and warrants that he has the lawful authority and authorization to execute this Agreement, as well as all deeds, easements, liens and other documents required hereunder, for and on behalf of the entity executing this Agreement.

N. **NO THIRD PARTY RIGHTS.** This Agreement shall be for the sole benefit of the Parties and/or their successors and assigns, and no covenants or agreements herein shall be for the benefit of or create any rights in favor of any third parties, except for the rights created in favor of the Blaine County Housing Authority and ARCH under Paragraph 12 of this Agreement.

O. **GOVERNING LAW.** The validity, meaning and effect of this Agreement shall be determined in accordance with the laws of the State of Idaho applicable to agreements made and performed in that state.

P. **TIME OF ESSENCE.** Time is of the Essence in this Agreement.

Q. **NECESSARY ACTS.** Each party agrees to perform any further acts and execute any documents that may be reasonably necessary to affect the purpose of this Agreement.

R. CAPTIONS TO PARAGRAPHS. The captions to the paragraphs of this Agreement are for convenience only and shall not be deemed to enlarge, diminish, explain or in any manner affect the meaning of such paragraphs.

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year written herein.

DATED this 9th day of August, 2017.

CITY OF HAILEY

By: _____
Fritz X. Haemmerle, Mayor

ATTEST:

_____
Mary Cone
Hailey City Clerk

CITY OF HAILEY
Seal
BLAINE COUNTY, IDAHO

STATE OF IDAHO)
: ss.
County of Blaine)

On this 9th day of August, 2017, before me the undersigned Notary Public in and for said State, personally appeared Fritz X. Haemmerle, known or identified to me to be the Mayor of Hailey and the person whose name is subscribed to the within instrument, and acknowledged that he executed the same on behalf of the City of Hailey.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

MARY CONE
NOTARY
PUBLIC
STATE OF IDAHO

_____
Notary Public for Idaho
Residing at : Hailey, ID
Comm. Expires: 9/19/2020

QUIGLEY FARM AND CONSERVATION COMMUNITY, LLC an Idaho limited liability company

By: QUIGLEY INITIATIVE, LLC, an Idaho limited liability company, its Managing Member

By: _____
David Hennessy, its Member

STATE OF IDAHO)
: ss.
County of Blaine)

On this 11 day of August, 2017, before me the undersigned Notary Public in and for said State, personally appeared David Hennessy, known or identified to me to be a member of Quigley Initiative, LLC, an Idaho limited liability company that executed the instrument, as the managing member of Quigley Farm and Conservation Community, LLC, an Idaho limited liability company, and the person who executed the foregoing instrument on behalf of said company and acknowledged to me he executed the same on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

DEBRA L. JOHNSTON-BACCA NOTARY PUBLIC STATE OF IDAHO

_____
Notary Public for Idaho
Residing at : Ketchum, ID
Comm. Expires: 8/16/22

QUIGLEY GREEN OWNER LLC,
a Delaware limited liability company

By: QUIGLEY GREEN HOLDING LLC, a Delaware limited liability company
Its: sole Member

By: GREENFIELD QUIGLEY, LLC, a Delaware limited liability company
Its: Managing Member

By: _____
Barry P. Marcus, Senior Vice-President

STATE OF CONNECTICUT)
: ss. Westport
County of Fairfield)

On this 15th day of August, 2017, before me the undersigned Notary Public in and for said State, personally appeared Barry P. Marcus, known or identified to me to be the Senior Vice-President of Greenfield Quigley, LLC, a Delaware limited liability company, that executed the instrument as the managing member of Quigley Green Holding, LLC, a Delaware limited liability company, the sole member of Quigley Green Owner, LLC, a Delaware limited liability company and the person who executed the foregoing instrument on behalf of said company and acknowledged to me he executed the same on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

_____
Notary Public for Connecticut
Residing at :_____
Comm. Expires:_____

KATHERINE GRACE PHILBIN
Notary Public
My Commission Expires Dec. 31, 2019

KATHERINE GRACE PHILBIN NOTARY PUBLIC CONNECTICUT

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 06/25/2018 **DEPARTMENT:** Community Development Dept. **DEPT. HEAD SIGNATURE:** LH

SUBJECT:
Conduct public hearings on proposed Ordinance No. __, creating a new Section 17.04Q, Downtown Residential Overlay District, and Ordinance No. __ changing the Hailey Zoning Map to implement the Downtown Residential, and conduct first readings on the two attached ordinances and read by title only:

AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☒ City Ordinance/Code Title 17 (IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Council Discussion on June 11, 2018:

The Council conducted a public hearing to consider this recommended overlay at their June 11, 2018 Council meeting. Based on public comment, discussion ensued regarding the boundary of the overlay, as well as various provisions in the P & Z recommendation. Council members requested additional time to view the areas, and to further review the draft. Council members questioned whether the provision for an average unit size applied to each building within a project, if a project were to contain multiple buildings. That clarification has been added (in underline) to the attached draft for discussion purposes.

The item was continued to the June 25 Council meeting.

Planning and Zoning Recommendation and Summary:
After five (5) public hearings, the Commission has unanimously recommended the adoption of the Downtown Residential Overlay, as a way of implementing the Comprehensive Plan, and as a tool for moderately sized (not micro) apartments. Background on Commission deliberation is described in the attached staff report.

Additional public comment received since the last meeting is attached to this report.

Procedural History:
Planning and Zoning Public Hearing: December 14, 2017; January 29, 2018; March 5, 2018; April 11, 2018; City Council Public Hearing: June 11, 2018. Item continued to June 25, 2018.

Attachments:

1. City Council Staff Report – June 11, 2018 (includes recommended map and sketch drawings)
2. Hailey Comprehensive Plan Map
3. Draft Ordinance No. _____ (Creating a new Section 17.04Q, Downtown Residential Overlay District)
4. Draft Ordinance No __ (Changing the Hailey Zoning Map to implement the Downtown Residential Overlay District)
5. New Public Comment
6. Planning and Zoning Findings of Fact – April 16, 2018

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle #_____
Budget Line Item #_____ YTD Line Item Balance $_____
Estimated Hours Spent to Date: Estimated Completion Date:
Staff Contact: Phone #

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

___	City Attorney	___	Clerk / Finance Director	___	Engineer	___	Building
___	Library	___	Planning	___	Fire Dept.	___	_____
___	Safety Committee	___	P & Z Commission	___	Police	___	_____
___	Streets	___	Public Works, Parks	___	Mayor	___	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:
Conduct a first reading of the two attached ordinances and read by title only

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ADMINISTRATIVE COMMENTS/APPROVAL:
City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

---

ACTION OF THE CITY COUNCIL:
Date _____
City Clerk _____

Motion #1: Ordinance for new Downtown Overlay District, new Chapter, 17.04.Q, Title 17

Conduct First Reading:
I move to conduct the first reading of Ordinance No. __, an ordinance amending 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 read by title only.

Table First Reading:
Motion to table the first reading of Ordinance __, finding that _____ [the Council should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation of discussion with no reading:
Motion to continue the public hearing on the DRO to _____ [the Council should specify a date].

Motion #2: Ordinance to amend Zoning District Map to include Downtown Residential Overlay

Conduct First Reading:
I move to conduct the first reading of Ordinance No. __ to amend the zone district map for the City of Hailey by adding the Downtown Residential Overlay District as shown in Attachment A of Ordinance No. __, and read by title only

Table First Reading:
Motion to table the first reading of Ordinance __, finding that _____ [the Council should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:
Motion to continue the public hearing to _____ [the Commission should specify a date].

FOLLOW-UP:
*Ord./Res./Agrmt./Order Originals: *Additional/Exceptional Originals to: _____
Copies (all info.): Copies
Instrument # _____

STAFF REPORT

TO: Hailey City Council

FROM: Lisa Horowitz, Community Development Director

RE: Downtown Residential Housing Overlay District

HEARING: June 25, 2018

Applicant: City of Hailey

Location: *See attached map*

Note: Staff analysis is in lighter type

I. Notice

Notice for the public hearing was published in the Idaho Mountain Express on January 10, 2018 and mailed to property owners within the overlay district boundary and within 300 feet of the boundary January 10, 2018, and to agencies. The project was continued on the record to March 5, 2018, and was re-noticed on February 14, 2018, as well as mailed to property owners within the overlay district boundary, and to public agencies on February 14, 2018. A public hearing was conducted on March 3, 2018. The proposed overlay district was renoticed as follows: notice for the public hearing was published in the Idaho Mountain Express on April 6, 2018 and mailed to property owners within the overlay district boundary and within 300 feet of the boundary April 11, 2018, and to agencies on April 11, 2018. The proposed overlay district was renoticed as follows: notice for the public hearing was published in the Idaho Mountain Express on April 6, 2018 and mailed to property owners within the overlay district boundary and within 300 feet of the boundary April 11, 2018, and to agencies on April 11, 2018. Notice for the City Council public hearing was published in the Idaho Mountain Express on May 23, 2018 and mailed to property owners within the overlay district boundary and within 300 feet of the boundary May 23, 2018. The project was continued on the record from the June 11, 2018 Council meeting.

II. Planning and Zoning Commission Recommendation

After five (5) public meetings/hearings, the Commission has unanimously recommended the adoption of the Downtown Residential Overlay, as a way of implementing the Comprehensive Plan, and as a tool for moderately sized (not micro) apartments. Background on Commission deliberation is described below.

Background

Implement the Comprehensive Plan

The Hailey Comprehensive Plan identifies housing as a high priority:

> **High Density Residential – high density residential infill is encouraged in the area along Main Street and River Street between Downtown and the north and south ends of Main Street.**

The Land Use Plan Map identifies likely areas for housing. In addition to housing, the Plan stresses the importance of downtown, and the reason to plan for mixed uses:

> **"Promoting mixed use in Downtown ensures a diversified, sustainable economic condition. Mixed-use buildings lining Downtown Main Street allow for commercial activity on the ground floor with residences or offices above. This type of planning helps maintain the neighborhood scale. These types of buildings also ensure round the clock activity and eyes on the street for added safety."**

A. Housing Toolkit

The City of Hailey and our region have identified housing for working people as a high priority. In 2016, the Commission considered an array of housing code changes via the "Housing Toolkit" presentation by staff. The Commissions top two priorities for 2017 were:

> **1) Apartment housing along River Street and other appropriate locations, and**
> **2) Accessory Dwelling Units.**

The Small Residential Apartment Housing Overlay (SRO) was adopted by the City Council in August, 2017. This area allows for potentially very small apartments in a 3-block area along River Street. Apartments contemplated in the SRO ranged from 175 to 300 square feet in size. Apartments of this size are now commonly referred to across the county as "micro-apartments".

The Commission has discussed the need for a "progression of housing types. The goal is to provide for a range of housing. The current effort is aimed at apartment-style housing, although for mid-sized apartments, not for micro-apartments. It has been brought to the attention of staff and the Commission that some of the small, modest existing apartment complexes in Hailey could not be rebuilt under the current zoning rules.

B. Goals of mid-range housing:

The purpose of examining the regulations regarding apartment housing opportunities are:

- To implement the goal of the Hailey Comprehensive Plan with regards to housing;
- To promote the health, safety and welfare of current and future residents of the City of Hailey;
- To examine the density, bulk and parking requirements of certain areas of the Business, Limited Business and General Residential Zoning Districts in order to encourage the development of mid-density residential housing to help meet the housing needs of the community;
- to encourage infill while retaining neighborhood character;
- To create sufficient flexibility to allow for desirable development;
- To conserve building resources; and to enhance neighborhoods with increased pedestrian orientation.

The following table shows some typical apartment projects in Hailey:

Project	Address	Living Square Footage	# of Off-Street Parking Spaces	# Of Units	Average Unit Size	Average Unit Size without Common Area Circulation
River Street Apartments	731 North River Street	26,798 sq. ft.	26 spaces	24 Units	1,117 sq. ft.	950 sq. ft.
Summit Apartments I	251 Carbonate Drive	16,539 sq. ft.	Approx. 11 spaces	20 Units	827 sq. ft.	703 sq. ft.
Summit Apartments II	155 West Galena Street	17,332 sq. ft.	Approx. 11 spaces	20 Units	867 sq. ft.	737 sq. ft.
Valley View Apartments I	750 North 2nd Avenue	23,870 sq. ft.	Approx. 44 spaces	28 Units	853 sq. ft.	725 sq. ft.
Valley View Apartments II	760 North 2nd Avenue	19,696 sq. ft.	Approx. 43 spaces	24 Units	821 sq. ft.	698 sq. ft.
Harris Apartments	306 South Main Street	2,623 sq. ft.	Approx. 8 spaces	5 Units	525 sq. ft.	N/A
Vista View Apartments	301 South River Street	3,648 sq. ft.	Approx. 11 spaces	6 Units	608 sq. ft.	N/A
James Triplex	111 West Walnut Street	2,964 sq. ft.	Approx. 6 spaces	3 Units	988 sq. ft.	N/A
Ned's Hideaway	115 North 2nd Avenue	2,988 sq. ft.	Approx. 8	4 Units	747 sq. ft.	N/A
McPherson Manor	213 North 3rd Avenue	3,888 sq. ft.	Approx. 14	7 Units	555 sq. ft.	N/A
Advocates Apartments	521 North River Street	3,144 sq. ft.	Approx.	4 Units	786 sq. ft.	668 sq. ft.

C. Commission feedback on Overlay District Concept

At the December 14, 2017 and January 29th meetings, the Commission considered implementing the Comprehensive Plan goal of mid-density housing with an overlay district, referred to as "Mid Residential Overlay District". Feedback from the Commission included:

- **Discussion of pros and cons of overlay district versus changing the underlying zone districts: consensus that overlay district is the preferred tool.**
- **Conditional use permits not the most effective tool for residential uses, which are already permitted; design review is the best tool for evaluating issues on projects such as these.**
- **Bring graphics that illustrate different scenarios on smaller and larger lots**

- **Pros and Cons of including the Blaine Manor property within the Overlay District Boundary**

At the March 3, 2018 meeting the Commission expressed general support for the concept of an average unit size versus a minimum unit size. This average unit size has been incorporated in to their recommendation.

D. Revised Draft Downtown Residential Overlay (DRO) Ordinance. The Commission has suggested a name change to this overlay, "Downtown Residential Overly". This title reflects the areas shown on the Comprehensive Plan Land Use Map in and near the downtown.

1. Average Unit Size. Staff has noted that the minimum unit size is creating an impression that this Overlay District is designed for small units. That is not the goal: the goal is to allow mid-sized apartments in a variety of sizes, with a mix of bedroom numbers. Therefore, the Commission recommendation directs an AVERAGE unit size instead of a MINIMUM unit size. An average unit size of 650 square feet was discussed by the Commission. The Commission heard public comment that the proposal of 650 square feet may not adequately accommodate a range of housing unit types: studio, one-bedroom and two-bedroom. It was noted that studio apartments are typically 400-500 square feet, one-bedroom apartments are typically 500-650 square feet and that two-bedroom apartments are typically 650-750 square feet. The Commission found that an average unit size of 600 square feet would better accommodate a mix of unit types, which is one of the goals of the overlay district.
2. Required open space. Another method to ensure livability and architectural relief is to establish a minimum open space requirement. This would be area unencumbered by building, parking or private decks/patios. The Commission found that an open space requirement of 10% as drafted was a good provision, and should be included.
3. Parking aisle widths. A number of public roads have been approved over the last 6 months at a paved width of 22', such as Broadford Road, the Quigley roads and the Colorado Gulch Roads. It would be practical in urban projects to consider parking lot aisle widths of 22'. The Commission found that this should be granted on a case-by-case basis, subject to Design Review.
4. Sketch examples. Attached are sketches of a two-lot configuration, showing the possibility for 14 units at an average unit size of 650 square feet. Rebecca Bundy, who prepared the sketches notes that in the proposed overlay, parking requirements end up driving the number of units achievable on a site. The 2 lot diagram is instructive, because it could be repeated to cover 4, 6, 8 or 10 lots. The sketch plans overly simplified, so the actual number of achievable parking spaces and dwelling units would be somewhat less.
5. Map changes: The following particular geographic areas were discussed by the Commission as to whether they merited inclusion in the map of the Overlay boundaries for discussion purposes:
    a. Remove Blaine Manor from the Overlay boundary. Discussions have occurred back and forth as the benefits and detriments of including the Blaine Manor property in the new overlay. Under current zoning, 54 units could be built. The Airport Manager has suggested to Blaine County (who owns the property) that, while he does not suggest that the City remove existing residential capacity, he does not think it would be wise to add residential capacity in this area, which is very proximate to the airport runways and taxi zones. The Commission found that this area should be removed from the Overlay boundary.
    b. Add the east ½ of Hailey Townsite Block 9. It was noted at the Commission public hearings that this ½ block is unique from other blocks on the east side of Main Street in

that it faces the school, and contains a doctor's office, a dentist office and a duplex. The Commission found that this block should be added to the Overlay boundary.

c. Add the Atkinson's block and the school district lot adjacent to Atkinson's. The school District olds a small building (former District Office) which could have only one unit under existing zoning. This lot runs directionally different from the other lots in the area, and is adjacent to Atkinson's Market. The Commission found it to be appropriate to add this lot into the Overlay area.

d. Add additional areas near north Main Street. There are a few remaining properties around the north end of Hailey that could be appropriate to add to the Overlay. The Commission determined that, while these areas may be appropriate to add at later time, they should be excluded from the boundary at this time.

e. Areas zoned GR on north River Street. Based on public comment, the Commission found that the 3-1/2 blocks along the north end of River Street that are currently zoned GR are somewhat different in character than other properties within the Overlay Area. While the Comprehensive Plan Land Use Map directs high density housing in this area, it was determined not to include those properties zoned GR at this time in the Overlay boundary at this time.

IV. Council input from June 11, 2018

The Council conducted a first reading of this recommended overlay at their June 11, 2018 Council meeting. Based on public comment, discussion ensued regarding the boundary of the overlay, as well as various provisions in the P & Z recommendation. Councilmembers requested additional time to view the areas, and to further review the draft. Councilmembers questioned whether the provision for an average unit size applied to each building within a project, if a project were to contain multiple buildings. That clarification has been added (in underline) to the attached draft for discussion purposes.

The item was continued to the June 25 Council meeting.

V. Standards of Review

17.14.060 Criteria for Review

When evaluating any proposed amendment under this Article, the Commission shall make Findings of Fact on the following criteria:

17.14.060: CRITERIA FOR REVIEW:

A. Criteria Specified: When evaluating any proposed amendment under this chapter, the hearing examiner or commission and council shall make findings of fact on the following criteria:

1. The proposed amendment is in accordance with the comprehensive plan;

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

3. The proposed uses are compatible with the surrounding area; and

4. The proposed amendment will promote the public health, safety and general welfare.

Staff analysis is shown in lighter type.

A.1 The proposed amendment is in accordance with the Comprehensive Plan;

The Comprehensive Plan identifies the importance of downtown, and calls for mixed use development:

> **"Promoting mixed use in Downtown ensures a diversified, sustainable economic condition. Mixed-use buildings lining Downtown Main Street allow for commercial activity on the ground floor with residences or offices above. This type of planning helps maintain the neighborhood scale. These types of buildings also ensure round the clock activity and eyes on the street for added safety."**

The Land Use Section describes High Density Residential as follows:

> **High Density Residential – high density residential infill is encouraged in the area along Main Street and River Street between Downtown and the north and south ends of Main Street.**

5.6 Manage and accommodate population growth by infill development and, when appropriate, minimal expansion by annexation and/or density increases.

5.7 Encourage development at the densities allowed in the Zoning code.

7.2 Encourage projects and programs that seek to provide opportunities for cultural, cross-cultural and educational enrichment.

8.1 Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socioeconomic levels.

Creating an overlay district is compatible with the Comprehensive Plan Land Use Map, which calls for higher density residential uses along River Street. Changing rules in the areas that are called out on the Land Use map for higher density uses could also accomplish this goal, but would apply those rules to other areas in town with the same zoning.

A.2 Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

Buildings built under these changes could contain residential apartments, similar to ones that exist today along River Street and in other parts of Hailey. Depending on the building heights and number of units these buildings may full fire sprinkler suppression, elevators and other code requirements. Services are available in the area identified to support these uses.

A.3 The proposed uses are compatible with the surrounding area; and

The text changes under consideration would follow the same bulk requirements within the Business Zone district and other underlying zone districts: General Residential and Limited Business. Proposed projects would be subject to design review, allowing for community input, and Commission discussion of compatibility. The Design Review guidelines direct parking to the alley side, which could be next to residential areas, and that this same result could occur now if a commercial building is proposed.

A.4 The proposed amendment will promote the public health, safety and general welfare.

With regards to the Small Residential Overlay, the Commission and Council found that there is a strong basis in the Hailey Comprehensive Plan for this type of amendment. The current changes under consideration are a less intensive housing solution, which would allow for mid-range housing development, subject to Design Review.

The City and the Wood River Valley have a documented need for community housing. The Comprehensive Plan calls for housing initiatives.

VI. Suggested Action and Motion Options:

Motion #1: Ordinance for new Downtown Overlay District, new Chapter, 17.04.Q, Title 17

Conduct First Reading:

I move to conduct the first reading of Ordinance No. __, an ordinance amending 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 read by title only.

Table First Reading:

Motion to table the first reading of Ordinance __, finding that _____ [the Council should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation of discussion with no reading:

Motion to continue the public hearing on the DRO to _____ [the Council should specify a date].

Motion #2: Ordinance to amend Zoning District Map to include Downtown Residential Overlay

Conduct First Reading :

I move to conduct the first reading of Ordinance No. __ to amend the zone district map for the City of Hailey by adding the Downtown Residential Overlay District as shown in Attachment A of Ordinance No. __, and read by title only

Table First Reading:

Motion to table the first reading of Ordinance __, finding that _____ [the Council should cite which standards are not met and provided the reason why each identified standard is not met].

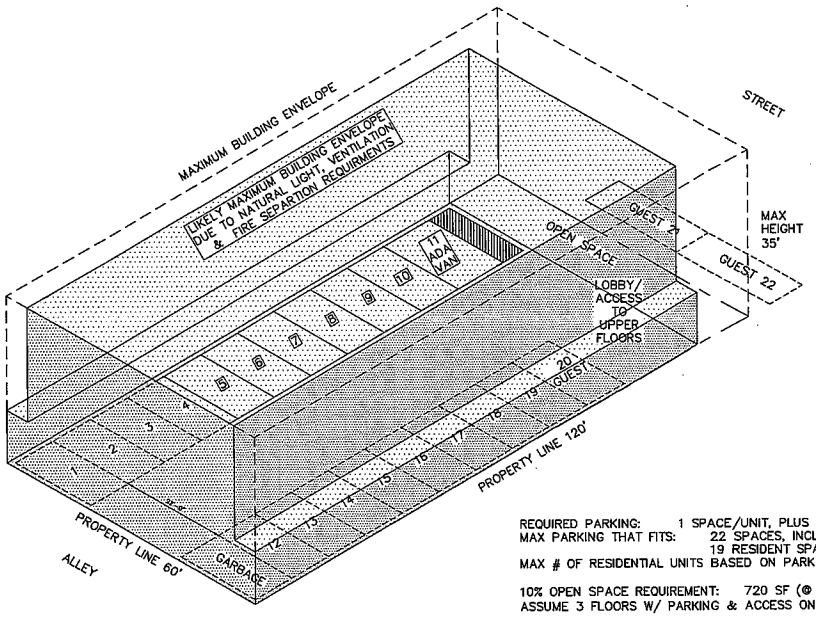
Continuation:

Motion to continue the public hearing to _____ [the Commission should specify a date].

option to table the first reading of Ordinance __, attached to this report, finding that _____ [the Council should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing to _____ [the Commission should specify a date].



REQUIRED PARKING: 1 SPACE/UNIT, PLUS 1 GUEST/6 UNITS
MAX PARKING THAT FITS: 22 SPACES, INCL 2 ON -STREET
19 RESIDENT SPACES & 3 GUEST
MAX # OF RESIDENTIAL UNITS BASED ON PARKING REQUIREMENTS: 19

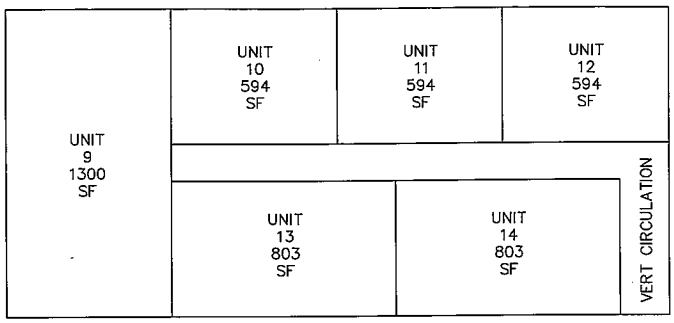
10% OPEN SPACE REQUIREMENT: 720 SF (@ FRONT OF BUILDING)
ASSUME 3 FLOORS W/ PARKING & ACCESS ON GROUND FLOOR

MAXIMUM LIKELY RESIDENTIAL AREA: 10,800 SF
GROSS TO NET (85%): 9,180 SF
MINIMUM AVERAGE UNIT SIZE: 650 SF
MAXIMUM # OF RESIDENTIAL UNITS BASED ON AV. UNIT SIZE: 14

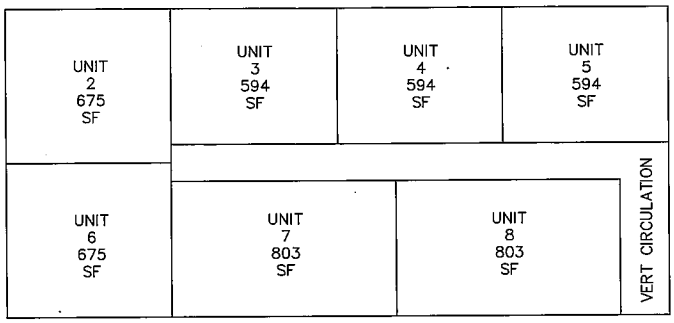
REPLICABLE FOR EACH 60' WIDE (2) LOT PARCEL ACCESSED OFF ALLEY
W/ 5' SETBACKS FROM INTERIOR PROPERTY LINE ON 2ND & 3RD FLOORS

2 LOT PARCEL – PROPOSED OVERLAY 7,200 SF

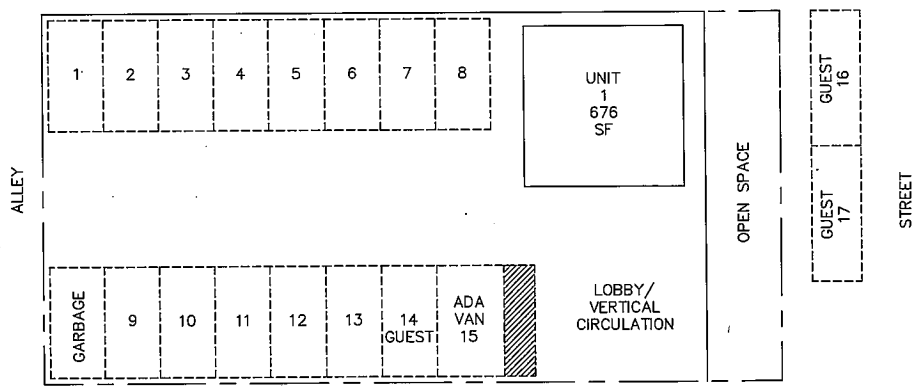
W/ 5' SETBACKS FROM INTERIOR PROPERTY LINE ON 2ND & 3RD FLOORS FOR NATURAL LIGHT AND VENTILATION 1" = 30'



3RD FLOOR STUDIO / 1 & 2 BEDROOM APARTMENTS



2ND FLOOR STUDIO / 1 BEDROOM APARTMENTS



GROUND LEVEL PARKING

2 LOT PARCEL – PROPOSED OVERLAY

POSSIBLE FLOOR PLAN LAYOUT FOR 14 UNITS

1" = 30'

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Land Use Map
Resolution 2010-18

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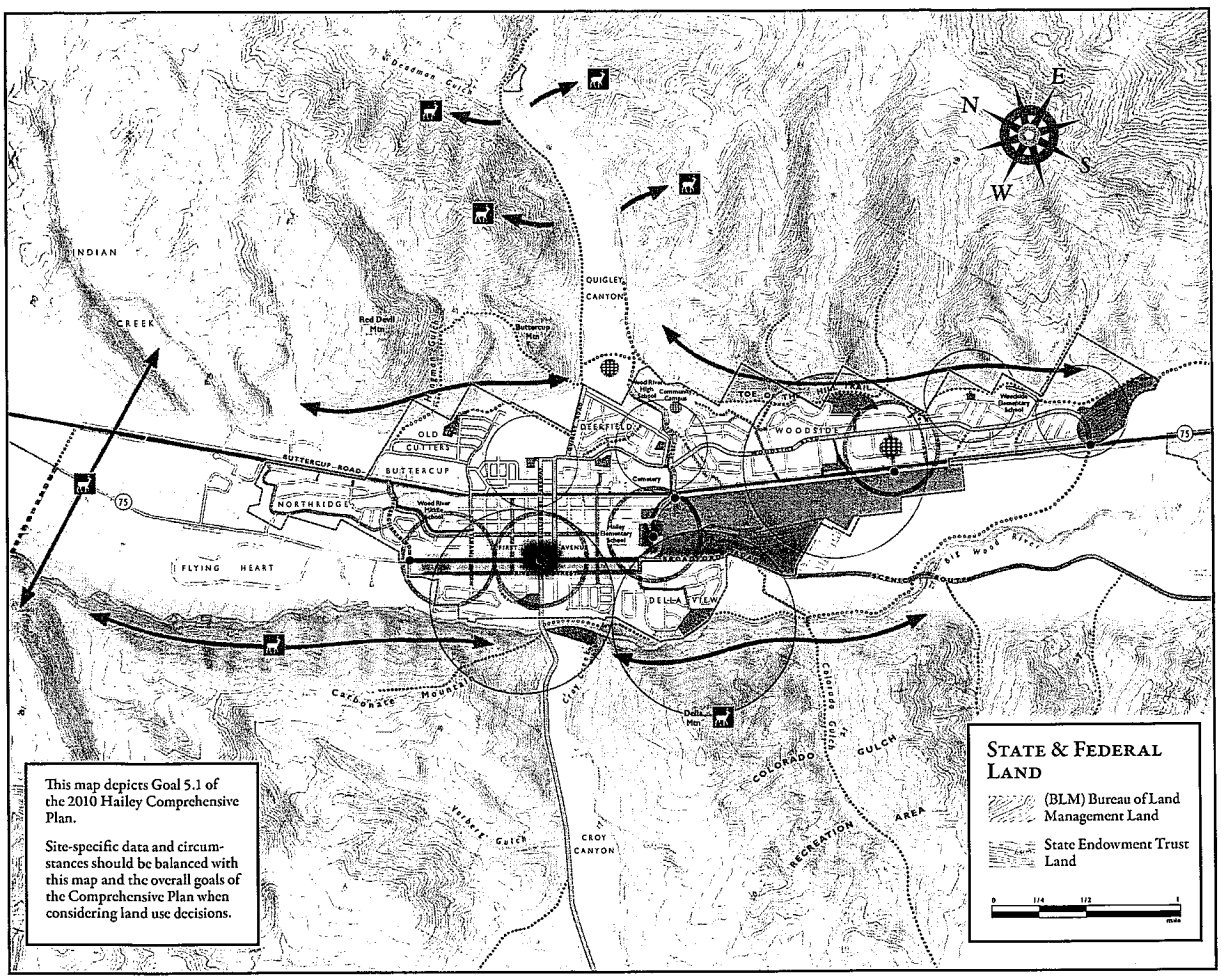

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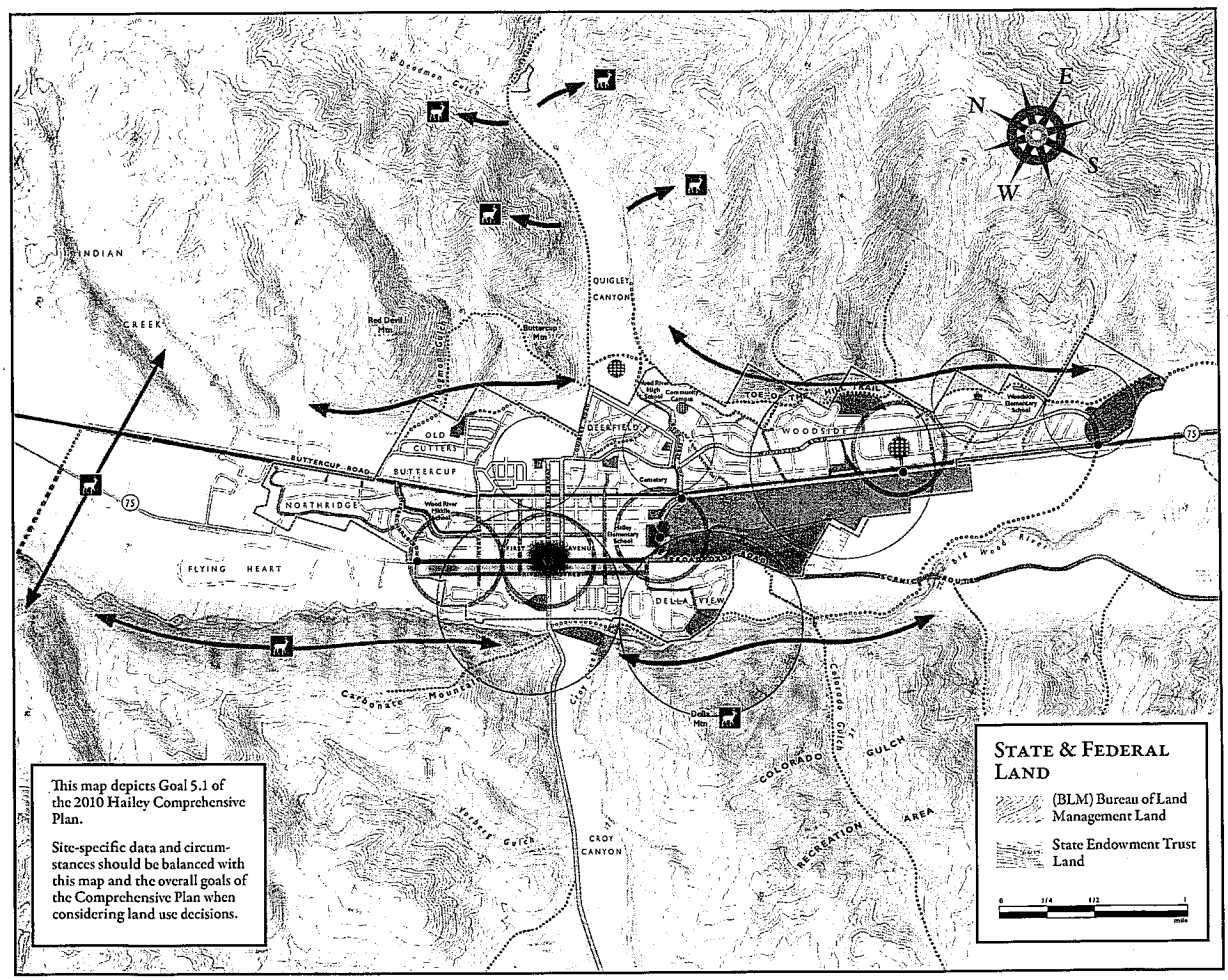

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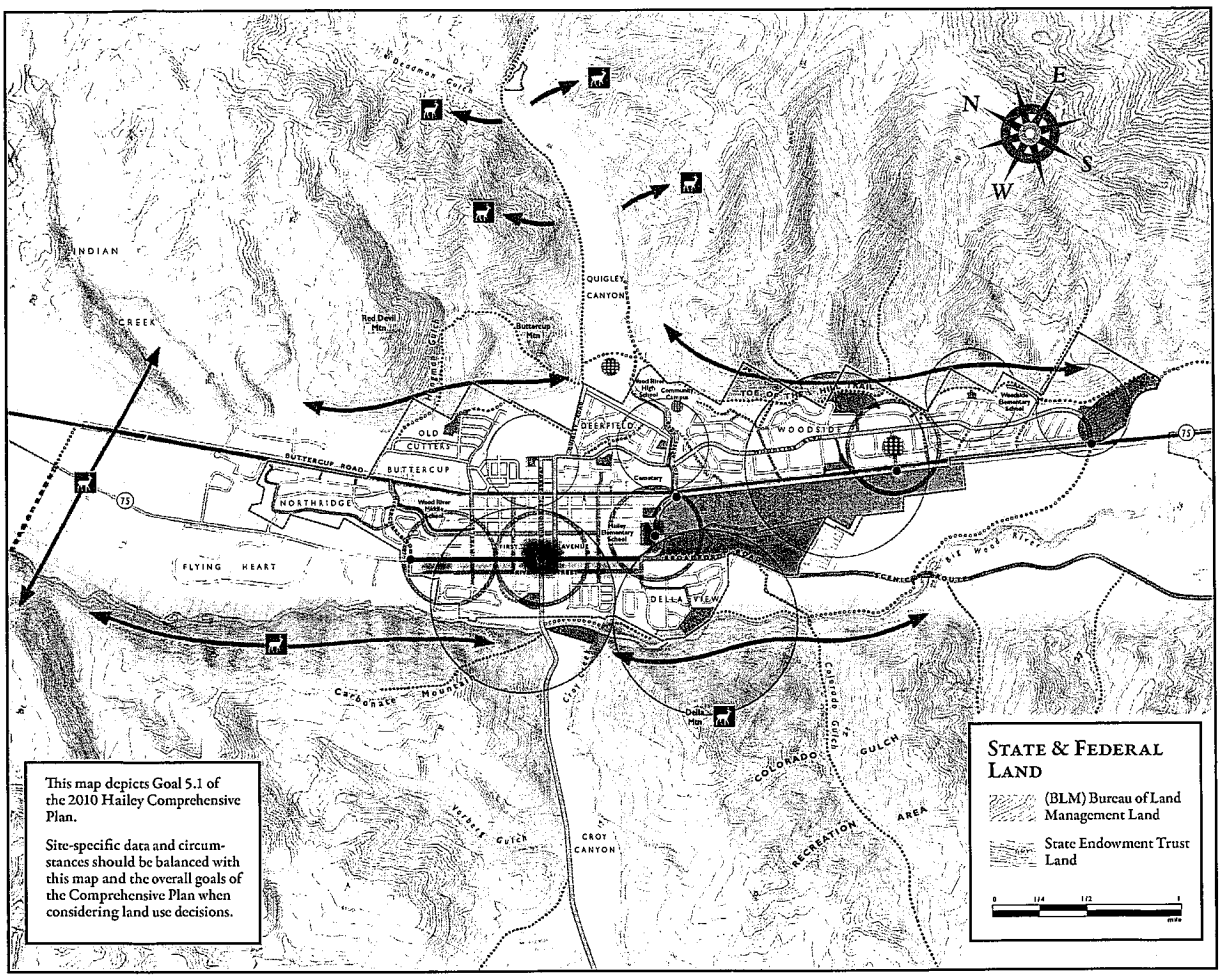

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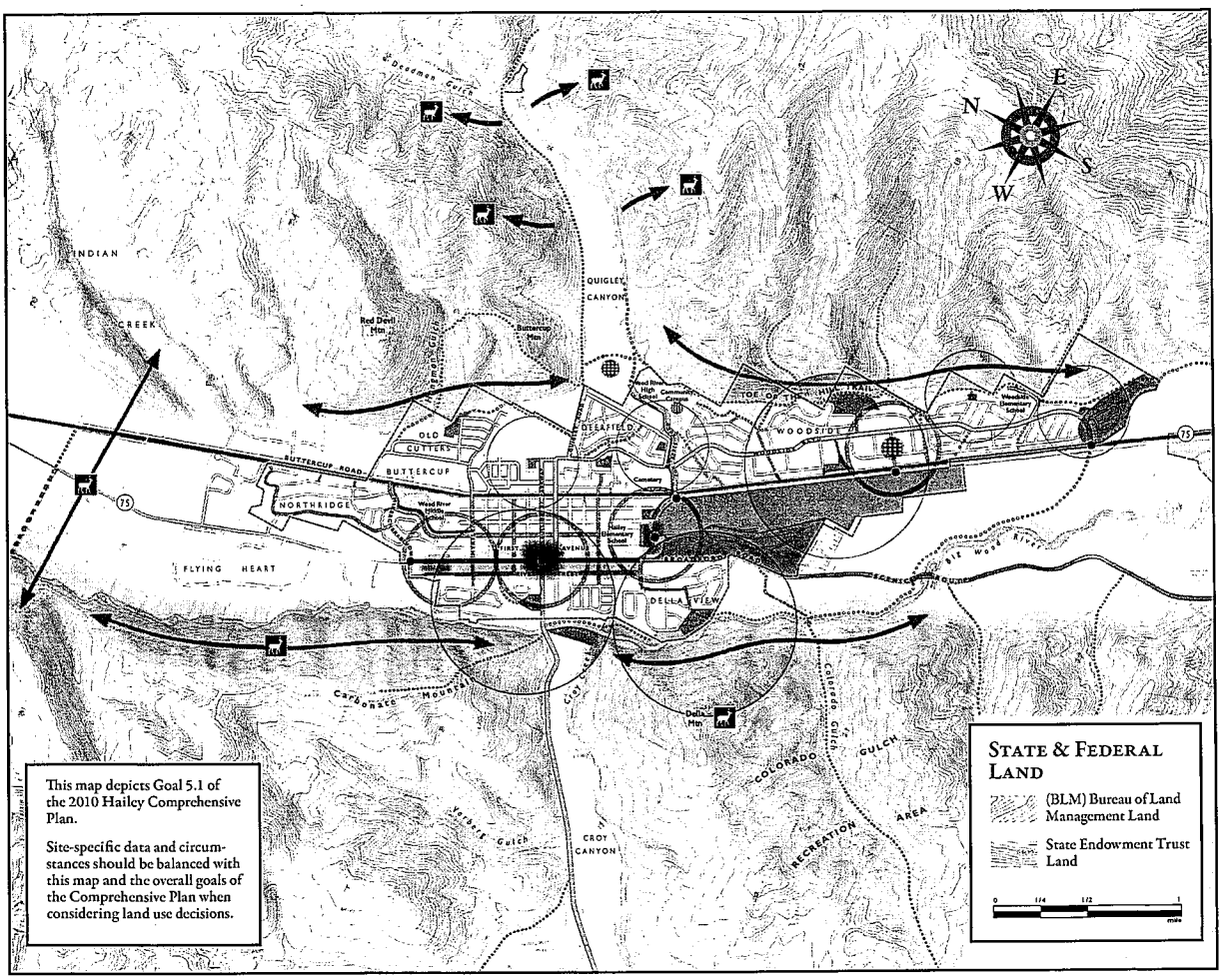

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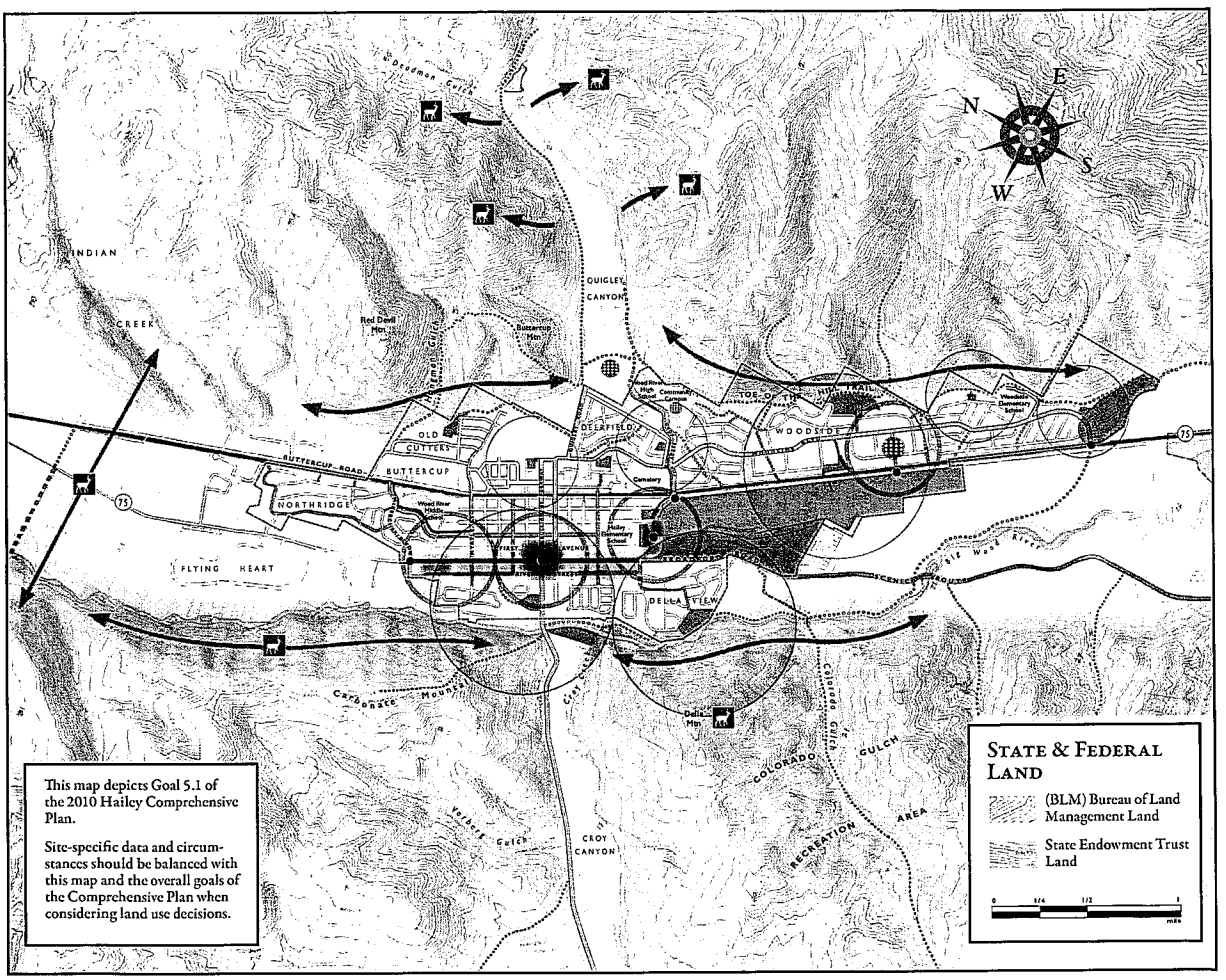

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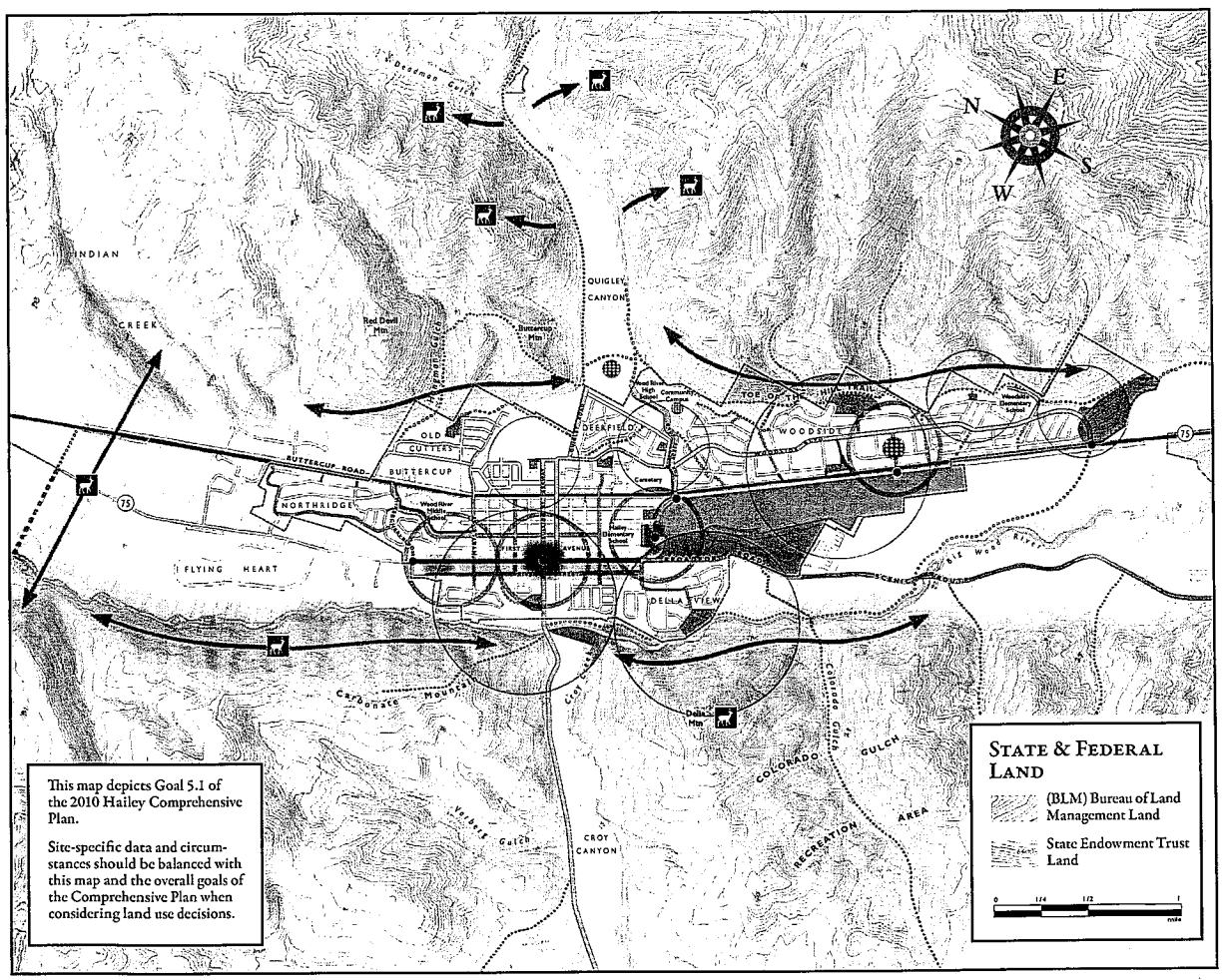

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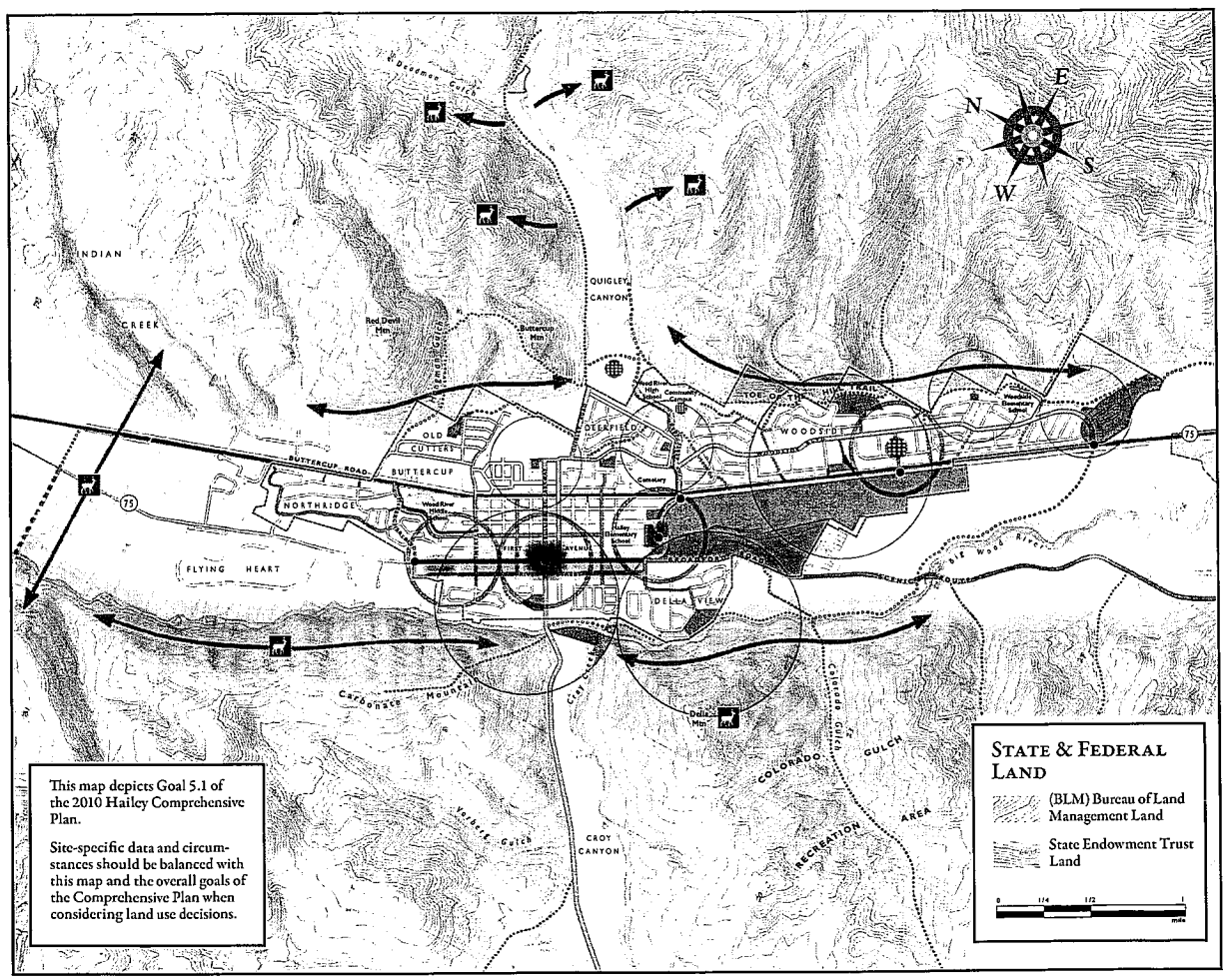

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- Existing Parks
- Hillside Green Space
- School Playing Fields
- Other Public Green Space

Hailey Trails
- Paved Separated Pathways
- Pedestrian & Bicycle Routes
- ●●● Trails
- ○○○ Potential or Proposed Trails

Natural Resources
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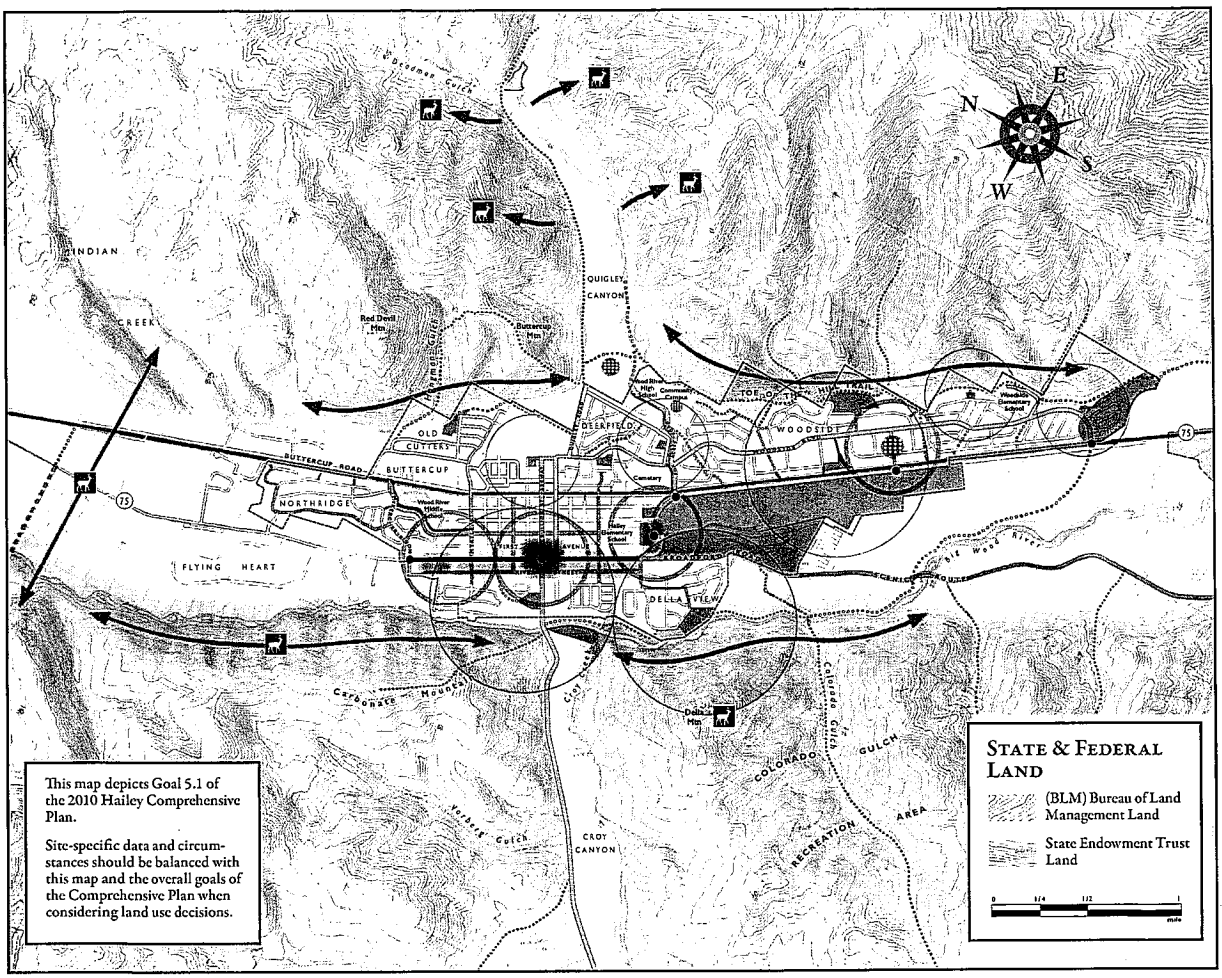

Hailey
Comprehensive Plan
Land Use Map
Resolution 2010-18

Land Use
- Hailey City Limits
- 1/2 Mile Service Area
- 1/4 Mile Service Area
- Parks Activity
- Community Gateways
- Main Street Corridor
- Downtown
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- High Density Residential
- Residential Buffer
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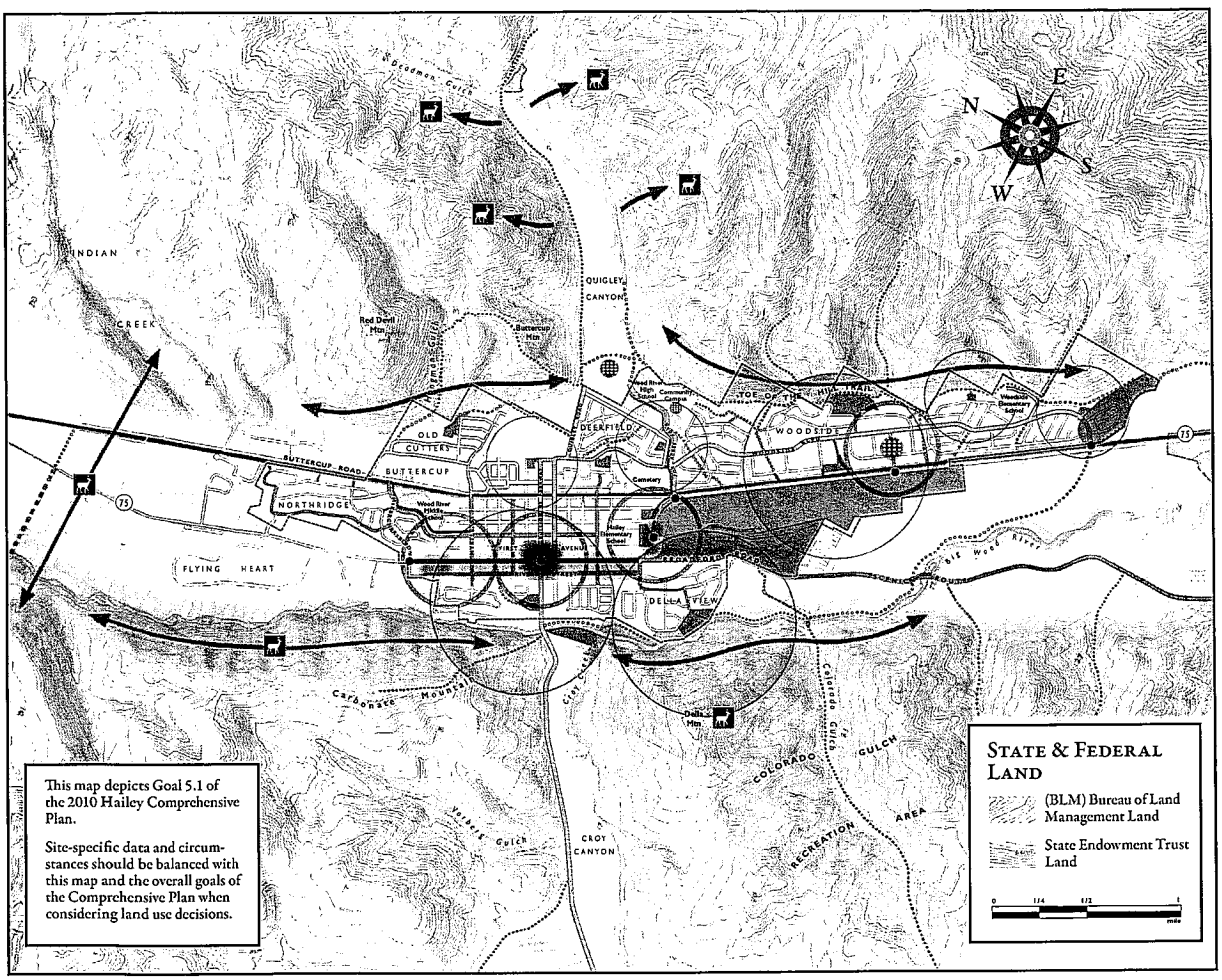

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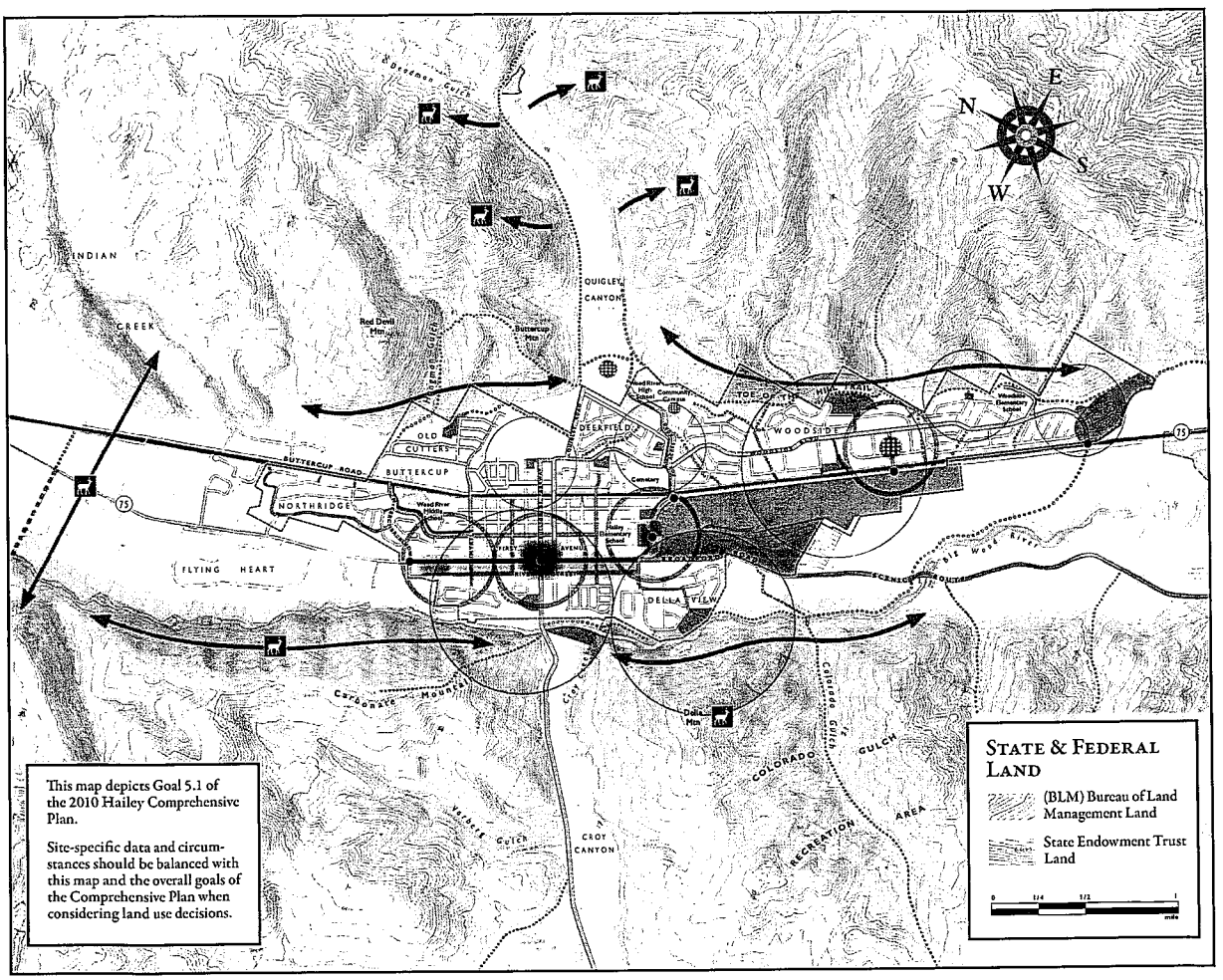


HAILEY ORDINANCE NO. __

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLE 17 OF THE HAILEY MUNICIPAL CODE, BY ADDING A NEW CHAPTER 17.04Q, PROVIDING FOR PURPOSES, ESTABLISHMENT OF A DOWNTOWN RESIDENTIAL OVERLAY DISTRICT (DRO), GENERAL APPLICATION, USE AND BULK REQUIREMENTS, DENSITY, PARKING SPACE AND OTHER REQUIREMENTS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Commission has determined that municipal code changes that expand housing opportunities in Hailey is a priority;

WHEREAS, the Commission recommends that the proposed DRO District will encourage development of mid-density housing to meet the needs of the community as contemplated in the 2010 Hailey Comprehensive Plan;

WHEREAS, the Hailey Comprehensive Plan states that, high density residential infill is encouraged in the area along Main Street and River Street between Downtown and the north and south ends of Main Street;

WHEREAS, the Commission recommends that the DRO District will encourage infill while retaining neighborhood character;

WHEREAS, essential public facilities and services are available to the uses, including residential uses as contemplated in the DRO District without excessive public cost;

WHEREAS, the proposed uses in the DRO are compatible with the surrounding area; and

WHEREAS, the Zoning text set forth in this ordinance will promote the public health, safety and general welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1. Title 17 of the Hailey Municipal Code is hereby amended by the addition of a new Chapter 17.04Q, as follows:

CHAPTER 17.04
ESTABLISHMENT, PURPOSES AND USES WITHIN ZONING DISTRICTS

ARTICLE Q. DOWNTOWN RESIDENTIAL OVERLAY DISTRICT (DRO)

17.04Q.010: PURPOSE
17.04Q.020: ESTABLISHMENT OF DOWNTOWN RESIDENTIAL OVERLAY DISTRICT
17.04Q.030: GENERAL APPLICATION
17.04Q.040: USE AND BULK REQUIREMENTS
17.04Q.050: MULTI-FAMILYAND MIXED USE DENSITY
17.04Q.060: PARKING SPACES, SCREENING AND STORAGE REQUIREMENTS
17.04Q.070: PROPERTIES LOCATED WITHIN THE SMALL RESIDENTIAL OVERLAY DISTRICT (SRO)

17.04Q.010: PURPOSE:

The purpose of the Downtown Residential Overlay District (DRO) is to promote the health, safety and welfare of current and future residents of the City of Hailey; to modify the density, bulk and parking requirements of certain areas of the Business, Limited Business and General Residential Zoning Districts in order to encourage the development of mid-density residential housing to help meet the housing needs of the community; to encourage infill while retaining neighborhood character; to create sufficient flexibility to allow for desirable development; to conserve building resources; and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the City of Hailey Comprehensive Plan, for the desirable future development of the City of Hailey.

17.04Q.020: ESTABLISHMENT OF DOWNTOWN RESIDENTIAL OVERLAY DISTRICT:

The Downtown Residential Overlay District is hereby established for all properties lying within the boundaries shown on the map attached to the ordinance codified herein, incorporated by reference herein. The overlay district applies to properties located within the DRO regardless of zoning district designation.

17.04Q.030: GENERAL APPLICATION:

The Downtown Residential Overlay District shall be an overlay district with bulk, open space, landscaping and parking requirements for buildings and structures located within the District which are developed as Multi-Family or Mixed Uses. Where the regulations specified in this article differ from corresponding regulations specified for the underlying zoning district, the requirements of this Article shall apply and control, except as otherwise specified in 17.04Q.03.A.

17.04Q.040: USE AND BULK REQUIREMENTS: Use and bulk requirements shall be those of the underlying Zoning District, except where specifically amended herein. (Supplementary location and bulk regulations of Chapter 17.07 of this Title shall also apply in the DRO):

Residential Percentage: There shall be no maximum Residential Percentage on the ground level.

17.04Q.050: MULTI-FAMILYAND MIXED USE DENSITY:

Maximum Residential Units per Acre: Residential units per acre provisions of the underlying district shall not apply; rather density shall be limited by required open space, parking, landscaping and

standards of review from Section 17.04, Design Review. The Commission shall have the discretion to modify building design based on the standards in Section 17.04.
Dwelling Unit Average Size Requirement: The average dwelling unit size shall be not less than six hundred (600) net square feet per building.

17.04Q.060: PARKING SPACES, SCREENING AND STORAGE REQUIREMENTS:

a) *On-Site Parking Space Requirements for Multiple Family Dwellings and Dwelling Units within a Mixed Use Building:*
   i. A minimum of one (1) space per residential dwelling unit, where up to twenty-five percent (25%) of required on-site parking spaces may be provided as compact parking spaces. Compact spaces must be signed as such.
   ii. At least one (1) guest parking space for every six (6) Dwelling Units. Unimproved city rights of way adjacent to the site that are improved as part of the project shall count towards the guest parking requirement.

b) *Useable Open Space, Screening and Landscaping:*
   i. Useable open space of not less than ten percent (10%) of the total lot area shall be included in the project design. Useable open space shall not include private decks, patios or rooftop gardens.
   ii. A landscape buffer between parking areas and residential zone districts may consist of an acceptably designed wall or fence incorporating drought tolerant plantings; and
   iii. Minimum distance setbacks in Section 17.09.020.11 shall not apply.

c) *On-Site Parking Dimension:* Where the parking angle is ninety (90) degrees, the minimum aisle width may be twenty-two (22) feet, as determined through the design review process.

d) *Storage:* All units under five hundred (500) square feet shall be provided with on-site storage suitable for bikes, skis and other similar items. Size, location and design of the storage areas shall be determined through the design review process.

17.04Q.070: PROPERTIES LOCATED WITHIN THE SMALL RESIDENTIAL OVERLAY DISTRICT (SRO): Properties located within the SRO shall utilize either the provisions of this section (17.04Q, DRO) or the provisions of the SRO section (17.04P) in their entirety. Selective choice of specific provisions is not permitted.

Section 3. Severability Clause. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 4. Repealer Clause. All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

Section 5. Effective Date. This ordinance shall be in full force and effect from and after the required three (3) readings, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS __ DAY OF _____, 2018.

Fritz X. Haemmerle, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

HAILEY ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLE 17 OF THE HAILEY MUNICIPAL CODE, BY AMENDING SECTION 17.05.010, OFFICIAL ZONING MAP; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey Planning and Zoning Commission ("Commission") has recommended to the City Council a change to the Hailey Zoning map as noted in the Findings of Fact, Conclusions of Law and decision dated May 21, 2108, "Downtown Residential Overlay District".

WHEREAS, these changes to the Hailey Zoning Map implement the Downtown Residential Overlay District, Section 17.04Q of the Hailey Municipal Code;

WHEREAS, the Hailey City Council has considered the recommendation of the Commission and has voted to approve of an amendment to the Hailey Zoning Map as shown on attached Exhibit "A";

WHEREAS, essential public facilities and services are available to the uses shown on attached Exhibit "A" without excessive public cost;

WHEREAS, the proposed uses as shown on attached Exhibit "A" are compatible with the surrounding area; and

WHEREAS, the zoning map amendment set forth in this ordinance will promote the public health, safety and general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1. Section 17.05.010 of the Hailey Municipal Code is hereby amended by the adoption of attached Exhibit "A," amending the Official Zoning Map to include the Downtown Residential Overlay District as a new overlay district.

Section 2. Severability Clause. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 3. Repealer Clause. All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after the required three (3) readings, approval, and publication according to law.

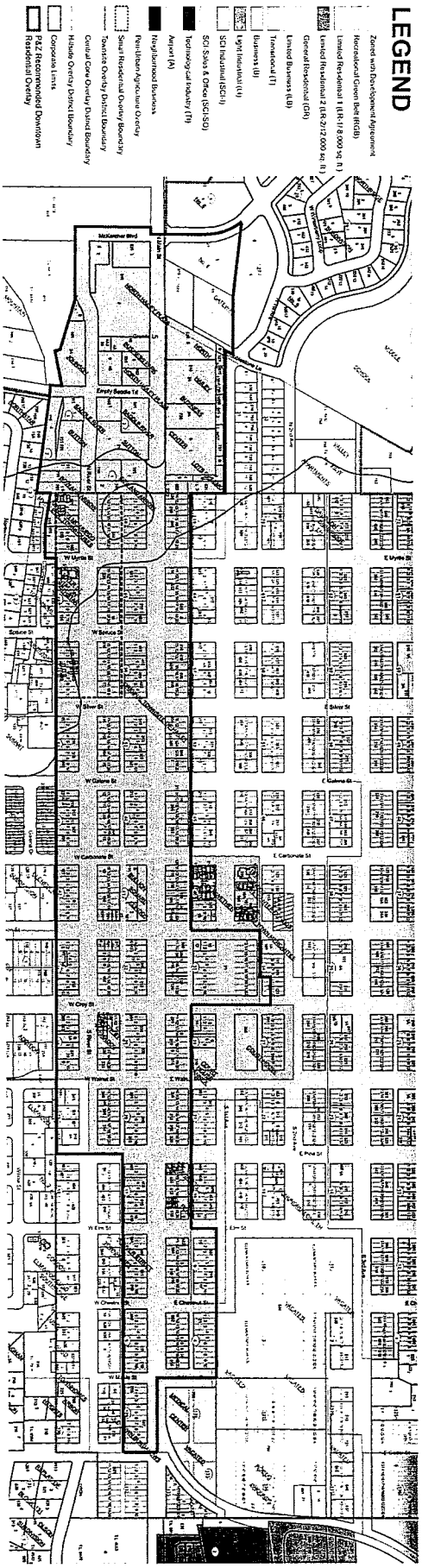
PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS __ DAY OF _____, 2018.

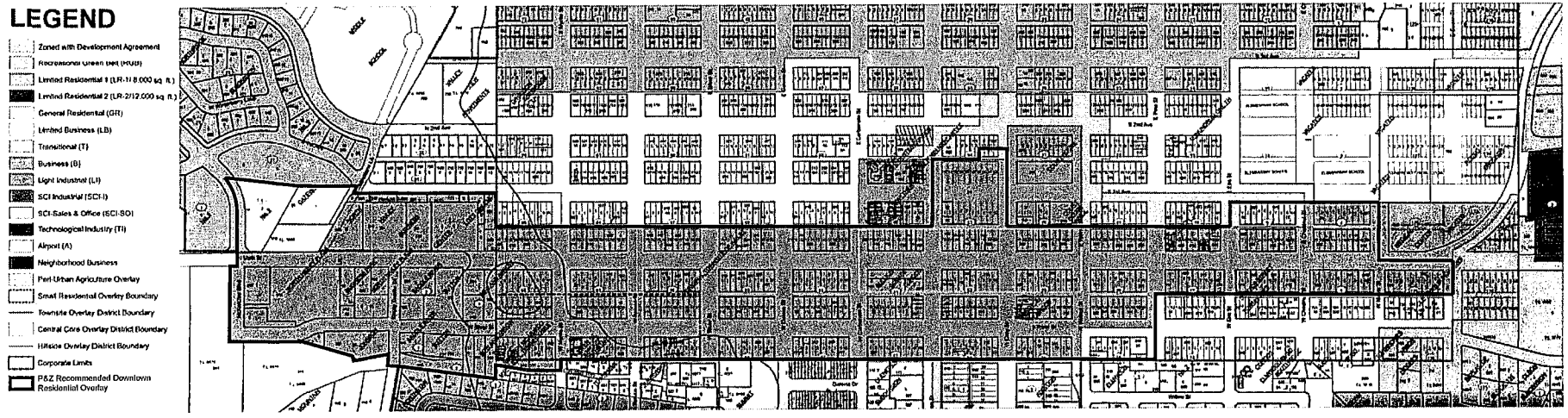
_____
Fritz X. Haemmerle, Mayor, City of Hailey

Attest:

_____
Mary Cone, City Clerk

Exhibit A, Downtown Residential Overlay District

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SCI-Sales & Office (SCI-SO)
Technological Industry (TI)
Airport (A)
Neighborhood Business
Peri-Urban Agriculture Overlay
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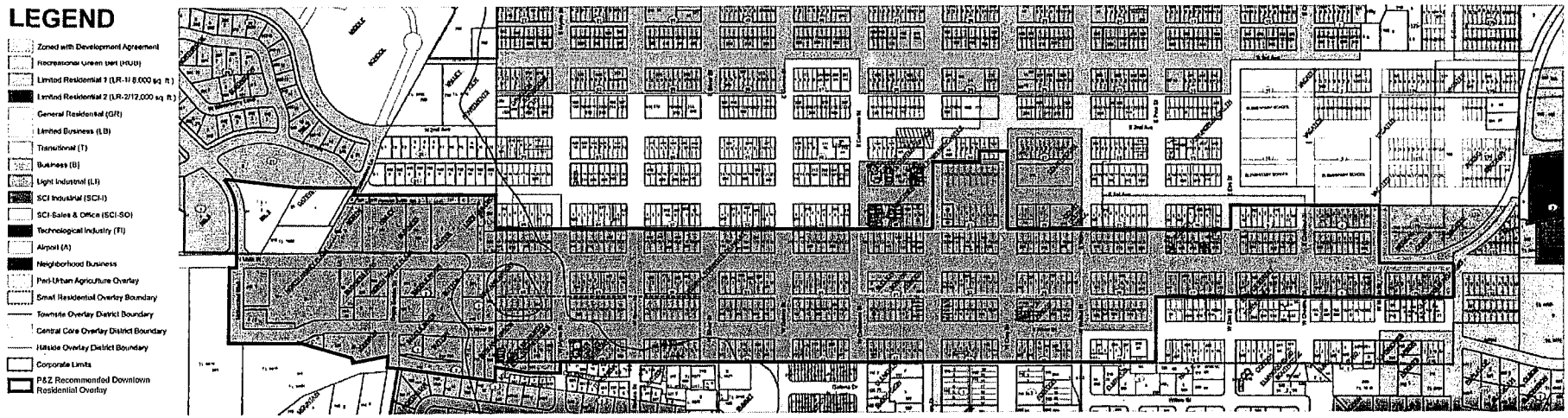
Townsite Overlay District Boundary
Central Core Overlay District Boundary
Hillside Overlay District Boundary
Corporate Limits
P&Z Recommended Downtown Residential Overlay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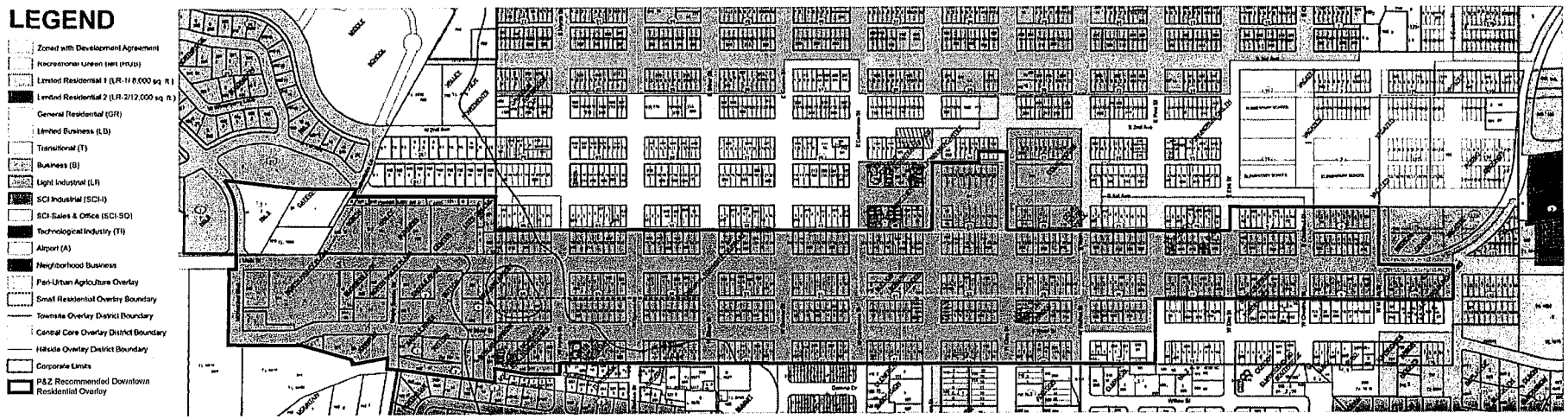
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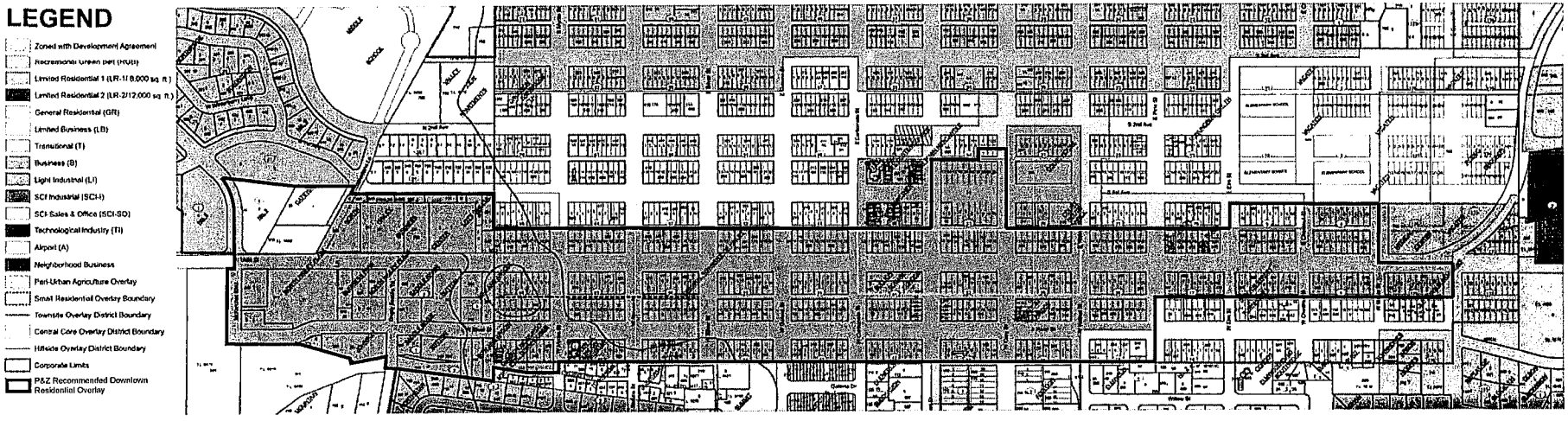
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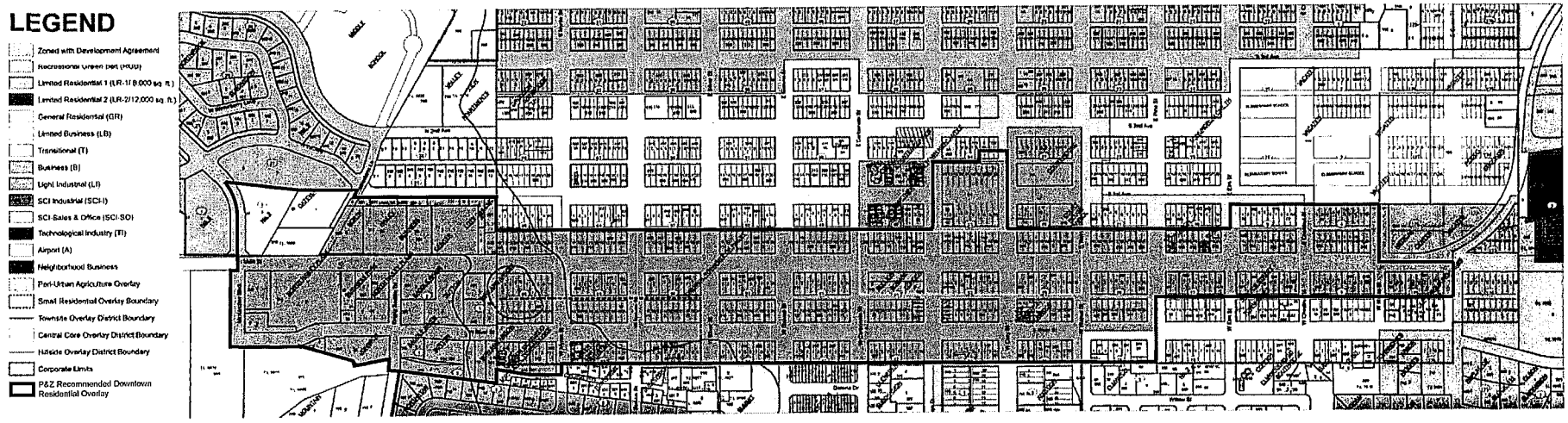
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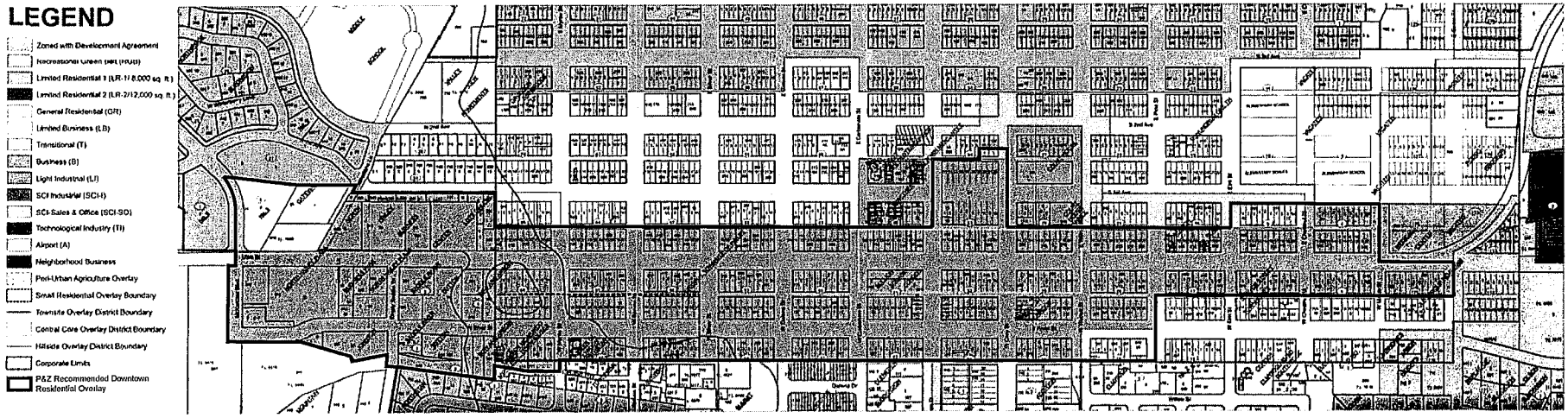
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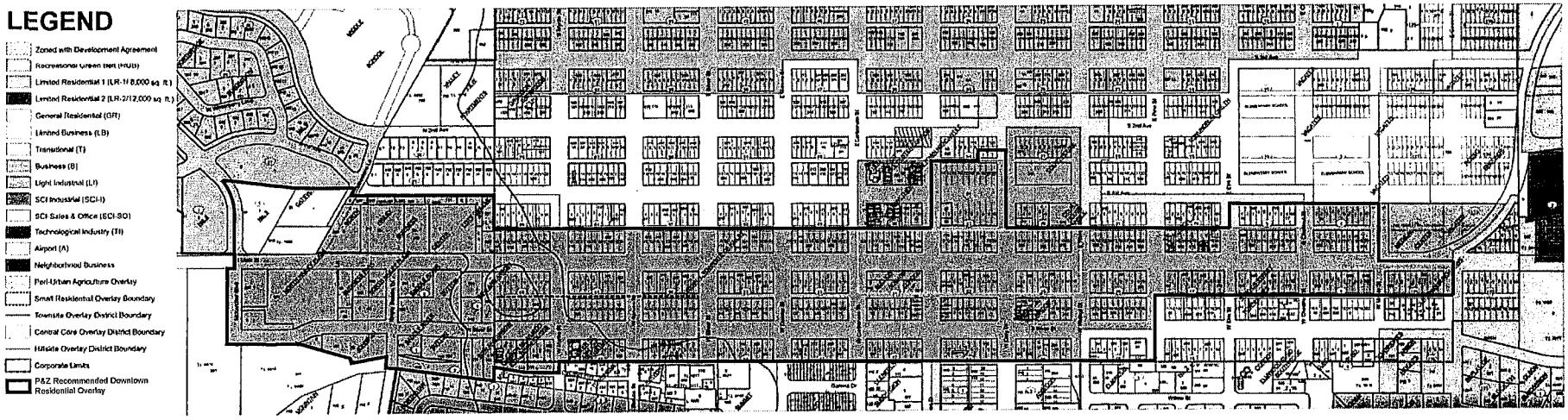
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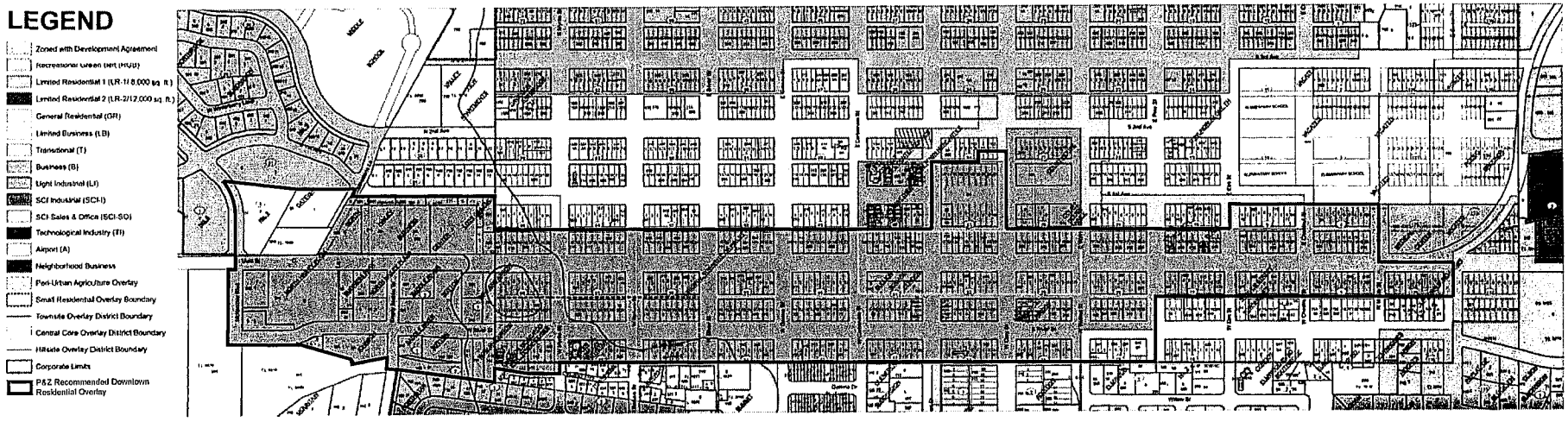
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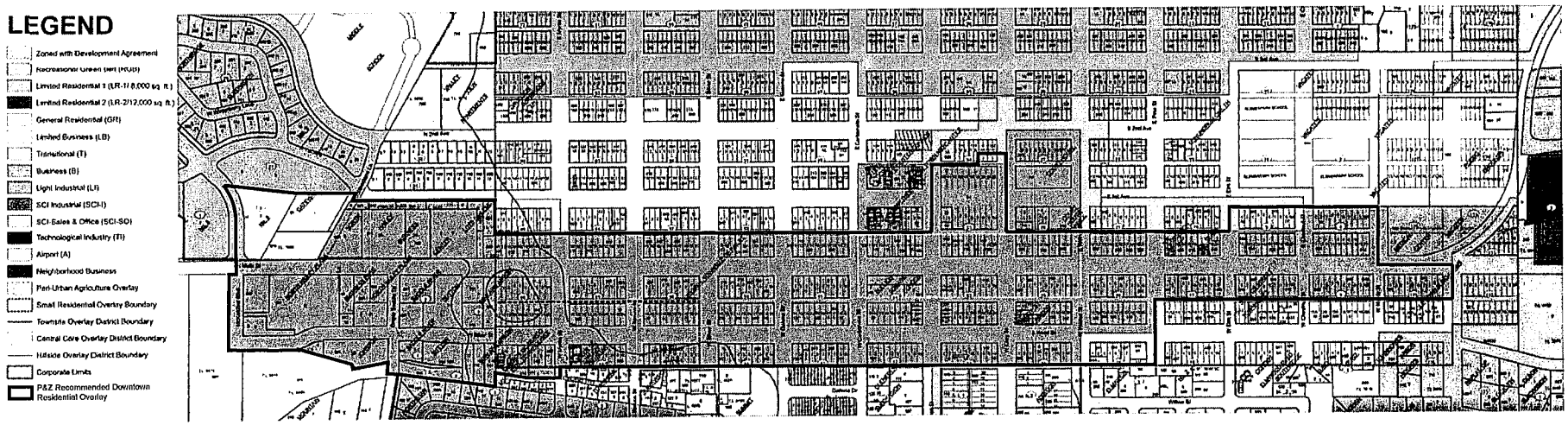
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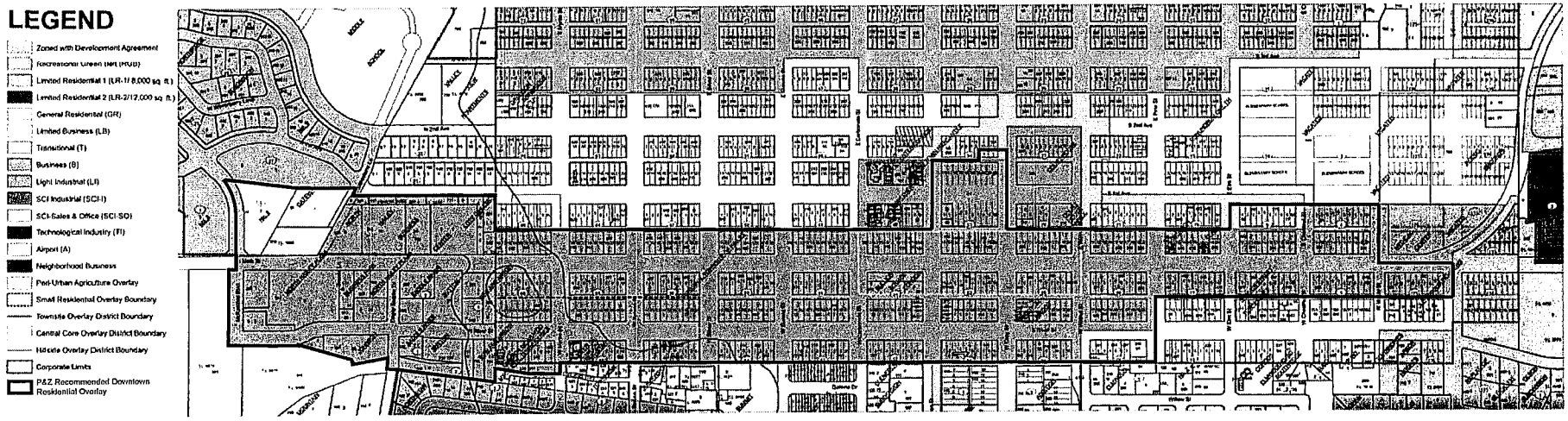
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Ned Williamson and Donna D'Adamo
245 Indian Creek
Hailey, Idaho 83333

June 19, 2018

Hailey Mayor and City Council
115 Main Street So.
Hailey, Idaho 83333

Re: Downtown Residential Overlay District

Dear Mayor and Council:

We own an existing four plex at 525 First Avenue North adjacent to the proposed Downtown Residential Overlay District. This property is located on four city lots. We would like the city to consider including this property in the overlay district. If included, we are interested in pursuing the construction of another four plex.

As you know, there is a scarcity of rental units in the Wood River Valley. We believe this property is ideal for the additional density. It is ½ block from Main Street and is near a bus stop and grocery stores. In an incremental way, additional density will further the city's desire to promote vitality in the downtown core. We do not believe expansion of the overlay district onto our property will negatively impact the single family neighborhood to the east because the property is already a multi-family property and because adjacent properties to the north are zoned limited business and consist of another apartment complex. In addition, any additional density will have to comply with design review to ensure the additional units are compatible with the adjacent properties.

When you hear the proposal for the Downtown Residential Overlay District on Monday, June 25, 2018, we would ask that you consider this request. Thank you.

Sincerely,

Ned Williamson

Donna D'Adamo

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 16, 2018, the Hailey Planning and Zoning Commission considered a City-initiated Text Amendment to Title 17 of the Hailey Municipal Code to add a new Chapter, Chapter 17.04Q providing for a new overlays district, Downtown Residential Overlay District (DRO).

I. Notice

Notice for the public hearing was published in the Idaho Mountain Express on January 10, 2018 and mailed to property owners within the overlay district boundary and within 300 feet of the boundary January 10, 2018, and to agencies. The project was continued on the record to March 5, 2018, and was re-noticed on February 14, 2018, as well as mailed to property owners within the overlay district boundary, and to public agencies on February 14, 2018. A public hearing was conducted on March 3, 2018. The proposed overlay district was renoticed as follows: notice for the public hearing was published in the Idaho Mountain Express on April 6, 2018 and mailed to property owners within the overlay district boundary and within 300 feet of the boundary April 11, 2018, and to agencies on April 11, 2018.

II. Background

Implement the Comprehensive Plan

The Hailey Comprehensive Plan identifies housing as a high priority:

> **High Density Residential – high density residential infill is encouraged in the area along Main Street and River Street between Downtown and the north and south ends of Main Street.**

The Land Use Plan Map identifies likely areas for housing. In addition to housing, the Plan stresses the importance of downtown, and the reason to plan for mixed uses:

> **"Promoting mixed use in Downtown ensures a diversified, sustainable economic condition. Mixed-use buildings lining Downtown Main Street allow for commercial activity on the ground floor with residences or offices above. This type of planning helps maintain the neighborhood scale. These types of buildings also ensure round the clock activity and eyes on the street for added safety."**

A. Housing Toolkit

The City of Hailey and our region have identified housing for working people as a high priority. In 2016, the Commission considered an array of housing code changes via the "Housing Toolkit" presentation by staff. The Commissions top two priorities for 2017 were:

> **1) Apartment housing along River Street and other appropriate locations, and**
> **2) Accessory Dwelling Units.**

The Small Residential Apartment Housing Overlay (SRO) was adopted by the City Council in August, 2017. This area allows for potentially very small apartments in a 3-block area along River Street.

Apartments contemplated in the SRO ranged from 175 to 300 square feet in size. Apartments of this size are now commonly referred to across the county as "micro-apartments". The SRO Ordinance and map are attached to this report for reference.

The Commission has discussed the need for a "progression of housing types. The goal is to provide for a range of housing. The current effort is aimed at apartment-style housing, less dense than the SRO, but denser than residential neighborhoods.

It has been brought to the attention of staff and the Commission that some of the small, modest existing apartment complexes in Hailey could not be rebuilt under the current zoning rules.

B. Goals of mid-range housing:

The purpose of examining the regulations regarding apartment housing opportunities are:

- To implement the goal of the Hailey Comprehensive Plan with regards to housing;
- To promote the health, safety and welfare of current and future residents of the City of Hailey;
- To examine the density, bulk and parking requirements of certain areas of the Business, Limited Business and General Residential Zoning Districts in order to encourage the development of mid-density residential housing to help meet the housing needs of the community;
- to encourage infill while retaining neighborhood character;
- To create sufficient flexibility to allow for desirable development;
- To conserve building resources; and to enhance neighborhoods with increased pedestrian orientation.

C. Commission feedback on Overlay District Concept

At the December 14, 2017 and January 29th meetings, the Commission considered implementing the Comprehensive Plan goal of mid-density housing with an overlay district, referred to as "Mid Residential Overlay District". Feedback from the Commission included:

- **Discussion of pros and cons of overlay district versus changing the underlying zone districts: consensus that overlay district is the preferred tool.**
- **Conditional use permits not the most effective tool for residential uses, which are already permitted; design review is the best tool for evaluating issues on projects such as these.**
- **Bring graphics that illustrate different scenarios on smaller and larger lots**
- **Pros and Cons of including the Blaine Manor property within the Overlay District Boundary**

At the March 3, 2018 meeting the Commission expressed general support for the concept of an average unit size versus a minimum unit size.

D. Revised Draft DRO Ordinance. Staff has suggested a name change to this overlay, "Downtown Residential Overly". This title reflects the areas shown on the Comprehensive Plan Land Use Map in and near the downtown.

1. Average Unit Size. Staff has noted that the minimum unit size is creating an impression that this Overlay District is designed for small units. That is not the goal: the goal is to allow mid-sized apartments in a variety of sizes, with a mix of bedroom numbers. Therefore, this draft (and the draft prepared for the March 3rd hearing) directs an AVERAGE unit size instead of a MINIMUM unit size. An average unit size of 650 square feet is included in the draft for discussion purposes. The Commission heard public comment that the proposal of 650 square feet may not adequately accommodate a range of housing unit types: studio, one-bedroom and two-bedroom. It was noted that studio apartments are typically 400-500 square feet, one-bedroom apartments are typically 500-650 square feet and that two-bedroom apartments are typically 650-750 square feet. The Commission found that an average unit size of 600 square feet would better accommodate a mix of unit types, which is one of the goals of the overlay district.
2. Required open space. Another method to ensure livability and architectural relief is to establish a minimum open space requirement. This would be area unencumbered by building, parking or private decks/patios. Staff has suggested 10% for discussion purposes. The commission found that an open space requirement of 10% as drafted was a good provision, and should be included.
3. Parking aisle widths. A number of public roads have been approved over the last 6 months at a paved width of 22', such as Broadford Road, the Quigley roads and the Colorado Gulch Roads. It would be practical in urban projects to consider parking lot aisle widths of 22'. The Commission found that this should be granted on a case-by-case basis, subject to Design Review.
4. Sketch examples. The Commission considered sketches of a two-lot configuration, showing the possibility for 14 units at an average unit size of 650 square feet. Staff noted, and the Commission found that in the proposed overlay, parking requirements end up driving the number of units achievable on a site. The Commission found the 2 lot diagram to be instructive, because it could be repeated to cover 4, 6, 8 or 10 lots. The sketch plans is overly simplified, so the actual number of achievable parking spaces and dwelling units would be somewhat less.
5. Map changes: The Commission found that the following map revisions met the intent of the Overlay District:
    a. Remove Blaine Manor from the Overlay boundary. Discussions have occurred back and forth as the benefits and detriments of including the Blaine Manor property in the new overlay. Under current zoning, 54 units could be built. The Airport Manager has suggested to Blaine County (who owns the property) that, while he does not suggest that the City remove existing residential capability, he does not think it would be wise to add residential capacity in this area very proximate to the airport runways and taxi zones. The Commission found that this area should be removed from the Overlay boundary.
    b. Add the east ½ of Hailey Townsite Block 9. It was noted at the last public hearing that this ½ block is unique from other blocks on the east side of Main Street in that it faces the school, and contains a doctor's office, a dentist office and a duplex. The Commission found that this block should be added to the Overlay boundary.
    c. Add the Atkinsons block and the school district lot adjacent to Atkinsons. The school District olds a small building (former District Office) which could have one unit under existing zoning. The Commission found it to be appropriate to add this lot into the Overlay area.
    d. Add additional areas near north Main Street. There are a few remaining properties around the north end of Hailey that could be appropriate to add to the Overlay. The

Commission determined that, while these areas may be appropriate to add at later time, they should be excluded from the boundary at this time.

e. Areas zoned GR on north River Street. Based on public comment, the Commission found that the 3-1/2 blocks along the north end of River Street that are currently zoned GR are somewhat different in character than other properties within the Overlay Area. While the Comprehensive Plan Land Use Map directs high density housing in this area, it was determined not to include those properties zoned GR at this time in the Overlay boundary.

IV. Standards of Review

17.14.060 Criteria for Review

When evaluating any proposed amendment under this Article, the Commission shall make Findings of Fact on the following criteria:

17.14.060: CRITERIA FOR REVIEW:

A. Criteria Specified: When evaluating any proposed amendment under this chapter, the hearing examiner or commission and council shall make findings of fact on the following criteria:

1. The proposed amendment is in accordance with the comprehensive plan;

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

3. The proposed uses are compatible with the surrounding area; and

4. The proposed amendment will promote the public health, safety and general welfare.

Staff analysis is shown in lighter type.

A.1 The proposed amendment is in accordance with the Comprehensive Plan;

The Comprehensive Plan identifies the importance of downtown, and calls for mixed use development:

> **"Promoting mixed use in Downtown ensures a diversified, sustainable economic condition. Mixed-use buildings lining Downtown Main Street allow for commercial activity on the ground floor with residences or offices above. This type of planning helps maintain the neighborhood scale. These types of buildings also ensure round the clock activity and eyes on the street for added safety."**

The Land Use Section describes High Density Residential as follows:

> **High Density Residential – high density residential infill is encouraged in the area along Main Street and River Street between Downtown and the north and south ends of Main Street.**

5.6 Manage and accommodate population growth by infill development and, when appropriate, minimal expansion by annexation and/or density increases.

5.7 Encourage development at the densities allowed in the Zoning code.

7.2 Encourage projects and programs that seek to provide opportunities for cultural, cross-cultural and educational enrichment.

8.1 Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socioeconomic levels.

Creating an overlay district is compatible with the Comp Plan Land Use Map, which calls for higher density residential uses along River Street. Changing rules in the areas that are called out on the Land Use map for higher density uses could also accomplish this goal, but would apply those rules to other areas in town with the same zoning. The Commission found that this standard has been met.

A.2 Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

Buildings built under these changes could contain residential apartments, similar to ones that exist today along River Street and in other parts of Hailey. Depending on the building heights and number of units these buildings may full fire sprinkler suppression, elevators and other code requirements. Services are available in the area identified to support these uses. The Commission found that this standard has been met.

A.3 The proposed uses are compatible with the surrounding area; and

The text changes under consideration would follow the same bulk requirements within the Business Zone district and other underlying zone districts: Limited Business and Transitional. Proposed projects would be subject to design review, allowing for community input, and Commission discussion of compatibility. The Design Review guidelines direct parking to the alley side, which could be next to residential areas, and that this same result could occur now if a commercial building is proposed.

A.4 The proposed amendment will promote the public health, safety and general welfare.

With regards to the Small Residential Overlay, the Commission and Council found that there is a strong basis in the Hailey Comprehensive Plan for this type of amendment. The recommended changes for the new Downtown Residential Overlay are a less intensive housing solution, which would allow for mid-range housing development, and for a mix of unit types, subject to Design Review.

The City and the Wood River Valley have a documented need for community housing. The Comprehensive Plan calls for housing initiatives.

CONCLUSIONS OF LAW AND DECISION

Based on the above Findings of Fact, the Commission, on a unanimous vote, concluded that adequate notice, pursuant to Title 17, Section 17.04J, was given, and is proper, and makes the following recommendations:

a) Recommend to the City Council amendments to Title 17, creating a new chapter, 17.04Q, providing for purposes, establishing the Downtown Residential Overlay District, creating purpose, establishment, application, bulk density, useable open space and parking space requirements, are in accordance with the Comprehensive Plan; essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.

b) Recommend to the City Council to amend the zone district map for the City of Hailey by adding the Downtown Residential Overlay District as shown in Attachment A of this report, finding the amendments are in accordance with the Comprehensive Plan, that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.

The Commission thereby recommends approval to the Hailey City Council of Hailey Ordinance No. _____, creating a new chapter, 17.04Q and amending the zoning district map for the City of Hailey as shown on Attachment A to these findings.

Signed this 21st day of May, 2018.

Janet Fugate, Chair

Attest:

Jessica Parker, Community Development Assistant

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 06/25/2018 **DEPARTMENT:** Admin **DEPT. HEAD SIGNATURE:** HD

SUBJECT:.

Introduction of Mayor's Budget

AUTHORITY: ☐ ID Code 50.1001-1007 ☐ IAR _____ ☐ City Ordinance/Code _____

(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Mayor Haemmerle introduces a $13.6 million budget for FY 2019.

Attached is the Mayor's memorandum outlining his budget recommendations. The memo includes Appendixes A, relating to salary history and attrition, Appendix B, Hailey's salary survey, and Appendix C, the capital budget. That is followed by the budget spreadsheets for each department.

Also attached is the report considered by the Development Impact Fee Advisory Committee on June 18, 2018. A report from Mountain Rides Transportation Authority is the final attachment.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item #_____ YTD Line Item Balance $____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

___ City Attorney	___ Finance	___ Licensing	___ Administrator
___ Library	___ Community Development	___ P&Z Commission	___ Building
___ Police	___ Fire Department	___ Engineer	___ W/WW
___ Streets	___ Parks	___ Public Works	___ Mayor

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

There are at least 3 budget meetings during held during the budget adoption process.

The council will have opportunity on June 25 and July 9 to discuss the proposed budget. On July 9 action will be required of the council to adopt a tentative budget. That budget is then published as a Notice of Public Hearing on the Budget for August 13, 2108. After the tentative budget is adopted and Notice published, the budget can no longer be increased.

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

MAYOR'S RECOMMENDED BUDGET FY 2019

JUNE 25, 2018

I. OVERVIEW

The theme of the FY19 Budget is similar to past years, which is to: (1) prevent employee turnover for targeted positions; and (2) provide the best possible living wage the City can afford for low paid employees. We have had some success with retention but attrition continues. As anticipated, we continue to lose employees in critical positions to the private sector, and occasionally to other governmental entities. The loss of critical employees has affected the City's ability to continue to provide our most essential functions (i.e. snow removal). Accordingly, the theme from FY18 carries over to the FY19 proposed budget.

In this Memorandum, you will see percentage increases for the "A" and "B" budgets. Salaries and benefits are described as "A Budget" items. These items have a larger percentage increase as compared to previous years. The "B Budget" items include operations and supplies. The B Budgets are mostly flat.

"C Budget" items are capital expense items. A few months ago, we conducted an aggressive revision the FY18 capital budget. In that revision, we allocated all our resources to our top priority projects. Our FY19 Capital Budget continues those expenses. At the writing of this memo, we await the Development Impact Fee Advisory Committee's recommendations on our next priority projects.

To summarize, the increase in the budget from FY18 to FY19 is a 4.25% increase, up $556,416.

FY2018 Budget	**$13,077,110**
FY 2019 Budget	**$13,633,526**

This Memorandum is a narrative of the spreadsheets prepared by City Staff, which contain the details. Under Idaho Code Section 50-1002, it is the duty of City Council to "prepare a budget, estimating the probable amount of money necessary for all purposes for which an appropriation is made." Accordingly, I encourage the Council to review this proposed Memorandum critically.

Just as the Council is tasked with the preparation of a budget, it is the duty of concerned citizens to appear at scheduled meeting on the budget to express any concerns. Section 50-1002 provides that **"ANY INTERESTED PERSON MAY APPEAR AND SHOW CAUSE, IF ANY HE HAS, WHY SUCH PROPOSED BUDGET SHOULD OR SHOULD NOT BE ADOPTED."** The City encourages all public input on any budget presented for public comment.

A. Revenues

General Revenues are increasing 4.76%. We are proposing a 3% property tax increase as allowed by law, with additional increases for new construction and annexed property. Our property tax increase is projected to be $118,380 this year. State and local sales tax are up. We are estimating a $52,774 increase in state and local taxes. Building permits and development permits continue to increase; we are again estimating another $50,000 increase in these revenue categories. We estimate our general fund revenues to increase by $262,608, up 4.76% over the previous year. We intend to keep Water and Wastewater budgets and rates flat. A more detailed analysis of those rates will be distributed during the August public hearing on the budget.

B. Salaries

I am proposing that we provide employees with fair salaries and a good benefits package. Fair salaries help prevent loss of employees. We continue to lose employees to other governments and the private sector. Well-trained employees are critical to good delivery of service to our community. We held wages low during the recession. See salary increases, Appendix A and B, *infra.*

In the proposed FY 19 budget, salaries:

- increase by at least 3%;
- increase more in particular positions to conform with (1) the livable retention wage established for the street department and applied to other public works positions, and (2) with the overall salary survey, attached as Appendix B; and
- start at a minimum $15/hour wage for all permanent employees.

C. Benefits

Two years ago, we were able to increase our benefits by paying 25% of employee dependent premiums for employees whose dependents are on our health insurance plan. That benefit is being used and has been increased by $10,000 to $70,000. We are estimating a 20% increase in health insurance premiums for FY19.

This proposed budget contains 55 benefitted positions, an increase of 2 over last year. The Library and Community Development departments have each increased half positions to full time due to the demands on those departments.

II. DEPARTMENT BUDGETS

A. PUBLIC WORKS

1. ADMINISTRATION - INCREASE OF 12.4% (A = 14.7%; B = 6.3%)

A Budget - Salary Increases: We hired an engineer as Public Works Director in February 2018. We paid him at the top of the salary range due to his experience. His wage appears inflated but that is because it is compared to the previous employee's budgeted salary. The Public Works Director salary will increase 2%. It represents two/thirds of a full 3% increase, adjusted to his first year being 2/3 of the year from his start date.

B Budget – Engineering Software: Computer software equipment will be needed for the engineering work to be done by the public works director. The B Budget is up 6.3%, or $5,000

C Budget – Capital: All the capital expenses are in the public works departments: Parks, Streets, Water and Wastewater. These items are outlined in the "Capital" portion of this Memorandum. *See*, Section III, *infra.*

2. PARKS – INCREASE OF 3% (A = 3.2%; B = 3 %).

A Budget - Salaries: The Park Division is limited due to a lack of equipment and operators. Our intention is to have some of the Parks maintenance be coordinated under the responsibility of the Street Division Manager for management of tasks involving equipment and operators. The budget contains 2 shared positions with streets, in an effort to share resources between the departments.

B Budget - Maintenance: Irrigation costs have been increased by $7,000 to match our actual expenses. Green parks are important to our town.

3. STREETS – INCREASE 2.41%. (A = 10.4%; B = -0.3%)

A Budget - Salaries: We have worked out a salary matrix which will reward training and experience in the street department wages. We have compared this to the private sector and other governments. Our proposed salaries are competitive. This department will be busy with the Pathways for People improvements funded by the 2-year levy override, the curb ramp improvements funded by an ITD grant and their regular maintenance of our infrastructure.

B Budget – Maintenance: I removed $45,000 in requested street maintenance projects to balance the budget. The B Budget is now flat.

4. **WATER – INCREASE OF 9.5% (A = 7.45%; B = -1.04%)**

A Budget – Salaries: Salary increases are in keeping with the salary ranges established first in the Street department and then across the public works divisions. Increases average 7%.

B Budget – Maintenance: The budget is increased in equipment maintenance line items by $15,000 to take care of our pumphouses. These increases are offset by a decrease in the Water Smarty Rebate Program, as the grant amount is used by applicants.

5. **WASTEWATER – DECREASE OF 2.5%. (A = 6.7%; B = 27.1%)**

A Budget – Salaries: Salary increases are in keeping with the salary ranges established first in the Street department and then across the public works divisions. Increases average 6%. The Wastewater Budget continues to keep an unfunded position on the books. The Public Works Director will fill the position when the department succession plan warrants it.

B Budget – Maintenance: The budget is increased in equipment maintenance line items and engineering services to update the Wastewater Master Plan. The B Budget is up $128,000. Of this amount, $100,00 is budgeted to complete the Wastewater Master Plan. This plan is required to be updated periodically by DEQ.

B. POLICE – INCREASE OF 2.67% (A = 3.7%; B = -10%)

A Budget – Salaries: The Police Department budget remains flat, with a 3% salary increase, except for the Police Chief, who will receive 4% because I've asked him to assume some general city-wide management duties, including quality control.

B Budget – Maintenance: The operations budget contains payment for two new cars purchased through a lease. HPD continues to rent the Armory and continues to pay rent and utilities. A current concern relates to dispatch; we have budgeted a 3% increase but the county may need some new expensive equipment. We will know more about this as our budget process develops over the next few months. The decrease in the B Budget is largely represented by the police dispatch line item. This item was decreased because we moved 25% of the cost to the fire department.

C Budget – Capital: None.

C. FIRE – INCREASE OF 5.66% (A = -1.3%; B = 44.7%)

A Budget – Salaries: Our 3% salary increase is offered to Fire Department employees. We have asked the Wood River Fire Protection District to increase their contract amount by 3% for that purpose.

B Budget – Maintenance: A four-year lease payment continues for a service vehicle. The dispatch contract was previously all within the Police Department. We have moved 25% of the expense for the dispatch contract from Police to Fire. A vast majority of the increase of the B Budget is related to moving a part of the dispatch contract to the Fire Department.

C Budget - Capital Needs. None. The Blaine County Dispatch Center is contemplating some expensive CAD equipment that may affect cities in the future.

D. COMMUNITY DEVELOPMENT – INCREASE OF 14.87% (A = 20.7%; B = 9%)

A Budget – Salaries: Staffing at the Community Development Office is proposed for an increase because of building activity in the City. This Office has been in the "que" for increased staffing over the years, and received a ½ time position last year. Last year, the half-time position was filled with various part time employees. In the middle of the FY18 year, the ½ time position was filled with a full time permanent employee due to the demands on the department. We also promoted a department employee to Planner and expect that she will be fully trained within that role within the year and have set her salary accordingly up to $43,500 commensurate with the higher pay scale.

B Budget – Operations: The Arts and Historical Preservation Commission will again receive $8,000 to continue the great work they are doing. Development and design of a wayfinding system is budgeted with $30,000.

E. ADMINISTRATION/CLERK – INCREASE OF 9.61% (A = 7.8%; B = 9.1%)

A Budget – Salaries: The City Treasurer and City Clerk are underpaid considering their skills, professionalism and effort. They are also quite low within their salary range (see Salary Survey) and have at least 10 years of experience in their current positions. We have been bringing the deputy clerks up as well, as they are the backbone of City Hall with an office that is always open with professionalism greeting customers. The salaries within this department are increased 7.5%, except for the City Administrator, who will receive a 2% increase.

B Budget – Operations: Professional services are modestly increased as we expect to need more IT support during the year to enhance electronic services, and potentially additional grant writing.

C Budget – Capital: None.

F. LIBRARY – INCREASE OF 3.39% (A = 1.8%; B = 11.8%)

A Budget – Salaries: Last year, the Library salaries were affected by implementation of $15 minimum wage and attrition seems to have become controlled. The director has been successful in

hiring qualified employees and eliminating several part time positions to implement full-time benefitted positions.

B Budget – Operations: The library's operating expenses are flat, but concerns continue regarding the building maintenance. The five unit HVAC system will be subject to an upgrade, with one of the units changed out with $8,000 budgeted funds this year, and more to come in future years. The system will be replaced over three years.

III. CAPITAL FUND (Public Works)

The total Capital Fund is $2,075,664. Of that amount, $1,427,106 was carried over from FY18 (last year's) budget. This amount was funded from last year's budget, and therefore, does not represent an increase in the Capital Fund.

Newly budgeted General Capital Fund items total $708,558. Some of these items were provided by grants. These items are reflected with their total dollar amount, with a "grant" designation. The list of items budgeted for FY19 is contained in Appendix C. **I SUGGEST THE COUNCIL HAVE A GOOD DISCUSSION ON THESE ITEMS.**

Future Capital Needs: Staff is doing a good job of pursuing grants to leverage our capital money. We have board and commission members with vision and drive, which shows in projects such as the Wood River Valley Tree Guide, Arborfest and the Art/History pavement painting installed at Werthheimer Park. Historical plaques continue to be developed and placed on historical buildings. We implemented our policy of assigning General Operating surplus exceeding 20% of the next year's operating budget to the Capital Fund. We applied $249,000 in the March 2018 budget amendment to the Capital Fund, from excess funds unspent in FY 2017.

Our success in improving the City of Hailey is largely due to the Pathways for People levy. We will begin to see the positive results of those projects this summer. We expect that voters will want to continue supporting quality capital projects. We are in the beginning stages of planning what our next levy request to voters might look like. Residents have been paying approximately $40 per $100,000 valuation of their primary residence to the Pathways levy, which is now fully collected. Under discussion is the question of whether voters would be willing to continue paying that amount for a capital or street levy, or for another two-year levy for a specific project.

IV. LOT FUNDS

A. Forecast: We are estimating flat LOT revenue. LOT revenue increased dramatically over the past few years but that upward trend has stopped.

B. Increases to Hailey Chamber of Commerce and Mountain Rides: Mountain Rides is asking for an increase of 5%, which is reasonable for this necessary service. The Chamber is asking for a

$10,000 increase. Hailey Ice presented its request for funding at our previous meeting in an amount ranging from $3,000 to $10,000. I recommend against taking on another partner, but rather funding Hailey Ice through the Chamber. **BECAUSE LOT REVENUE IS PREDICTED TO BE FLAT BY CITY STAFF, I RECOMMEND A GOOD DISCUSSION ABOUT HOW MOUNTAIN RIDES, CHAMBER AND HAILEY ICE ARE FUNDED. THE FUNDING OF THESE PARTNERS IS FRAMED, BUT THE DECISION ABOUT WHAT TO DO IS THE CITY COUNCIL'S.**

D. LOT for Maintenance: We continue to budget LOT for essential city services. When the LOT was instituted more than 10 years ago, we were able to add 2 police officers to our staff. We continue to fund at least one police officer through the LOT, as well as the amount needed to lease-purchase a police vehicle. We budget $25,000 for downtown beautification, including holiday lights and irrigation of the merchant's flower barrels. We utilize LOT for our street and park maintenance programs. We fund the Hailey Art and Historical Preservation Commission's enhancements to our City with $8,000 of LOT. The Wayfinding System design budgeted in Community Development would be a good recipient of LOT funding if we had more.

V. APPENDIXES

APPENDIX A – SALARIES AND ATTRITION

Generally, City of Hailey salaries have increased as follows over the past 10 years, compared to the number of employees who have left the City of Hailey:

Date	Salary Increase	# of Employees Terminated
10/2010	None	3
10/2011	None	7
10/2012	None	14 (2 layoffs from FMAA contract)
10/2013	2.5 % Increase	10 (2 retirements and 1 layoff from grant)
10/2014	2% Increase	13
10/2015	3% Increase	17 (4 layoffs from Bellevue contract, 2 retirements)
10/2016	3% Increase	8 (1 retirement)
10/2017	3% Increase	10 (1 retirement)
10/2018	3% Increase	5 YTD (1 retirement)

APPENDIX B - SALARY SCALE

In October 2016 the City minimum wage of $15/hr was instituted. This resulted in up to a 25% wage increase for some employees. In advance of that, the City Administrator conducted a salary survey and instituted a salary scale with ranges based off the proposed new minimum wage. The survey compared Hailey to other cities, including cities with libraries and the private sector construction and customer service job sector.

In 2017 the salary scale was increased generally at 3%, with a targeted increase of 6% leveled at the *experienced* public works and customer service pay grades. This helped the public works department wages to be more competitive.

In the past 2 years, many employees have been hired using this salary scale, resulting in internal parity within the City of Hailey's wages. Now, in 2018, the salary scale is adjusted again, with at least a 3% increase in all pay grades, and a greater increase in some. This keeps Hailey's salaries competitive with growth and with other municipalities and with the private sector. There has been no effort to set Hailey's salary scale to match Ketchum and Sun Valley, as that would not be sustainable under Hailey's current tax levy.

The 2018 Salary Scale is attached. Previous versions of the salary schedule are available from the City Administrator.

PAY SCALE FOR CITY OF HAILEY POSITIONS - 2018/19		2018	2018	2018	2018	2018	2018			
Positions	**Employees**	**Hailey Range Entry Salary**	**Hailey Range Mid Salary**	**Hailey Range High Salary**	**Hailey Hourly Entry**	**Hailey Hourly Mid**	**Hailey Hourly High**	**% Change Bottom of Range**	**% Change Top of Range**	**Knowledge, Skills and Abilities Desired**
City Administrator	Dawson	$86,986	$101,970	$116,954	$41.82	$49.02	$56.23	2.00%	3.00%	Bachelors degree required, Masters preferred, minimum 10 years management & oversight experience, broad knowledge of government functions; proven experience in strategic planning, implementation of policy, intergovernmental relations, and consensus-building communication.
(Public Safety, Public Works, Comm Dev) ***24-7 staffed shifts or leadership role in multiple meetings. Respond to ongoing emergencies within City, or major infrastructure negotiations, development, or management.***	Aberbach Gunter Yeager Horowitz	$74,984	$88,738	$102,492	$36.05	$42.66	$49.28	3.00%	4.00%	Bachelors degree or equivalent in related field, specialized certifications and knowledge of field , minimum 7 years leadership/management experience, excellent communication skills, program development, budget management, infrastrucutre management, and practical implementatin of human resources principles.
Administrative Department Heads and Public Safety Assistant Chiefs	Baledge Cone Gelskey L Stokes Stellers	$63,024	$75,870	$88,717	$30.30	$36.48	$42.65	1.00%	1.00%	Bachelors degree or equivalent in related field, specialized professional knowledge or knowledge of the department or field, minimum 5 years related professional experience such as leadershipip/managment of departmental program(s), schedules, project or infrastructure, excellent communication skills, program development, budget management, ability to build consensus, train and implement procedures and processes and apply sound supervision or take command in the absence of the department Chief.
Division Managers (Expert) and Public Safety Lieutenants	Balis England Parker Schwarz	$55,702	$68,728	$81,754	$26.78	$33.04	$39.30	3.00%	6.00%	Bachelors degree or equivalent in related field, specialized knowledge in field, more than 5 years as acting Division Manager or equivalent, team player; span of control limited to direct reports, general knowledge of human resources principles.
Division Managers and Public Safety Command Staff (Novice)	Cook Ornelas	$50,918	$60,766	$70,614	$24.48	$29.21	$33.95	2.00%	3.00%	Bachelors degree or certifications equivalent in related field, specialized knowledge in field, minimum 5 years leadership/management of schedules, teams, shifts, projects or infrastrucuture, team player; span of control limited to direct reports, general knowledge of human resources principles.
Department Specialists (Expert) **Inspectors, Investigators, Police Officers, Planners, Technical Writers, Trainers, Supervisors, Certified Mechanics; Backflow, IT, Grants & Flood Managers**	Anderson< Cox Domke Ervin< Gelskey B Holyoak Munoz Wallace Peck Shelamar	$49,275	$57,738	$66,200	$23.69	$27.76	$31.83	3.00%	3.00%	Certifications or degree in specialized area, more than 5 years experience as Department Specialist or equivalent, strong communication and computer skills; proven ability to independently manage programs, projects or teams; ability to apply judgment and independently answer questions in areas of specialty.
Department Specialists (Novice) **Inspectors, Investigators, Police Officers, Planners, Technical Writers, Trainers, Supervisors, Certified Mechanics; Backflow, IT, Grants & Flood Managers**	Baird Davis Douthit Drewien< Ellsworth< Ervin> Leos< Murphy Primrose<	$45,419	$52,232	$59,045	$21.84	$25.11	$28.39	3.00%	3.00%	Certifications or degree in specialized area, minimum 2 years experience, strong communication and computer skills; aptitude to independently manage a programs, projects or teams; ability to apply judgment and independently answer questions in areas of specialty.

Equipment and Infrastructure Systems Operators (Expert)	Ambriz Ellsworth> Parker, M Savage Shotswell Turner	$42,750	$49,762	$56,774	$20.55	$23.92	$27.30	2.00%	3.00%	High School Diploma or equivalent, licenses and certifications appropriate to field, minimum 5 years experience in related work
Customer Service and Admins Asst (Expert)	Anderson> Drewien> Heitzman Leos> Matteson Primrose>	$37,440	$43,679	$49,918	$18.00	$21.00	$24.00	0.00%	3.00%	High School Diploma or equivalent, licenses and certifications appropriate to field, minimum 5 years experience in related work, strong customer service skills, good communication and computer skills.
Equipment and Infrastructure Systems Operators (Novice)	Gomez Holtzen Johnston Vincent West	$33,280	$39,349	$45,419	$16.00	$18.92	$21.84	0.00%	3.00%	High School Diploma or equivalent, licenses and certifications appropriate to field, less than 5 years experience in related work
Customer Service and Admin Asst (Novice) and Custodians	Arellano Dolce Collville Crotty Ferrer Grisby Mares Mills Parker, J	$31,200	$37,185	$43,169	$15.00	$17.88	$20.75	0.00%	3.00%	High School Diploma or equivalent, less than 5 years experience in related work, strong customer service, communication and computer skills.
Temporary or Seasonal - Skilled	Emerson Judd Liles Halverson	$14.00	$16.79	$19.57	$14.00	$16.79	$19.57	0.00%	3.00%	
Temporary or Seasonal - Unskilled	LaPointe McKinney Reyes	$12.00	$14.03	$16.07	$12.00	$14.03	$16.07	0.00%	3.00%	
Part-Time Temporary, Occasional Temporary	Morales	$7.50	$9.93	$12.35	$7.50	$9.93	$12.35	0.00%	3.00%	
Salary hybrid with lower grade due to combined duties <										
Salary hybrid with higher grade due to combined duties >										

APPENDIX C - CAPITAL PROJECTS LIST

New Project	Existing CIP	General Fund Street & Park Projects	Cost	Appropriated	Carried to 2019	New 2019 Appropriation	TOTAL 2019	Future Year CIP
	xxxx	Transportation Master Plan	$75,000.00	2018	$75,000			
xxxx		River Street BUILD Preliminary Engineering	$60,000.00	2018	$60,000			
	xxxx	River Street STP Project 7.34% Match	$40,000.00	2018	$40,000			
		Myrtle Street P4P Engineering	$76,000.00	2018	$76,000			
		Myrtle Street P4P Construction	$576,000.00	2018	$576,000			
xxxx		Myrtle Street P4P Construction Over Run	$100,000.00		$100,000			
		Werthheimer P4P Engineering & Construction	$181,800.00		$181,800			
xxxx	xxxx	Main Street Curb Ramp ADA upgrades	$121,000.00	2018		$60,000	GRANT	
	xxxx	ADA Transition Plan Upgrades	$35,000.00	2018	$35,000			
	xxxx	Sidewalk Connections	$20,000.00	2018	$20,000			
	xxxx	Broadford Road Pathway	$275,000.00			$275,000		
xxxx		Flood Related Drainage Projects Grant	$173,558.00			$86,779	GRANT	
xxxx		Flood Related Drainage Project Match				$86,779	GRANT MATCH	
	xxxx	Snow Storage Site	$250,000.00	2018	$243,306			
xxxx		Bucket Truck Replacement	$40,000.00			$40,000		
		Drywells - Glenbrook	$20,000.00	2018	$20,000			
	xxxx	Salt Storage	$100,000.00					$100,000.00
xxxx		South Woodside Park Development (3920 WS)	$125,000.00			$125,000		
xxxx		Skate Park Lighting	$36,000.00					$36,000.00
xxxx		Park Master Plan Update	$30,000.00					$30,000.00
xxxx		Arena flooring (sand/soil)	$15,000.00					$15,000.00
xxxx		Machinery to Conditional Area Floor Material	$15,000.00					$15,000.00
xxxx		Park Irrigation Clock Updates	$10,000.00					$10,000.00
xxxx		Heagle Park Restroom	$35,000.00			$35,000	FEMA Reimburse	
xxxx		Recreate/Reconstruct Lions Park Area	$100,000.00					$100,000.00
xxxx		Shop Equipment Lift	$50,000.00					$50,000.00
	xxxx	South Woodside Industrial Park Street Reconstruction	$300,000.00					$300,000.00
xxxx		Additional Snow Plow						TBD
		Total 2019 Appropriation			$1,427,106	$708,558	**$2,135,664**	
		Water Fund Projects						
	xxxx	3 Ave Clorination	$30,000.00	2018	$30,000			
xxxx		PRV Flow Meters	$30,000.00	2018	$30,000			
xxxx	xxxx	Second PRV from CIP/Master Plan	$90,000.00			90,000		
	xxxx	River Street Well Upgrade	$79,300.00	2018	$79,300			
	xxxx	Indian Springs Project	$467,100.00	2018	$467,100			
	xxxx	Wiring for pump houses related to back up generator	$58,695.00	2018	$58,695			
xxxx		Pick-up Truck for towing large equipt	$50,000.00			50,000		
	xxxx	Woodside Blvd irrig pump and weir	$80,000.00			80,000		
		Total 2019 Appropriation			**$665,095**	**220,000**		
		Wastewater Fund Projects						
	xxxx	Utility Vehicle	$50,000.00	2018		$50,000		
		Wastewater System Equipment	$65,000.00	2018		$65,000		
	xxxx	Wastewater Plant Equipment	$100,000.00	2018		$100,000		
		Total 2019 Appropriation				**$215,000**		

City of Hailey FYE 19 Proposed Budget
SUMMARY ALL FUNDS

GENERAL FUND OPERATING REVENUE					Budget
Account Title	**FYE 17 Actual**	**FYE 18 Budget**	**FYE 19 Proposed**	**% Change**	**Increase**
General Government Taxes	$2,432,538	$2,464,742	$2,583,122	4.80%	$118,380
Fines, Fees, and Permits	$532,219	$532,695	$583,292	9.50%	$50,597
Franchise Fees	$280,570	$289,313	$294,313	1.73%	$5,000
LOT, Interest, Donations, and Misc..	$637,631	$652,300	$700,300	7.36%	$48,000
State Sales, Highway, & Liquor Taxes	$1,150,966	$1,201,943	$1,254,717	4.39%	$52,774
Revenue from Leases and Contracts	$492,426	$372,752	$360,610	-3.26%	($12,142)
SUBTOTAL Operating Revenue	**$5,526,351**	**$5,513,745**	**$5,776,353**	4.76%	$262,608
GENERAL FUND OPERATING EXPENSES					
Account Title	**FYE 17 Actual**	**FYE 18 Budget**	**FYE 19 Proposed**	**% Change**	**Increase**
Legislative	**$314,062**	**$296,944**	**$323,321**	8.88%	$26,377
Administration	**$259,969**	**$324,335**	**$355,511**	9.61%	$31,176
Community Development	**$360,807**	**$369,504**	**$424,437**	14.87%	$54,933
Fire	**$586,595**	**$600,712**	**$634,742**	5.66%	$34,030
Police	**$1,500,099**	**$1,521,337**	**$1,562,004**	2.67%	$40,667
Library	**$555,561**	**$560,574**	**$579,565**	3.39%	$18,991
Public Works & Engineering	**$76,357**	**$95,294**	**$107,110**	12.40%	$11,815
Streets	**$983,113**	**$1,309,195**	**$1,340,754**	2.41%	$31,558
Parks	**$415,144**	**$435,848**	**$448,909**	3.00%	$13,061
SUBTOTAL Operating Expenses	**$5,051,707**	**$5,513,744**	**$5,776,352**	4.76%	$262,608
OPERATING SURPLUS (DEFICIT)	**$474,643**	**($0)**	**$0**		
GRANT PROGRAM REVENUE AND EXPENSES					
SUBTOTAL Grant Revenue	**$280,975**		**$60,000**		$60,000
SUBTOTAL Grant Expenses	**$312,195**	**$157,534**	**$60,000**	-61.91%	($97,534)
CAPITAL FUND REVENUE					
Grants (PW4P), LEVY Pathways for People	**$400,000**	**$620,000**	**$500,000**	-19.35%	($120,000)
2017 Della Flood FEMA, State reimbursement		**$879,580**	**$125,000**	-85.79%	($754,580)
DIF, Annexation Fees, In Lieu Fees, Interest	**$54,000**	**$70,000**	**$462,726**	561.04%	$392,726
SUBTOTAL Capital Revenue	**$454,000**	**$1,569,580**	**$1,087,726**	-30.70%	($481,854)
CAPITAL FUND EXPENSES					
Capital Projects from CIP Priorites 2018	**$546,449**	**$1,137,311**	**$493,306**		
Capital Projects - Pathways for People	**$366,313**	**$690,195**	**$933,800**	35.30%	$243,605
Capital Projects from CIP 2019 Priorities	**$175,000**	**$0**	**$648,558**		$648,558
Unbudgeted Capital Reserve for future CIP	**$0**		**$0**		$0
SUBTOTAL General Capital Expenses	**$1,087,762**	**$1,827,506**	**$2,075,664**	13.58%	$248,158
BOND FUND					
Rodeo Bond Tax Revenue	**$399,400**	**$399,400**	**$399,400**	0.00%	$0
Rodeo Bond Principle and Interest Payment	**$399,400**	**$399,400**	**$399,400**	0.00%	$0
TOTAL GOVERNMENT FUND EXPENSE BUDGET	**$6,851,064**	**$7,898,184**	**$8,311,416**	5.23%	$413,232
ENTERPRISE FUNDS					
Account Title	**FYE 17 Actual**	**FYE 18 Budget**	**FYE 19 Proposed**		
WATER USER FUND					$0
Water User Revenues	**$1,629,046**	**$2,022,344**	**$2,224,215**	9.98%	$201,871
Water Bond Revenue	**$151,300**	**$149,500**	**$154,000**	3.01%	$4,500
Water Bond Expense	**$152,697**	**$149,500**	**$154,000**	3.01%	$4,500
Water User Expenses	**$1,060,381**	**$2,022,344**	**$2,224,215**	9.98%	$201,871
					$0
WASTEWATER USER FUND					$0
Wastewater User Revenues and Fund Balance Xfrs	**$1,127,473**	**$1,951,747**	**$1,889,560**	-3.19%	($62,187)
Wastewater Bond (2012,14 WWTP) Revenues	**$600,071**	**$566,875**	**$565,875**	-0.18%	($1,000)
Wastewater Bond (2012,14 WWTP) Expenses	**$567,791**	**$566,875**	**$565,875**	-0.18%	($1,000)
Wastewater User Expenses	**$1,159,753**	**$1,951,747**	**$1,889,560**	-3.19%	($62,187)
WATER REPLACEMENT FUND					
Water Replacement Revenue	**$222,273**	**$94,620**	**$94,620**	0.00%	$0
Water Replacement Expenses	**$22,749**	**$58,460**	**$58,460**	0.00%	$0
WASTEWATER REPLACEMENT FUND					
Wastewater Repl Revenues and Fund Balance Xfrs	**$82,680**	**$430,000**	**$430,000**	0.00%	$0
Wastewater Replacement Expenses	$82,680	$430,000	$430,000	0.00%	$0
TOTAL CITY BUDGET - ALL FUNDS	**$9,897,116**	**$13,077,110**	**$13,633,526**	4.25%	$556,416

FYE 19 City of Hailey General Fund Revenue

	Account Title	*FYE 17 Actual*	*FYE 18 Budget*	*FYE 19 Proposed*	Amnt Increase	% Change
	General Government Taxes					
31001	Property Tax	*$2,414,835*	*$2,449,925*	*$2,565,872*	$115,947	4.7%
31910	Penalty and Interest on Taxes	*$17,703*	*$14,817*	*$17,250*	$2,433	16.4%
	Subtotal Taxes	**$2,432,538**	**$2,464,742**	**$2,583,122**	$118,380	4.8%
	Fines, Fees and Permits					
32205	Alcoholic Catering Licenses	*$1,780*	*$4,000*	*$4,000*	$0	0.0%
32234	Banner Fees	*$4,620*	*$7,000*	*$6,000*	($1,000)	-14.3%
32210	Building Permits	*$246,352*	*$262,500*	*$301,912*	$39,412	15.0%
32211	Business Licenses	*$40,125*	*$45,000*	*$42,500*	($2,500)	-5.6%
32298	Copies Air LOT admin fee, Miscellaneous Rev	*$15,168*	*$8,000*	*$9,500*	$1,500	18.8%
32220	Encroachment Permits	*$9,525*	*$13,088*	*$13,742*	$654	5.0%
32290	Fire Code Permits	*$19,767*	*$20,607*	*$21,637*	$1,030	5.0%
32294	Subdivision Inspection Permits	*$0*	*$2,000*	*$2,000*	$0	0.0%
32257	Library Fines and Memberships	*$17,498*	*$18,000*	*$19,000*	$1,000	5.6%
31911	Motor Vehicle Fines	*$48,957*	*$50,000*	*$50,000*	$0	0.0%
32265	Park Reservation Fees	*$17,711*	*$20,000*	*$20,000*	$0	0.0%
32567,9	Hailey Rodeo Park Use Fees, security fee	*$13,250*	*$19,000*	*$19,000*	$0	0.0%
32209	Police Security Assistance Rev/Muni Code viol.	*$1,100*	*$0*	*$0*	$0	#DIV/0!
32212	Police Traffic Education Program	*$750*	*$4,000*	*$0*	($4,000)	-100.0%
32280	R.V. Dump Box Donations	*$938*	*$1,000*	*$1,000*	$0	0.0%
	Misc Donations, Prop Sales, Flex Adj	*$41,804*	*$30,000*	*$35,000*	$5,000	16.7%
32286	Sign Permits/Fence Permits	*$1,889*	*$4,500*	*$3,000*	($1,500)	-33.3%
32296	Zoning applications	*$50,986*	*$24,000*	*$35,000*	$11,000	45.8%
	Subtotal Fines, Fees and Permits	***$532,219***	***$532,695***	***$583,292***	$50,597	9.5%
	Interest, Donations, & L.O.T.					
32413	Interest Earned	*$14,188*	*$10,000*	*$40,000*	$30,000	300.0%
32213	*L.O.T. Operational Revenue*	***$500,432***	*$525,300*	*$525,300*	$0	0.0%
32213	LOT for Air	***$96,148***	*$90,000*	*$96,000*	$6,000	6.7%
32215	Donations - Fireworks	*$13,338*	*$15,000*	*$15,000*	$0	0.0%
32415	Refunds and Reimbursements	*$13,526*	*$12,000*	*$24,000*	$12,000	100.0%
	Subtotal Interest & Misc.	**$637,631**	**$652,300**	**$700,300**	**$48,000**	7.4%
	Franchises					
32235	Idaho Power Franchise Fees	*$63,055*	*$60,900*	*$65,900*	$5,000	8.2%
32230	Cable T.V. Franchise	*$76,984*	*$79,583*	*$79,583*	$0	0.0%
32236	Intermountain Gas Franchise	*$67,691*	*$73,500*	*$73,500*	$0	0.0%
32237	Rubbish Hauling Franchise	*$72,841*	*$75,330*	*$75,330*	$0	0.0%
	Subtotal Franchises	**$280,570**	**$289,313**	**$294,313**	**$5,000**	1.7%

FYE 19 City of Hailey General Fund Revenue

	State Shared Taxes					
31009	Sales Tax Revenue from County	*$107,506*	*$154,592*	*$164,614*	$10,022	6.5%
33510	State Liquor Tax Apportionment	*$187,058*	*$181,838*	*$198,245*	$16,407	9.0%
33550	State Sales Tax	*$476,810*	*$495,062*	*$506,954*	$11,892	2.4%
33560	State Shared Highway Tax	*$379,593*	*$370,451*	*$384,904*	$14,453	3.9%
	Subtotal State Taxes	**$1,150,966**	**$1,201,943**	**$1,254,717**	**$52,774**	4.4%
	Operating Contracts					
32417	Mutual Aid Reimbursements	*$70,923*	*$20,000*	*$0*	($20,000)	-100.0%
3408	WR Assistant Fire Chief Contract	*$84,300*	*$86,822*	*$89,427*	$2,605	3.0%
34006	BCSD School Officer Contract	*$170,105*	*$175,100*	*$180,353*	$5,253	3.0%
34003	Rubbish Bookkeeping Contract/Recycl Outreach	*$72,841*	*$75,330*	*$75,330*	$0	0.0%
	Rubbish Outreach Reimbursement	*$12,140*	*$12,000*	*$12,000*	$0	0.0%
34004	FMAA Airport Security	*$3,536*	*$3,500*	*$3,500*	$0	0.0%
	Subtotal Operating Contracts	**$413,845**	**$372,752**	**$360,610**	**($12,142)**	-3.3%
					$0	
Gen Fun	Grants/Capital Proj Reimb(HFD truck FY17)	*$78,581*	*$0*	*$0*	$0	
	TOTAL OPERATING REVENUE	*$5,526,351*	*$5,513,745*	*$5,776,353*	*$262,608*	4.8%

City of Hailey
Legislative Budget-10
Fiscal Year 2019

		FYE 17 Actual	FYE18 Budget	FYE19 Proposed	Amnt Increase	% Increase
A Budget - Salaries & Benefits						
10-41313	P&Z Commissioners	$11,475.00	$8,400.00	*$12,000.00*	$3,600.00	42.9%
10-41110	Council Member	$40,800.00	$10,200.00	$10,200.00	$0.00	0.0%
10-41110	Council Member		$10,200.00	$10,200.00	$0.00	0.0%
10-41110	Council Member		$10,200.00	$10,200.00	$0.00	0.0%
10-41110	Council Member		$10,200.00	$10,200.00	$0.00	0.0%
	SUBTOTAL - Salaries	$52,275.00	$49,200.00	$52,800.00	$3,600.00	7.3%
10-41121	Fica	$3,121.44	$3,121.20	$3,121.20	$0.00	0.0%
10-41122	Persi Retirement	$3,463.92	$4,683.84	$4,683.84	$0.00	0.0%
10-41124	Worker's Comp Insurance	$84.96	$123.00	$132.00	$9.00	7.3%
10-41126	Health Insurance - Medical & Dental	$1,763.65	$2,640.00	$2,880.00	$240.00	9.1%
	SUBTOTAL - Benefits	$8,433.97	$10,568.04	$10,817.04	$249.00	2.4%
A BUDGET	**TOTAL SALARIES & BENEFITS**	**$60,708.97**	**$59,768.04**	**$63,617.04**	$3,849.00	6.4%
B Budget - Operating & Maintenance						
10-41723	Training					
10-41724	Travel Expenses					
10-41215	Council & Board expenses & supplies	$524.12	$500.00	$800.00	$300.00	60.0%
10-41327	Public Art Maintenance	$664.86		$0.00	$0.00	#DIV/0!
10-41717	Welcome Center Utilities	$4,236.29	$5,050.00	$5,050.00	$0.00	0.0%
10-41707	Fireworks Expenses	$15,000.00	$15,000.00	$20,000.00	$5,000.00	33.3%
10-41707	Animal Shelter Contract	$16,123.65	$16,000.00	$16,000.00	$0.00	0.0%
10-41707	BCHA Contract	$3,000.00	$3,000.00	$3,000.00	$0.00	0.0%
10-41707	*Mountain Rides*	*$72,500.00*	***$75,000.00***	***$75,000.00***	$0.00	0.0%
10-41707	*Mountain Rides potential increase*			***$3,750.00***	$3,750.00	#DIV/0!
10-41707	*Chamber of Commerce*	*$65,000.00*	***$65,000.00***	***$75,000.00***	$10,000.00	15.4%
10-41707	Air Services Board 1% for Air	$106,658.01	$87,760.00	$93,312.00	$5,552.00	6.3%
B BUDGET	**TOTAL OPERATING & MAINTENANCE**	**$283,706.93**	**$267,310.00**	**$291,912.00**	$24,602.00	9.2%
C Budget - Capital						
C BUDGET	**TOTAL CAPITAL**	**$0.00**	**$0.00**	**$0.00**	$0.00	#DIV/0!
	TOTAL DEPARTMENT EXPENSES	**$344,415.90**	**$327,078.04**	**$355,529.04**	$28,451.00	8.7%
25%	Water User Fund	*($15,176.90)*	*($15,067.01)*	*($16,104.26)*	($1,037.25)	6.9%
25%	Waste Water User Fund	*($15,177.09)*	*($15,067.01)*	*($16,104.26)*	($1,037.25)	6.9%
	To Capital Fund					
50%	**General Fund - TOTAL OPERATING BUD(**	**$314,061.91**	**$296,944.02**	**$323,320.52**	$26,376.50	8.9%

City of Hailey
Legislative Budget-10
Fiscal Year 2019

LOCAL OPTION TAX FY19

		FY 2017	FY17	FY 18	FY19
		Budget	Actual	Budget	Budget
Chamber of Commerce	FY19 $10K passthru from Chamber	65,000	65,000	65,000	75,000
Mt Rides		72,500	72,500	75,000	78,750
Hailey Ice 501 c (3)	FY19 $10K passthru from Chamber				
Downtown Beautification		25,000	25,000	25,000	25,000
Fireworks Endowment addition					5,000
Arts Commission Programs		8,000	3,725	8,000	8,000
Hailey Tree Management					
CDD Consultants or Intern		20,000	20,000	15,000	
EMS					
Fire Dept Service Vehicle		40,000	40,000		
Police Officers		75,000	75,000	76,800	78,000
HPD Cars		23,000	23,000	13,000	13,000
Parks Maintenance		50,000	50,000	97,500	99,550
Streets Maintenance		136,500	136,500	150,000	143,000
					-
LOT FOR AIR		80,000	93,456	90,000	96,000
		595,000	604,181	615,300	621,300
		515,000	510,725	525,300	525,300

City of Hailey
Executive
Administration - 15
FYE 19

FINANCE DEPARTMENT - GENERAL & ENTERPRISE FUNDS						
		FYE17 Actual	FYE 18 Budget	FYE 19 Proposed	Amnt Increase	%Increase
A Budget - Salaries						
15-41110	Mayor		24,000.00	24,000.00	$0.00	0.0%
15-41110	City Administrator		112,453.28	114,702.34	$2,249.07	2.0%
15-41110	Treasurer		65,141.72	70,000.00	$4,858.28	7.5%
15-41110	Clerk		62,705.56	67,500.00	$4,794.44	7.6%
15-41110	Deputy Clerk		43,680.00	46,800.00	$3,120.00	7.1%
15-41110	Deputy Clerk		37,128.00	39,520.00	$2,392.00	6.4%
15-41110	Interdepartmental Staff Asst / IT		$3,300.00	3,300.00	$0.00	0.0%
	FY17 potential 3% increase				$0.00	0.0%
	Actual actual	$341,760.33			$0.00	0.0%
15-41111	Overtime	$1,040.38			$0.00	0.0%
15-41114	Phone Allowance	$255.00	$360.00	$360.00	$0.00	0.0%
15-41110	SUBTOTAL - Benefit Salaries	$343,055.71	$348,768.56	$366,182.34	$17,413.79	5.0%
15-41121	Fica	$24,851.92	$26,680.79	$28,012.95	$1,332.15	5.0%
15-41122	Persi Retirment	$41,074.39	$43,412.63	$45,411.73	$1,999.10	4.6%
15-41124	Worker's Comp Insurance	$960.79	$1,046.31	$1,098.55	$52.24	5.0%
15-41126	Health Insurance - Medical & Dental	$39,590.21	$48,000.00	$58,500.00	$10,500.00	21.9%
	Health Insurance Depend coverage		$60,000.00	$70,000.00	$10,000.00	16.7%
15-41128	Unemployment Insurance					
	SUBTOTAL - Benefits	$106,477.31	$179,139.73	$203,023.23	$23,883.50	13.3%
A BUDGET TOTAL SALARIES & BENEFITS		**$449,533.02**	**$527,908.29**	**$569,205.57**	$41,297.29	7.8%
B Budget - Operating & Maintenance						
15-41211	Office Supplies	$494.43	$2,500.00	$2,500.00	$0.00	0.0%
15-41213	Postage	$1,196.51	$3,000.00	$3,000.00	$0.00	0.0%
15-41215	Departmental Supplies	$38,113.49	$40,000.00	$40,000.00	$0.00	0.0%
	SUBTOTAL - Supplies	$39,804.43	$45,500.00	$45,500.00	$0.00	0.0%
15-41313	Prof. Services (IT, Codification, Caselle)	$19,372.33	$16,000.00	$29,290.00	$13,290.00	83.1%
15-41313	Professional Services (Grant Writing)		$0.00	$10,000.00	$10,000.00	0.0%
15-41313	Professional Services - Legal	$80,409.71	$100,000.00	$103,000.00	$3,000.00	3.0%
15-41319	Advertising & Publishing	$1,316.92	$4,500.00	$4,500.00	$0.00	0.0%
15-41323	Printing Services	$24,660.32	$25,000.00	$27,500.00	$2,500.00	10.0%
15-41325	Service Contracts	$480.60	$2,400.00	$2,400.00	$0.00	0.0%
15-41327	Audit & Accounting Services	$11,000.00	$12,000.00	$12,500.00	$500.00	4.2%
15-41329	Other Special Services		$100.00	$100.00	$0.00	0.0%
	SUBTOTAL - Services	$137,239.88	$160,000.00	$189,290.00	$29,290.00	18.3%
15-41403	System Repair & Maintenance		$500.00	$500.00	$0.00	0.0%
15-41411	Office Equipment Repair	$175.75	$200.00	$200.00	$0.00	0.0%
	SUBTOTAL - Repair & Maintenance	$175.75	$700.00	$700.00	$0.00	0.0%

City of Hailey
Executive
Administration - 15
FYE 19

FINANCE DEPARTMENT - GENERAL & ENTERPRISE FUNDS						
		FYE17 Actual	**FYE 18 Budget**	**FYE 19 Proposed**	**Amnt Increase**	**%Increase**
A Budget - Salaries						
15-41701	Refunds & Reimbursements		$0.00	$0.00	$0.00	0.0%
	Adj Grant direct expenses		$0.00	$0.00	$0.00	0.0%
15-41709	Insurance & Bonds	$131,897.00	$131,897.00	$134,337.00	$2,440.00	1.8%
15-41711	Dues & Subscriptions	$8,586.62	$5,500.00	$5,500.00	$0.00	0.0%
15-41713	Telephone & Communications	$4,716.96	$4,000.00	$4,500.00	$500.00	12.5%
15-41719	Gas and Oil	$21.91	$150.00	$150.00	$0.00	0.0%
15-41723	Personnel Training	$1,373.01	$2,000.00	$2,000.00	$0.00	0.0%
15-41724	Travel Expenses	$2,465.21	$2,000.00	$2,000.00	$0.00	0.0%
15-41725	Election Expenses	$1,704.80	$450.00	$450.00	$0.00	0.0%
15-41747	Prevention Program		$0.00	$0.00	$0.00	0.0%
15-41775	Equipment Rental	$1,380.12	$1,200.00	$1,200.00	$0.00	0.0%
	SUBTOTAL - Misc. Operating Expense	$152,145.63	$147,197.00	$150,137.00	$2,940.00	2.0%
B BUDGET TOTAL OPERATING & MAINTENANCE		**$329,365.69**	**$353,397.00**	**$385,627.00**	$32,230.00	9.1%
15-41515	Software & Software Licenses		$5,000.00	$5,000.00	$0.00	0.0%
15-41533	Computer Hardware and Software Plan	$12,902.62	$25,000.00	$25,000.00	$0.00	0.0%
15-41519	Telephones				$0.00	0.0%
15-41523	Furniture				$0.00	0.0%
15-41535	Books & Codes	$629.66	$500.00	$500.00	$0.00	0.0%
15-41539	Office Equipment		$1,200.00	$1,200.00	$0.00	0.0%
C - R BUDGET TOTAL CAPITAL REPLACEMENT		$13,532.28	$31,700.00	$31,700.00	$0.00	0.0%
TOTAL DEPARTMENT EXPENSES		**$792,430.99**	**$913,005.29**	**$986,532.57**	$73,527.29	8.1%
33%	Water User Fund	*($266,233.97)*	*($294,335.11)*	*($315,510.84)*	($21,175.73)	7.2%
33%	Waste Water User Fund	*($266,227.92)*	*($294,335.10)*	*($315,510.83)*	($21,175.73)	7.2%
	To Grant Fund	*$0.00*	*$0.00*	*$0.00*	$0.00	#DIV/0!
	To Capital Fund	*$0.00*	*$0.00*	*$0.00*	$0.00	#DIV/0!
33%	**General Fund -TOTAL Operating Budget**	**$259,969.10**	**$324,335.08**	**$355,510.91**	$31,175.82	9.6%

City of Hailey
Community Development Budget - 20
FYE 19

Account Title	FYE 17 Actual	FYE 18 Budget	FYE 19 Proposed	Amnt Increase	% Increase
A Budget - Salaries					
Community Development Director		$70,967.00	$73,096.01	$2,129.01	3.0%
Planner		$42,978.00	$43,512.56	$534.56	1.2%
Community Development Assistant		$27,675.28	$38,480.00	$10,804.72	39.0%
Building Inspector/Flood Plain Admin		$0.00	$7,500.00	$7,500.00	#DIV/0!
3% FY17 increase	$130,718.53			$0.00	#DIV/0!
Phone Allowance	$360.00	$360.00	$360.00	$0.00	0.0%
SUBTOTAL - Benefit Salaries	**$131,078.53**	**$141,980.28**	**$162,948.57**	$20,968.29	14.8%
FICA	$9,476.77	$10,861.49	$12,465.57	$1,604.07	14.8%
Retirement	$11,878.83	$13,122.21	$14,288.99	$1,166.78	8.9%
Workers Comp	$446.30	$1,064.85	$814.74	($250.11)	-23.5%
Health & Dental Insurance	$17,780.34	$19,200.00	$34,200.00	$15,000.00	78.1%
SUBTOTAL - Benefits	**$39,582.24**	**$44,248.56**	**$61,769.30**	$17,520.74	39.6%
A Budget - Total Salaries & Benefits	**$170,660.77**	**$186,228.84**	**$224,717.87**	$38,489.03	20.7%
B Budget -Operating Expenses					
Office Supplies	$45.00	$500.00	$500.00	$0.00	0.0%
Postage	$2,924.72	$1,900.00	$1,900.00	$0.00	0.0%
Departmental Supplies	$2,957.92	$1,400.00	$1,400.00	$0.00	0.0%
Professional & Engineering Services	*$76,333.70*	*$31,000.00*	*$21,000.00*	($10,000.00)	-32.3%
DBS Contract in lieu of BO	$87,642.12	$118,125.00	$115,568.79	($2,556.21)	-2.2%
Legal Publications	$9,049.85	$5,000.00	$5,000.00	$0.00	0.0%
Special Services	$0.00		$30,000.00	$30,000.00	#DIV/0!
Printing Services	$3,638.02	$5,000.00	$4,000.00	($1,000.00)	-20.0%
Service Contracts	$31.63	$1,500.00	$1,500.00	$0.00	0.0%
Office Equipment Repair & Maint	$391.50	$2,850.00	$2,850.00	$0.00	0.0%
Auto Repair & Maint	$23.00	$150.00	$150.00	$0.00	0.0%
Dues & Subscriptions	$232.33	$1,500.00	$1,500.00	$0.00	0.0%
Telephone & Communication	$1,383.29	$2,500.00	$2,500.00	$0.00	0.0%
Gas & Oil	$80.14	$200.00	$200.00	$0.00	0.0%
Arts Commission Programs	*$3,725.90*	*$8,000.00*	*$8,000.00*	$0.00	0.0%
Training	$1,495.57	$1,400.00	$1,400.00	$0.00	0.0%
Travel Expenses, Economic Development	$191.98	$2,250.00	$2,250.00	$0.00	0.0%
Prevention Program				$0.00	#DIV/0!
B Budget -Total Operating & Maintenanc	**$190,146.67**	**$183,275.00**	**$199,718.79**	$16,443.79	9.0%
C Budget - Total Capital Replacement	$0.00	$0.00	$0.00	$0.00	
Total Department Budget	**$360,807.44**	**$369,503.84**	**$424,436.66**	$54,932.83	14.9%
General Fund - Total Operating Budget	**$360,807.44**	**$369,503.84**	**$424,436.66**	$54,932.83	14.9%

City of Hailey
FIRE Budget - 55
Fiscal Year 2019

Acct. #	FIRE DEPARTMENT BUDGET Account Title	FYE 17 Actual	FYE18 Budget	FYE19 Proposed	Amnt. Increase	% Increase
A Budget - Salaries						
55-41110	Fire Chief		110,084.34	113,386.87	3,302.53	3.0%
55-41110	Asst Chief/ ire Inspector/Plans Reviewer		71,695.21	73,845.85	2,150.64	3.0%
55-41110	Fire Fighter/Fire Inspector		52,652.57	54,232.59	1,580.02	3.0%
55-41110	Fire Fighter/ Inspecter		17,680.00		(17,680.00)	-100.0%
55-41110	POC Day & Night Shift		69,000.00		(69,000.00)	-100.0%
55-41110	Administrative Asst. - 19 hour permanent		20,962.56	21,591.89	629.33	3.0%
55-41110	FY17 3%	252,836.46			0.00	#DIV/0!
55-41114	Phone Allowance	900.00	900.00	900.00	0.00	0.0%
55-41110	SUBTOTAL - Benefit Salaries	**253,736.46**	**342,974.68**	**263,957.20**	(79,017.48)	-23.0%
55-41112	Volunteer Officer Pay		3,750.00		(3,750.00)	-100.0%
55-41118	Volunteer Member Pay & FT Incident pay	62,233.52	47,500.00	130,000.00	82,500.00	173.7%
	SUBTOTAL - Non-Benefit Salaries	**62,233.52**	**51,250.00**	**130,000.00**	78,750.00	153.7%
55-41121	Fica	23,018.61	30,158.19	30,137.73	(20.46)	-0.1%
55-41122	Persi Retirement	26,278.95	40,538.59	28,646.56	(11,892.03)	-29.3%
55-41124	Worker's Comp Insurance	12,231.99	13,994.98	13,985.48	(9.50)	-0.1%
55-41126	Health Ins. - Medical & Dental	28,452.94	28,860.00	34,800.00	5,940.00	20.6%
55-41128	Unemployment Insurance		160.88	0.00	(160.88)	-100.0%
	SUBTOTAL - Benefits	89,982.49	113,712.63	107,569.77	(6,142.87)	-5.4%
A BUDGET	**TOTAL SALARIES & BENEFITS**	**405,952.47**	**507,937.31**	**501,526.97**	(6,410.35)	-1.3%
B Budget -	**Operating & Maintenance**				0.00	#DIV/0!
55-41211	Office Supplies	971.17	1,750.00	1,750.00	0.00	0.0%
55-41213	Postage	92.28	300.00	300.00	0.00	0.0%
55-41215	Departmental Supplies	3,284.75	4,500.00	4,500.00	0.00	0.0%
55-41217	Training Supplies	38.89	3,500.00	3,500.00	0.00	0.0%
55-41219	Medical Supplies	11,629.28	1,500.00	1,500.00	0.00	0.0%
	SUBTOTAL - Supplies	**16,016.37**	**11,550.00**	**11,550.00**	0.00	0.0%
55-41313	Professional Services	2,995.26	1,750.00	2,000.00	250.00	14.3%
55-41315	Medical Services	175.49			0.00	#DIV/0!
55-41319	Advertising & Publishing Services	233.51	275.00	275.00	0.00	0.0%
55-41325	Service Contracts	466.30	2,750.00	3,000.00	250.00	9.1%
	SUBTOTAL - Services	**3,870.56**	**4,775.00**	**5,275.00**	500.00	10.5%
55-41405	Equipment Maintenance	12,810.81	6,000.00	6,000.00	0.00	0.0%
55-41413	Building Repair & Maintenance	4,943.35	6,500.00	6,500.00	0.00	0.0%
55-41415	Auto Repair & Maintenance	9,479.67	13,000.00	13,000.00	0.00	0.0%
55-41417	Radio Repair & Maintenance	408.54	1,500.00	1,500.00	0.00	0.0%
	SUBTOTAL - Repair & Maintenance	**27,642.37**	**27,000.00**	**27,000.00**	0.00	0.0%

City of Hailey
FIRE Budget - 55
Fiscal Year 2019

	FIRE DEPARTMENT BUDGET					
Acct. #	**Account Title**	**FYE 17 Actual**	**FYE18 Budget**	**FYE19 Proposed**	**Amnt. Increase**	**% Increase**
55-41703	Uniforms	4,340.26	3,000.00	5,000.00	2,000.00	66.7%
55-41711	Dues & Subscriptions	2,390.10	2,000.00	2,000.00	0.00	0.0%
55-41713	Telephone & Communications	1,776.31	3,200.00	3,200.00	0.00	0.0%
55-41717	Utilities	5,373.36	5,500.00	5,500.00	0.00	0.0%
55-41719	Gasoline and Oil	7,618.40	6,250.00	6,250.00	0.00	0.0%
55-41723	Personnel Training	5,369.11	6,500.00	6,500.00	0.00	0.0%
55-41724	Travel Expenses	4,471.16	5,500.00	5,500.00	0.00	0.0%
55-41741	Dispatch 25%			32,940.48	32,940.48	#DIV/0!
55-41747	Prevention Program	982.56	2,250.00	2,250.00	0.00	0.0%
55-41775	Equipment Rental		1,750.00	1,750.00	0.00	0.0%
	SUBTOTAL - Misc. Operating Expense	**32,321.26**	**35,950.00**	**70,890.48**	34,940.48	97.2%
B BUDGET	**TOTAL- OPERATING & MAINTENANCE**	**79,850.56**	**79,275.00**	**114,715.48**	35,440.48	44.7%
C Budget - Capital Outlay						
55-41523	Furniture, Fixtures & Equipment (FFE)		500.00	500.00	0.00	0.0%
55-41529	Fire Truck Final Payment (FY 17)				0.00	#DIV/0!
55-41529	Service Vehicle or Station Roof	48,197.24	10,000.00	10,000.00	0.00	0.0%
55-41537	Capital Facility Expansion - New Fire Station				0.00	#DIV/0!
55-41539	Equipment				0.00	#DIV/0!
55-41533	Computers & Electronics	9,740.29	3,000.00	3,000.00	0.00	0.0%
55-41545	Replacement Equipment	5,762.75		5,000.00	5,000.00	#DIV/0!
55-41549	Grant Expenses	37,091.39			0.00	#DIV/0!
C BUDGET	**TOTAL CAPITAL OUTLAY**	**100,791.67**	**13,500.00**	**18,500.00**	5,000.00	37.0%
	TOTAL DEPARTMENT BUDGET	**586,594.70**	**600,712.31**	**634,742.45**	34,030.13	5.7%
	To Grants Fund	**0.00**	**0.00**	**0.00**	0.00	#DIV/0!
	To Capital Fund					
	General Fund - TOTAL OPERATING BUD	**586,594.70**	**600,712.31**	**634,742.45**	34,030.13	5.7%

City of Hailey
POLICE Budget - 25
FYE 19

Acct. #	POLICE DEPARTMENT BUDGET Account Title	FY17 Actual	FYE 18 Budget	FYE 19 Proposed	Amt Increase	% Increase
A Budget - Salaries & Benefits						
25-41110	Chief of Police		$98,437.10	$102,374.58	$3,937.48	4.0%
25-41110	Assistant Chief		$85,803.12	$83,500.00	($2,303.12)	-2.7%
25-41110	Lieutenant		$74,984.00	$74,733.00	($251.00)	-0.3%
25-41110	Sergeant				$0.00	#DIV/0!
25-41110	Sergeant		$66,705.60	$66,705.00	($0.60)	0.0%
25-41110	Corporal, BSCD Officer		$60,779.89	$60,758.67	($21.22)	0.0%
25-41110	WRMS BCSD Officer		$59,173.09	$60,948.28	$1,775.19	3.0%
25-41110	Junior Patrol Officer		$56,014.00	$57,698.00	$1,684.00	3.0%
25-41110	Senior Patrol Officer		$59,280.21	$61,058.61	$1,778.41	3.0%
25-41110	Senior Patrol Officer		$58,531.00	$60,286.93	$1,755.93	3.0%
25-41110	Junior Patrol Officer		$57,782.40	$59,515.46	$1,733.06	3.0%
25-41110	Junior Patrol Officer		$57,782.40	$59,515.46	$1,733.06	3.0%
25-41110	Junior Patrol Officer		$57,782.40	$59,515.00	$1,732.60	3.0%
25-41110	Junior Patrol Officer		$56,014.00	$57,694.00	$1,680.00	3.0%
25-41110	Water Use Enforcement (Water Fund)		($15,450.00)	($15,450.00)	$0.00	0.0%
25-41110	Officer's Pay from FMAA Security Contract		$0.00	$0.00	$0.00	#DIV/0!
25-41110	Officer's Pay Bellevue Marshall's Office		$0.00	$0.00	$0.00	#DIV/0!
25-41110	Administrative Assistant		$52,167.44	$53,732.46	$1,565.02	3.0%
25-41111	Security and Court Overtime Pay		$17,000.00	$17,000.00	$0.00	0.0%
25-41110	FY16 adj (new hires at less than exited emps)	$856,631.36	$235.97		($235.97)	-100.0%
25-41111	Overtime Pay	$20,952.64	$0.00	$0.00	$0.00	#DIV/0!
25-41114	Phone Reimbursement	$1,440.00	$2,160.00	$2,160.00	$0.00	0.0%
	SUBTOTAL - Benefit Salaries	$879,024.00	$905,182.61	$921,745.46	$26,188.08	1.8%
25-41121	Fica	$64,168.87	$69,246.47	$70,513.53	$1,267.06	1.8%
25-41122	Persi Retirement	$102,036.56	$106,816.22	$108,768.62	$1,952.41	1.8%
25-41124	Worker's Comp Insurance	$27,412.31	$29,132.93	$29,646.77	$513.84	1.8%
25-41126	Health Insurance - Medical & Dental	$114,560.81	$134,400.00	$159,600.00	$25,200.00	18.8%
25-41128	Unemployment Insurance	$1,549.87	$0.00	$0.00	$0.00	#DIV/0!
	SUBTOTAL - Benefits	$309,728.42	$339,595.62	$368,528.92	$9,863.58	8.5%
A BUDGET	**TOTAL SALARIES & BENEFITS**	**$1,188,752.42**	**$1,244,778.23**	**$1,290,274.39**	$36,051.66	3.7%
B Budget - Operating & Maintenance						
25-41211		$539.59	$600.00	$800.00	$200.00	33.3%
25-41213	Postage	$147.91	$300.00	$300.00	$0.00	0.0%
25-41215	Department Supplies	$14,906.01	$1,600.00	$2,500.00	$900.00	56.3%
25-41217	Training Supplies	$642.31	$700.00	$700.00	$0.00	0.0%
	SUBTOTAL- Supplies	$16,235.82	$3,200.00	$4,300.00	$1,100.00	34.4%
25-41313	Professional Services (Legal, Eng, Etc)	$42,848.04	$44,133.44	$45,457.44	$1,324.00	3.0%
25-41315	Medical Services	$0.00	$500.00	$500.00	$0.00	0.0%
25-41319	Advertising & Publishing Services	$54.28	$250.00	$250.00	$0.00	0.0%
25-41323	Printing Services				$0.00	#DIV/0!
	Armory Lease Payment		$3,700.00	$3,700.00	$0.00	0.0%
25-41325	Service Contracts	$73.88	$6,640.00	$6,640.00	$0.00	0.0%
	SUBTOTAL - Services	$42,976.20	$55,223.44	$56,547.44	$1,324.00	2.4%

City of Hailey
POLICE Budget - 25
FYE 19

	POLICE DEPARTMENT BUDGET					
Acct. #	**Account Title**	**FY17 Actual**	**FYE 18 Budget**	**FYE 19 Proposed**	**Amt Increase**	**% Increase**
25-41405	Equipment Maintenance	$0.00	$1,000.00	$1,000.00	$0.00	0.0%
25-41411	Office Equipment Repair & Maintenance	$1,655.02	$850.00	$850.00	$0.00	0.0%
25-41413	Building Repair & Maintenance	$2,348.88	$800.00	$800.00	$0.00	0.0%
25-41415	Auto Repair & Maintenance	$13,532.02	$6,800.00	$6,800.00	$0.00	0.0%
25-41417	Radio Repair & Maintenance	$4,080.00	$1,250.00	$1,250.00	$0.00	0.0%
	SUBTOTAL - Repair & Maintenance	$21,615.92	$10,700.00	$10,700.00	$0.00	0.0%
25-41703	Uniforms	$3,481.80	$3,000.00	$3,000.00	$0.00	0.0%
25-41711	Dues & Subscriptions	$2,115.91	$1,800.00	$1,800.00	$0.00	0.0%
25-41713	Telephone & Communications	$7,863.89	$7,000.00	$7,000.00	$0.00	0.0%
25-41717	Utilities	$11,459.15	$7,000.00	$7,000.00	$0.00	0.0%
25-41719	Gasoline & Oil	$12,757.42	$13,500.00	$13,500.00	$0.00	0.0%
25-41723	Personnel Training	$1,587.00	$2,000.00	$2,000.00	$0.00	0.0%
25-41724	Travel Expenses	$5,010.61	$4,000.00	$4,000.00	$0.00	0.0%
25-41733	Investigative Expenses	$1,031.05	$750.00	$750.00	$0.00	0.0%
25-41739	Vehicle Towing Charges		$300.00	$300.00	$0.00	0.0%
25-41741	BCSO - Dispatch Contract	$124,198.43	$127,924.20	$98,821.44	($29,102.76)	-22.8%
25-41515	Records Management System (RMS)	$22,487.32	$23,161.00	$23,855.83	$694.83	3.0%
25-41775	Equipment Rental	$0.00	$0.00	$0.00	$0.00	#DIV/0!
	SUBTOTAL - Misc. Operating Expense	$191,992.58	$190,435.20	$162,027.27	($28,407.93)	-14.9%
B BUDGET	**TOTAL- OPERATING & MAINTENANCE**	**$272,820.52**	**$259,558.64**	**$233,574.71**	($25,983.93)	-10.0%
C - R BUDGET - Capital Replacement						
25-41533	Computers & Copier Expenses	$13,040.95	$3,000.00	$3,000.00	$0.00	0.0%
25-41529	Police Vehicles **LOT**	$22,914.19	$13,000.00	$34,154.67	$21,154.67	162.7%
25-41527	Firearms, Vests, Etc	$2,571.25	$1,000.00	$1,000.00	$0.00	0.0%
C - R BUDGET	**TOTAL CAPITAL REPLACEMENT**	**$38,526.39**	**$17,000.00**	**$38,154.67**	$21,154.67	124.4%
C - EX BUDGET - Capital Expansion						
25-41529	Capital Expansion		$25,000.00	$0.00	($25,000.00)	-100.0%
C - EX BUDGE	**TOTAL CAPITAL EXPANSION**	**$0.00**	**$25,000.00**	**$0.00**	($25,000.00)	-100.0%
					$0.00	#DIV/0!
	TOTAL DEPARTMENT BUDGET	**$1,500,099.33**	**$1,546,336.87**	**$1,562,003.76**	$15,666.89	1.0%
					$0.00	#DIV/0!
	To Grants Fund		**$0.00**	**$0.00**	$0.00	#DIV/0!
	To Capital Fund		**($25,000.00)**	**$0.00**	$25,000.00	-100.0%
General Fund TOTAL OPERATING BUDGET		**$1,500,099.33**	**$1,521,336.87**	**$1,562,003.76**	$40,666.89	2.7%

LIBRARY DEPARTMENT BUDGET					
Account Title	FY17 Actual	FYE18 Budget	FYE19 Proposed	Amnt Increased	%
Salaries					
Library Director		$59,550.00	$64,500.00	$4,950.00	8.3%
Materials Services Coordinator		$41,496.00	$45,427.20	$3,931.20	9.5%
Public Services Outreach		$22,620.00	$39,520.00	$16,900.00	74.7%
Adult Outreach Coordinator		$37,440.00	$36,400.00	($1,040.00)	-2.8%
Public Servics Specialist		$44,054.00	$32,136.00	($11,918.00)	-27.1%
IT/ILL Services Specialist		$32,136.00	$34,902.40	$2,766.40	8.6%
Public Services Specialist		$32,136.00	$34,902.40	$2,766.40	8.6%
Youth Outreach Coordinator		***$25,636.00***	$26,405.08	$769.08	3.0%
Public Services Specialist		$14,820.00	$0.00	($14,820.00)	-100.0%
TBD FY19			***$0.00***	$0.00	
Parker IT		***$1,000.00***	***$2,000.00***	$1,000.00	100.0%
3% increase (2% FY15)	***$303,875.70***	***$2,496.00***		($2,496.00)	-100.0%
SUBTOTAL - Benefit Salaries	$303,875.70	$313,384.00	$316,193.08	$2,809.08	0.9%
Circulation/Support		$6,786.00	$0.00	($6,786.00)	-100.0%
Circulation/Support		$10,176.40	$0.00	($10,176.40)	-100.0%
Custodian-Maria		$14,808.31	$15,252.56	$444.25	3.0%
SUBTOTAL - Non-Benefit Salaries	$0.00	$31,770.71	$15,252.56	($16,518.15)	-52.0%
FICA	$22,579.99	$25,271.50	$24,188.77	($1,082.73)	-4.3%
Persi Retirement	$31,906.18	$35,976.48	$36,298.97	$322.48	0.9%
Worker's Comp Insurance	$1,264.34	$1,381.04	$1,326.20	($54.84)	-4.0%
45% of Maria Mares benefits		$7,160.23	$8,055.44	$895.21	12.5%
Health Ins.-Medical and Dental	$50,504.16	$57,600.00	$79,800.00	$22,200.00	38.5%
SUBTOTAL - Benefits	$106,254.67	$127,389.26	$149,669.38	$22,280.12	17.5%
TOTAL Salaries & Benefits	**$410,130.37**	**$472,543.97**	**$481,115.02**	**$8,571.05**	1.8%
Operating & Maintenance					
Postage	$2,458.08	$2,400.00	$2,400.00	$0.00	0.0%
Supplies	$11,440.79	$5,500.00	$5,500.00	$0.00	0.0%
SUBTOTAL - Supplies	$13,898.87	$7,900.00	$7,900.00	$0.00	0.0%
Publications	$2,957.50	$900.00	$900.00	$0.00	0.0%
Professional Services/Technology	$275.59	$1,000.00	$1,000.00	$0.00	0.0%
Service Contracts	$15,601.73	$9,000.00	$10,000.00	$1,000.00	11.1%
Public Programming	$18,065.82	$1,300.00	$1,300.00	$0.00	0.0%
SUBTOTAL - Services	$36,900.64	$12,200.00	$13,200.00	$1,000.00	8.2%
Equipment Repair and Maintenance	$255.40	$1,200.00	$1,200.00	$0.00	0.0%
Library Space Repair and Maintenance	$13,946.49	$6,580.00	$15,000.00	$8,420.00	128.0%
SUBTOTAL - Repair and Maint.	$14,201.89	$7,780.00	$16,200.00	$10,420.00	108.2%
Communications	$2,018.91	$1,500.00	$1,500.00	$0.00	0.0%
Dues and Subscriptions	$2,196.01	$500.00	$1,000.00	$500.00	100.0%
Utilities	$7,240.10	$4,500.00	$5,000.00	$500.00	11.1%
Personnel Training	$835.00	$1,000.00	$1,000.00	$0.00	0.0%
Travel Expenses	$2,809.57	$1,000.00	$1,000.00	$0.00	0.0%
Computer subscriptions	$673.18	$0.00	$0.00	$0.00	#DIV/0!
Subscriptions	$5,863.89	$3,200.00	$3,200.00	$0.00	0.0%
Computers	$8,638.14	$2,950.00	$2,950.00	$0.00	0.0%
Equipment-replacement	$6,453.03	$2,000.00	$2,000.00	$0.00	0.0%
Special Projects Grants				$0.00	#DIV/0!
Library Materials	$43,701.22	$43,500.00	$43,500.00	$0.00	0.0%
SUBTOTAL - Misc. Operating Exp.	$80,429.05	$60,150.00	$61,150.00	$1,000.00	1.7%
TOTAL - Operating and Maintenance	**$145,430.45**	**$88,030.00**	**$98,450.00**	$10,420.00	11.8%
Caplital Outlay				$0.00	
TOTAL DEPARTMENT BUDGET	**$555,560.82**	**$560,573.97**	**$579,565.02**	$18,991.05	3.4%
				$0.00	
Fund				$0.00	
				$0.00	
TOTAL OPERATING BUDGET	**$555,560.82**	**$560,573.97**	**$579,565.02**	$18,991.05	3.4%

	PUBLIC WORKS - GENERAL & ENTERPRISE FUNDS					
Acct #	Account Title	FYE 17 Actual	FYE 18 Budget	FYE 19 Proposed	Amt Increase	% Change
A Budget - Salaries & Benefits						
42-41110	Public Works Director		$81,158.85	$100,521.00	$19,362.15	23.9%
42-41110	PW Coordinator		$52,000.00	$53,560.00	$1,560.00	3.0%
42-41110	PW/CDD shared employee/engineer				$0.00	#DIV/0!
42-41110	City Facility (City Hall) Cleaning Staff		$17,674.80	$18,205.04	$530.24	3.0%
42-41114	Phone Allowance	$270.00	$360.00	$360.00	$0.00	0.0%
42-41110	FY15 Actual, FY 16 adj, FY 17 3%	$124,051.70				
42-41110	**SUBTOTAL - Benefit Salaries**	**$124,321.70**	**$151,193.65**	**$172,646.04**	$21,452.39	14.2%
42-41121	Fica	$9,120.50	$11,566.31	$13,207.42	$1,641.11	14.2%
42-41122	Persi Retirement	$13,943.47	$17,315.70	$19,778.44	$2,462.73	14.2%
42-41124	Worker's Comp Insurance	$938.44	$2,131.83	$2,434.31	$302.48	14.2%
42-41126	Health Insurance - Medical & Dental	$21,475.97	$24,480.00	$29,070.00	$4,590.00	18.8%
42-41128	Unemployment Insurance					
	SUBTOTAL - Benefits	**$45,478.38**	**$55,493.85**	**$64,490.17**	$8,996.32	16.2%
A BUDGET	**TOTAL SALARIES & BENEFITS**	**$169,800.08**	**$206,687.50**	**$237,136.21**	$30,448.72	14.7%
B Budget - Operating & Maintenance						
42-41215	Department Supplies	$454.23	$1,000.00	$1,000.00	$0.00	0.0%
42-41313	Professional Services (Legal, Eng, Etc)	$1,595.00	$17,000.00	$17,000.00	$0.00	0.0%
42-41319	Advertising and Publishing services	$0.00	$1,000.00	$1,000.00	$0.00	0.0%
42-41323	Printing Services	$13.50	$1,000.00	$1,000.00	$0.00	0.0%
42-41325	Service Contracts	$2,946.12	$3,000.00	$3,000.00	$0.00	0.0%
42-41413	Building Maintenance - City Hall	$36,259.38	$27,000.00	$27,000.00	$0.00	0.0%
42-41415	Repair and Maint. Auto		$1,000.00	$1,000.00	$0.00	0.0%
42-41417	Radios		$0.00	$0.00	$0.00	#DIV/0!
42-41535	Books & Codes	$63.33	$300.00	$300.00	$0.00	0.0%
42-41533	Computers and specialized software			$5,000.00	$5,000.00	#DIV/0!
42-41709	Insurance and Bonds		$1,500.00	$1,500.00	$0.00	0.0%
42-41711	Dues & Subscriptions	$474.69	$1,000.00	$1,000.00	$0.00	0.0%
42-41713	Telephone	$5,509.63	$7,000.00	$7,000.00	$0.00	0.0%
42-41717	Utilitites	$10,927.75	$13,000.00	$13,000.00	$0.00	0.0%
42-41717	Utilitites - Blaine Co Museum		$600.00	$600.00	$0.00	0.0%
42-41719	Gas & Oil	$65.70	$600.00	$600.00	$0.00	0.0%
42-41723	Training and Tuitions	$579.00	$2,500.00	$2,500.00	$0.00	0.0%
42-41724	Travel Expenses	$994.29	$1,500.00	$1,500.00	$0.00	0.0%
42-41747	Prevention Program		$200.00	$200.00	$0.00	0.0%
B BUDGET	**TOTAL - OPERATING & MAINTENANCE**	**$59,882.62**	**$79,200.00**	**$84,200.00**	$5,000.00	6.3%
C-R BUDGET	**Capital Replacement**				$0.00	#DIV/0!
100-42-41549	*Building Components Repl-Skylights*				$0.00	#DIV/0!
100-42-41549	Building Components Radon Mitigation				$0.00	#DIV/0!
100-42-41549	*Building Components Repl-Red Carpet*				$0.00	#DIV/0!
C - R BUDGET	**TOTAL - Replacement**	**$0.00**	**$0.00**	**$0.00**	$0.00	#DIV/0!
					$0.00	#DIV/0!
(08-09)	**TOTAL DEPARTMENT BUDGET**	**$229,682.70**	**$285,887.50**	**$321,336.21**	$35,448.72	12.4%
	To Grant Fund	**($0.12)**	**$0.00**	**$0.00**	$0.00	#DIV/0!
	To Capital Fund	**$0.00**	**$0.00**	**$0.00**	$0.00	#DIV/0!
33.33%	Water Department	*($76,327.84)*	*($95,291.82)*	*($107,107.84)*	($11,816.02)	12.4%
33.33%	Waste Water Deparment	*($76,998.08)*	*($95,301.39)*	*($107,118.63)*	($11,817.24)	12.4%
33.33%	**General Fund Total Operating Budget**	**$76,356.66**	**$95,294.28**	**$107,109.74**	$11,815.46	12.4%

City of Hailey
Public Works
Streets - 40
FYE 19

	STREET DEPARTMENT - Public Works					
Acct #	**Account Title**	**FYE 17 Actual**	**FYE 18 Budget**	**FYE 19 Proposed**	**Amnt Increase**	**% Increase**
A Budget Salaries & Benefits						
40-41110	Street Division Manager		$73,007.50	$80,176.61	$7,169.11	9.8%
40-41110	City Fleet Mechanic		$52,000.00	$55,036.80	$3,036.80	5.8%
40-41110	Operator Senior		$47,689.00	$50,336.00	$2,647.00	5.6%
40-41110	Operator Mid		$45,406.00	$46,384.00	$978.00	2.2%
40-41110	Operator Mid		$37,440.00	$43,929.60	$6,489.60	17.3%
40-41110	Operator Novice		$40,705.60	$46,508.80	$5,803.20	14.3%
40-41110	Operator in Training		$14,400.00	$20,280.00	$5,880.00	40.8%
	50% Parks Moved to Park Budget	$288,219.97			$0.00	
40-41110	Winter Operator Senior (50% Parks)		$14,400.00	$20,280.00	$5,880.00	40.8%
	Mgt Discresionary Salary			$0.00	$0.00	
40-41110	FY16 budget adj, FY17 potential 3%					
40-41110	Street Crews assigned to Parks		$16,835.70	$0.00		
	SUBTOTAL - Benefit Salaries	$288,219.97	$341,883.80	$362,931.81	$21,048.01	6.2%
40-41110	Snow removal Employees/OT	$5,366.26	$20,000.00	$30,000.00	$10,000.00	50.0%
40-41114	Phone Allowance	$480.00	$360.00	$360.00	$0.00	0.0%
	SUBTOTAL - Non-Benefit Salaries	$5,846.26	$20,360.00	$30,360.00	$10,000.00	49.1%
	TOTAL SALARIES	$294,066.23	$362,243.80	$393,291.81	$31,048.01	8.6%
40-41121	Fica	$25,246.03	$27,711.65	$30,086.82	$2,375.17	8.6%
40-41122	Persi Retirement	$37,732.01	$39,289.59	$45,149.90	$5,860.31	14.9%
40-41124	Worker's Comp Insurance	$17,269.60	$22,459.12	$24,384.09	$1,924.98	8.6%
40-41126	Health Insurance - Medical & Dental	$52,644.84	$67,200.00	$79,800.00	$12,600.00	18.8%
40-41128	Unemployment Insurance		$0.00	$0.00	$0.00	
	SUBTOTAL - Benefits	$132,892.48	$156,660.35	$179,420.82	$22,760.46	14.5%
A BUDGET	**TOTAL SALARIES & BENEFITS**	**$426,958.71**	**$518,904.15**	**$572,712.63**	$53,808.47	10.4%
B Budget - Operating & Maintenance						
40-41211	Office Supplies	$0.00	$200.00	$200.00	$0.00	0.0%
40-41213	Postage	$83.51	$150.00	$150.00	$0.00	0.0%
40-41215	Departmental Supplies	$1,906.75	$3,000.00	$3,000.00	$0.00	0.0%
	SUBTOTAL - Supplies	$1,990.26	$3,350.00	$3,350.00	$0.00	0.0%
40-41225	*Downtown Beautification*	*$1,778.95*	*$35,000.00*	*$45,000.00*	$10,000.00	28.6%
40-41313	Professional Services	$19,558.53	$15,000.00	$15,000.00	$0.00	0.0%
40-41319	Advertising & Publishing	$2,580.06	$1,500.00	$1,500.00	$0.00	0.0%
40-41323	Printing Services	$2,658.82	$2,000.00	$2,000.00	$0.00	0.0%
40-41325	Service Contracts	$2,920.00	$2,000.00	$2,500.00	$500.00	25.0%
	SUBTOTAL - Services	$29,496.36	$51,000.00	$66,000.00	$15,000.00	29.4%

City of Hailey
Public Works
Streets - 40
FYE 19

	STREET DEPARTMENT - Public Works					
Acct #	**Account Title**	**FYE 17 Actual**	**FYE 18 Budget**	**FYE 19 Proposed**	**Amnt Increase**	**% Increase**
40-41401	*Sidewalk Replacement*	*$1,843.32*	*$20,000.00*	*$20,000.00*	$0.00	0.0%
40-41402	Street Trees	$7,338.26	$0.00	$0.00	$0.00	#DIV/0!
40-41403	2017 Disposal Cost				$0.00	#DIV/0!
40-41403	2017 Flood Asphalt Repair				$0.00	#DIV/0!
40-41403	Street Maint/Chipseal	$45,887.40	**$115,000.00**	**$115,000.00**	$0.00	0.0%
40-41403	2nd Ave Culvert		**$10,000.00**	**$10,000.00**	$0.00	0.0%
40-41403	Install Flower Drip Irrigation		**$0.00**	**$0.00**	$0.00	#DIV/0!
40-41403	Repair & Maint - System	$48,914.29	$125,000.00	$125,000.00	$0.00	0.0%
40-41403	Repair & Maint - System (Drywells)		$73,440.00	$83,440.00	$10,000.00	13.6%
40-41403	Repair & Maint - System			***($45,000.00)***	($45,000.00)	#DIV/0!
40-41403	Repair & Maint - System (Trees)				$0.00	#DIV/0!
40-41405	Repair & Maint - Equipment	$83,978.92	$50,000.00	$50,000.00	$0.00	0.0%
40-41413	Repair & Maint - Building,Grounds	$7,111.69	$6,000.00	$6,000.00	$0.00	0.0%
40-41415	Repair & Maint - Auto	$487.63	$8,000.00	$8,500.00	$500.00	6.3%
40-41417	Repair & Maint - Radio	$590.00	$2,000.00	$2,000.00	$0.00	0.0%
40-41421	Street Dept Shop Budget				$0.00	#DIV/0!
40-41423	Repair & Maint - Tools	$243.75	$4,000.00	$4,000.00	$0.00	0.0%
	SUBTOTAL - Repair & Maint.	$196,395.26	$413,440.00	$378,940.00	($34,500.00)	-8.3%
40-41703	*Street Dept Laundry & Clothing*	*$3,690.68*	*$3,500.00*	*$3,500.00*	$0.00	0.0%
40-41711	Street Dept Dues & Subscript	$2,560.00	$3,000.00	$3,000.00	$0.00	0.0%
40-41713	Street Dept Tel & Communica	$3,961.03	$3,500.00	$4,000.00	$500.00	14.3%
40-41715	Street Dept Lighting	$27,716.27	$25,000.00	$28,000.00	$3,000.00	12.0%
40-41717	Street Dept. Utilities & Rubbish	$30,746.37	$35,000.00	$35,000.00	$0.00	0.0%
40-41719	Street Dept Gas & Oil	$50,499.32	$50,000.00	$50,000.00	$0.00	0.0%
40-41723	Street Dept Training	$3,822.20	$4,500.00	$6,000.00	$1,500.00	33.3%
40-41724	Street Dept Travel	$348.85	$3,500.00	$3,500.00	$0.00	0.0%
40-41747	Street Dept Prevention Program	$634.00	$1,000.00	$1,000.00	$0.00	0.0%
40-41767	Street Dept Weed Control	$0.00	$8,000.00	$8,000.00	$0.00	0.0%
40-41771	Street Dept Snow Removal	$94,418.17	$80,501.00	$92,751.00	$12,250.00	15.2%
40-41775	Street Dept Equipment Rental	$100,875.71	$85,000.00	$85,000.00	$0.00	0.0%
	SUBTOTAL - Misc. Operating Expens	$319,272.60	$302,501.00	$319,751.00	$17,250.00	5.7%
B TOTAL - OPERATING & MAINTENANCE		**$547,154.48**	**$770,291.00**	**$768,041.00**	($2,250.00)	-0.3%
	General Fund TOTAL Operating Bu	**$983,113.19**	**$1,309,195.15**	**$1,340,753.63**	$31,558.47	2.4%

City of Hailey
Public Works
PARKS - 50
FYE 19

	PARKS - GENERAL					
Acct #	**Account Title**	**FYE 17 Actual**	**FYE18 Budget**	**FYE19 Proposed**	**Amnt Increase**	**% Increase**
A Budget - Salaries & Benefits						
50-41110						
50-41110	Parks Division Manager		$52,915.20	$54,502.45	$1,587.25	3.0%
50-41110	Park Maintenance Full Time (now 50% in Streets)		$23,919.90	*$20,280.00*	($3,639.90)	-15.2%
50-41110	Park Maintenance Full Time (now 50% in Streets)		$19,281.60	*$20,280.00*	$998.40	5.2%
50-41110	Parks Maintenance Mower Seasonal Summer		$14,820.00	$15,600.00	$780.00	5.3%
50-41110	Parks Maintenance Trasn/etc Seasonal Summer		$14,820.00	$16,120.00	$1,300.00	8.8%
50-41114	Phone Allowance	$420.00	$360.00	$180.00	($180.00)	-50.0%
50-41110	Irrigation Specialist		$16,660.00	$18,210.40	$1,550.40	9.3%
50-41111	Overtime	$2,120.50			$0.00	
50-41110	3% increase	$124,524.84	($1,857.60)		$1,857.60	-100.0%
	Subtotal Salaries	$127,065.34	$140,919.10	$145,172.85	$4,253.75	3%
50-41121	Fica	$9,664.89	$10,807.85	$11,105.72	$297.87	2.8%
50-41122	Persi Retirement	$10,785.10	$10,903.60	$10,933.83	$30.23	0.3%
50-41124	Worker's Comp Insurance	$3,348.24	$7,770.35	$7,984.51	$214.16	2.8%
50-41126	Health Insurance - Medical & Dental	$17,855.45	$19,200.00	$22,800.00	$3,600.00	18.8%
50-41128	Unemployment Insurance	$3,674.00	$7,137.60	$5,000.00	($2,137.60)	-29.9%
A BUDGET	**TOTAL SALARIES**	**$172,393.02**	**$196,738.50**	**$202,996.91**	$6,258.42	3.2%
B Budget - Operating & Maintenance						
50-41215	Department Supplies	$445.96	$5,500.00	$5,500.00	$0.00	0.0%
	SUBTOTAL - Supplies	**$445.96**	**$5,500.00**	**$5,500.00**	$0.00	0.0%
50-41313	Professional Services (Legal, Eng, Etc)	$12,850.23	$18,000.00	$18,000.00	$0.00	0.0%
50-41319	Advertising, Publishing, Printing services	$1,089.36	$1,000.00	$1,000.00	$0.00	0.0%
50-41323	Printing Services	$225.28	$250.00	$250.00	$0.00	0.0%
50-41325	Service Contracts	$4,251.47	$3,000.00	$3,000.00	$0.00	0.0%
	SUBTOTAL - Services	**$18,416.34**	**$22,250.00**	**$22,250.00**	$0.00	0.0%
50-41403	Fertilizer/Herticide		$20,000.00	$20,000.00	$0.00	0.0%
50-41403	Repair & Maint.-System	$41,007.36	$34,500.00	$34,500.00	$0.00	0.0%
50-41405	Repair & Maint.-Equipment	$1,932.49	$3,000.00	$3,000.00	$0.00	0.0%
50-41413	Repair & Maint.-Building	$770.00	$500.00	$500.00	$0.00	0.0%
50-41415	Repair and Maint. Auto	$135.95	$1,500.00	$1,500.00	$0.00	0.0%
	SUBTOTAL - Repairs & Maint	**$43,845.80**	**$59,500.00**	**$59,500.00**	$0.00	0.0%

50-41615	Hailey Rodeo Park Supplies	$230.82	$8,000.00	$8,000.00	$0.00	0.0%
50-41613	Hailey Rodeo Service Contracts/Prof Services		$8,000.00	$8,000.00	$0.00	0.0%
50-41603	Hailey Rodeo Park Maintenance	$1,995.45	$5,000.00	$5,000.00	$0.00	0.0%
50-41617	Hailey Rodeo Park Utilities	$3,906.17	$8,000.00	$8,000.00	$0.00	0.0%
	SUBTOTAL - Hailey Rodeo Park	**$6,132.44**	**$29,000.00**	**$29,000.00**	$0.00	0.0%
	PARKS - GENERAL					
Acct #	**Account Title**	**FYE 17 Actual**	**FYE18 Budget**	**FYE19 Proposed**		
50-41703	Clothing & Uniforms	$211.98	$500.00	$500.00	$0.00	0.0%
50-41713	Telephone & Communications	$1,469.79	$3,000.00	$3,000.00	$0.00	0.0%
50-41717	Utilities, Street Lighting, Park Watering	$153,047.89	$90,000.00	$97,162.50	$7,162.50	8.0%
50-41719	Gas & Oil	$1,878.68	$5,000.00	$5,000.00	$0.00	0.0%
50-41723	Personnel Training	$629.00	$1,500.00	$1,500.00	$0.00	0.0%
50-41724	Travel	$291.00	$1,000.00	$1,000.00	$0.00	0.0%
50-41775	Equipment Rental	$1,304.33	$1,500.00	$1,500.00	$0.00	0.0%
	Greenscapes Right of Way		$4,000.00	$4,000.00	$0.00	0.0%
50-41707	Tree Maint Contract, Inventory Expenses/Com	$4,864.99	$16,000.00	$16,000.00	$0.00	0.0%
	SUBTOTAL - Misc Operating Exp	**$163,697.66**	**$122,500.00**	**$129,662.50**	$7,162.50	5.8%
B BUDGET	**TOTAL - OPERATING & MAINTENANCE**	**$232,538.20**	**$238,750.00**	**$245,912.50**	$7,162.50	3.0%
C BUDGET						
	South Woodside Park Development (3920 WS)			$125,000.00	$125,000.00	#DIV/0!
	Skate Park Lighting			$36,000.00	$36,000.00	#DIV/0!
	Park Master Plan Update			$30,000.00	$30,000.00	#DIV/0!
50-41549	Arena flooring (sand/soil)		$0.00	$15,000.00	$15,000.00	#DIV/0!
	Machinery to Conditional Area Floor Material			$15,000.00	$15,000.00	#DIV/0!
	Park Irrigation Clock Updates			$10,000.00	$10,000.00	#DIV/0!
	Heagle Park Restroom			$35,000.00	$35,000.00	#DIV/0!
	Recreate/Reconstruct Lions Park area			$100,000.00	$100,000.00	#DIV/0!
50-41549	Capital Expense from DIF and In Lieu Fee	$10,213.00	$0.00	$0.00	$0.00	#DIV/0!
50-41549	Balmoral Pavillion		$157,534.00	$0.00	($157,534.00)	-100.0%
C Budget - Total Capital Outlay		**$10,213.00**	**$157,534.00**	**$366,000.00**	$208,466.00	132.3%
	TOTAL DEPARTMENT BUDGET	**$415,144.22**	**$593,382.50**	**$814,909.41**	$221,526.92	37.3%
	To Grant Fund	**$0.00**	**$0.00**	**$0.00**	$0.00	
	To Capital Fund	**$0.00**	**$157,534.00**	**$366,000.00**	$208,466.00	132.3%
	General Fund - TOTAL OPERATING BUDGE	**$415,144.22**	**$435,848.50**	**$448,909.41**	$13,060.92	3.00%

City of Hailey
Water Department User Revenue FYE 19

Water User Fund Revenues						
FUND/ACCT#	**ACCOUNT TITLE**	**FYE17 Actual**	**FYE 18 Proposed**	**FYE 19 Proposed**	**Amnt Increase**	**%Increase**
200.60-32240	ANNEXATION FEES					
200.60-32290	WATER USER FILL SPOUT	$6,380.00	$8,000.00	$8,000.00	$0.00	0.00%
200.60-32273	PROPERTY SALES				$0.00	#DIV/0!
200-00-32294	SUBDIVISION INSPECTION FEES				$0.00	#DIV/0!
200.60-32413	INTEREST EARNED	$13,189.21	$8,000.00	$8,000.00	$0.00	0.00%
	State Shared Grant	$14,500.00	$87,000.00	$60,000.00	($27,000.00)	-31.03%
200-00-31010	BOND REVENUE- for St Rev Fund Lo	$151,300.01	$149,500.00	$154,000.00	$4,500.00	3.01%
200.60-34610	USER CHARGES	$1,521,635.98	$1,419,129.00	$1,419,129.00	$0.00	0.00%
200.60-34612	INSPECTION FEES/LIVE TAP FEES	$2,139.14	$1,000.00	$1,000.00	$0.00	0.00%
200.60-34616	METER REIMBURSEMENT	$20,859.60	$8,000.00	$8,000.00	$0.00	0.00%
200.60-34618	HYDROPLANT REVENUE	$10,259.84	$3,000.00	$3,000.00	$0.00	0.00%
	PREMIUM EARNED ON BOND REFI	$25,636.42			$0.00	#DIV/0!
200.60-34611	SERVICE CHARGES	$14,446.12	$13,000.00	$13,000.00	$0.00	0.00%
TOTAL USER REVENUE		**$1,780,346.32**	**$1,696,629.00**	**$1,674,129.00**	($22,500.00)	-1.33%
	BUDGETED Fund Balance	($567,267.92)	$475,215.42	$704,086.31		
TOTAL					-	
TOTAL BUDGETED USER REVENUE		**$1,213,078.40**	**$2,171,844.42**	**$2,378,215.31**	$670,651.21	39.28%

City of Hailey
Water Department User Expenditures FYE 19

WATER USER EXPENSES						
FUND/ACCT#	ACCOUNT TITLE	FYE 17 Actual	FYE 18 Budget	FYE 19 Proposed	Amnt Increase	%Increase
A BUDGET						
200.60-41110	SUPERINTENDENT		$66,289.60	$70,266.98	$3,977.38	6.00%
200.60-41110	OPERATOR		$39,603.20	$43,081.79	$3,478.59	8.78%
200.60-41110	OPERATOR		$43,700.80	$47,363.06	$3,662.26	8.38%
200.60-41110	OPERATOR		$46,321.60	$50,140.26	$3,818.66	8.24%
200.60-41110	OPERATOR		$38,542.40	$40,854.94	$2,312.54	6.00%
200.60-41111	OVERTIME	$188.40				
200.60-41111	POLICE DEPT TIME		$15,913.50	$16,390.91	$477.40	3.00%
200.60-41110	3%	$229,147.63	$322.25		($322.25)	-100.00%
	SUBTOTAL WATER SALARIES	**$229,336.03**	**$250,693.35**	**$268,097.94**	$17,404.59	6.94%
200.60-41121	FICA	$16,794.09	$19,178.04	$20,509.49	$1,331.45	6.94%
200.60-41122	RETIREMENT	$25,933.15	$28,779.60	$30,777.64	$1,998.05	6.94%
200.60-41124	WORKMAN COMP.	$7,536.85	$11,729.50	$8,712.31	($3,017.19)	-25.72%
200.60-41126	H&A INSURANCE	$40,674.64	$48,000.00	$57,000.00	$9,000.00	18.75%
200.60-41128	UNEMPLOYMENT INSURANCE					
	SUBTOTAL BENEFITS	$90,938.73	$107,687.14	$116,999.44	$9,312.31	8.65%
TOTAL A BUDGET		**$320,274.76**	**$358,380.49**	**$385,097.38**	$26,716.89	7.45%
B BUDGET						
200.60-41211	OFFICE SUPPLIES	$393.45	$300.00	$300.00	$0.00	0.00%
200.60-41213	POSTAGE	$1,025.57	$1,500.00	$1,500.00	$0.00	0.00%
200.60-41215	DEPARTMENTAL SUPPLIES	$527.87	$500.00	$500.00	$0.00	0.00%
200.60-41311	DEQ USER FEE	$10,988.00	$11,000.00	$11,000.00	$0.00	0.00%
200.60-41313	PROFESSIONAL SERVICES	$59,258.32	$140,000.00	$140,000.00	$0.00	0.00%
200.60-41319	ADVERT.&PUBL.	$369.24	$500.00	$500.00	$0.00	0.00%
200.60-41323	PRINTING SERVICES	$1,142.17	$500.00	$500.00	$0.00	0.00%
	WATER REBATE PROGRAM	$19,323.67	$87,000.00	$60,000.00	($27,000.00)	-31.03%
200.60-41325	SERVICE CONTRACTS	$1,239.01	$4,500.00	$4,500.00	$0.00	0.00%
	SUBTOTAL SERVICES	**$94,267.30**	**$245,800.00**	**$218,800.00**	($27,000.00)	-10.98%
200.60-41401	R & M - EQUIPMENT	$45,026.60	$32,000.00	$32,000.00	$0.00	0.00%
200.60-41403	R & M - SYSTEM	$74,016.21	$45,000.00	$45,000.00	$0.00	0.00%
200.60-41405	R & M - EQUIPMENT	$17,487.10	$15,000.00	$20,000.00	$5,000.00	33.33%
200.60-41411	R & M - OFFICE EQUIPMENT	$28.98	$2,000.00	$2,000.00	$0.00	0.00%
200.60-41413	R & M - BUILDING	$321.64	$10,000.00	$20,000.00	$10,000.00	100.00%
200.60-41415	R & M - AUTO	$5,535.14	$15,000.00	$15,000.00	$0.00	0.00%
200.60-41417	R & M RADIO	$0.00	$500.00	$500.00	$0.00	0.00%
200.60-41421	R & M - SHOP				$0.00	#DIV/0!
	SUBTOTAL REPAIRS & MAINTEN	**$142,415.67**	**$119,500.00**	**$134,500.00**	$15,000.00	12.55%

City of Hailey
Water Department User Expenditures FYE 19

WATER USER EXPENSES						
FUND/ACCT#	ACCOUNT TITLE	FYE 17 Actual	FYE 18 Budget	FYE 19 Proposed	Amnt Increase	%Increase
200.60.41703	CLOTHING & UNIFORMS	$2,761.07	$2,500.00	$2,500.00	$0.00	0.00%
200.60-41709	Ins/Bond/Hydroplant repay	$31,333.26				
	EPA Sustainability Grant Match					
200.60-41711	DUES & SUBSCRIPTIONS	$6,019.18	$2,000.00	$7,000.00	$5,000.00	250.00%
200.60-41713	TELEPHONE & COMMUNICATION	$9,190.29	$9,000.00	$10,000.00	$1,000.00	11.11%
200.60-41717	UTILITIES	$72,588.37	$75,000.00	$76,000.00	$1,000.00	1.33%
200.60-41719	GAS & OIL	$6,926.16	$10,000.00	$10,000.00	$0.00	0.00%
200.60-41723	PERSONNEL TRAINING	$3,603.20	$4,000.00	$4,000.00	$0.00	0.00%
200.60-41724	TRAVEL EXPENSES	$2,842.50	$2,500.00	$2,500.00	$0.00	0.00%
200.60-41747	PREVENTIVE PROGRAMS		$1,000.00	$1,000.00	$0.00	0.00%
200.60-41775	EQUIPMENT RENTAL		$500.00	$500.00	$0.00	0.00%
200.60-41791	CHEMICALS	$2,383.90	$4,000.00	$4,000.00	$0.00	0.00%
200.60-41795	LAB TESTING & SUPPLIES	$8,036.65	$6,000.00	$6,000.00	$0.00	0.00%
	SUBTOTAL MISC. EXPENDITURE	$145,684.58	$116,500.00	$123,500.00	$7,000.00	6.01%
TOTAL B BUDGET		**$382,367.55**	**$481,800.00**	**$476,800.00**	($5,000.00)	-1.04%
C BUDGET						
	3 Ave CL2			$30,000.00	$30,000.00	#DIV/0!
	Vacuum Excavator trailer		$55,000.00	$0.00	($55,000.00)	-100.00%
	PRV Flow Meters			$30,000.00	$30,000.00	-100.00%
	Second PRV from CIP/Master Plan			$90,000.00	$90,000.00	#DIV/0!
	River Street Well Upgrade		$79,300.00	$79,300.00	$0.00	0.00%
	Indian Springs Project		$467,100.00	$467,100.00	$0.00	0.00%
200-60-41533	Computer				$0.00	#DIV/0!
	Generator (BU power for wells)		$58,695.00	$58,695.00	$0.00	0.00%
	Pick-up		$0.00	$50,000.00	$50,000.00	#DIV/0!
200-60-41547	Woodside Blvd irrig pump and weir		$80,000.00	$80,000.00	$0.00	0.00%
TOTAL C BUDGET		**$0.00**	**$740,095.00**	**$885,095.00**	$145,000.00	19.59%
BONDS & LOAN	Bond Compliance 125% Net Revenue		$37,375.00	$38,500.00	$1,125.00	3.01%
60-41613	Bond Interest and Principal	$152,697.36	$149,500.00	$154,000.00	$4,500.00	3.01%
	TOTAL DEPARTMENT BUDGET	**$855,339.67**	**$1,767,150.49**	**$1,939,492.38**	$172,341.89	9.75%
	Legislative Budget	$15,176.90	$15,067.01	$16,104.26	$1,037.25	6.88%
	Executive Budget	$266,233.99	$294,335.11	$315,510.84	$21,175.73	7.19%
	Public Works Budget	$76,327.84	$95,291.82	$107,107.84	$11,816.02	12.40%
	TOTAL OPERATING BUDGET	**$1,213,078.40**	**$2,171,844.42**	**$2,378,215.31**	$206,370.89	9.50%

City of Hailey
Water Department Replacement Revenue FYE 19

WATER REPLACEMENT REVENUE						
FUND/ACCT#	**ACCOUNT TITLE**	**FYE 17 Actual**	**FYE 18 Budget**	**FYE 19 Proposed**	**Amnt Increase**	**%Increase**
220-00-32413	INTEREST EARNED	$19,100.69	$11,000.00	$11,000.00	$0.00	0.00%
65-32810	HOOK-UP FEES	$203,172.00	$83,620.00	$83,620.00	$0.00	0.00%
65-32811	DEPRECIATION REVENUE					
TOTAL		**$222,272.69**	**$94,620.00**	**$94,620.00**	$0.00	0.00%
FUND BALANCES						
	BUDGETED Fund Balance		($36,160.00)	($36,160.00)	($475,080.00)	-109.15%
TOTAL						
WATER REPLACEMENT EXPENSE BUDGET			**$58,460.00**	**$58,460.00**	($260,540.00)	-87.95%

City of Hailey
Water Department Replacement Expenses FYE 19

WATER REPLACEMENT EXPENSES						
FUND/ACCT#	**ACCOUNT TITLE**	**FYE 17 Actual**	**FYE 18 Budget**	**FYE 19 Proposed**	**Amnt Increase**	**%Increase**
220.65-41321	Engineering Services		$0.00	$0.00	$0.00	0.00%
220.65-41325	Service Contracts		$0.00	$0.00	$0.00	0.00%
220.65-41329	Other Services		$0.00	$0.00	$0.00	0.00%
220.65-41401	R&M Plant	$4,565.46	$0.00	$0.00	$0.00	0.00%
220.65-41403	R&M system	*$11,496.86*	*$0.00*	*$0.00*	$0.00	0.00%
220.65-41405	R&M Equipment	$6,686.88	$0.00	$0.00	$0.00	0.00%
220.65-41413	R&M Buildings		$0.00	$0.00	$0.00	0.00%
220.65-41415	R&M Auto		$0.00	$0.00	$0.00	0.00%
220.65.41417	R&M Radios		$0.00	$0.00	$0.00	0.00%
220.65.41417	R&M Computers		$0.00	$0.00	$0.00	0.00%
220.65-41517	CAP OUT - Radios		$0.00	$0.00	$0.00	0.00%
220.65-41529	CAP OUT - Auto		$0.00	$0.00	$0.00	0.00%
220.65-41533	CAP OUT - Computer		**$0.00**	**$0.00**	$0.00	0.00%
220.65-41537	CAP OUT - Shop Construction		$0.00	$0.00	$0.00	0.00%
220.65-41539	CAP OUT - Equipment		$5,000.00	$5,000.00	$0.00	0.00%
220.65-41541	CAP OUT - Building Remodel		$33,460.00	$33,460.00	$0.00	0.00%
220.65-41547	CAP OUT - System		$20,000.00	$20,000.00	$0.00	0.00%
220.65-41549	Special Projects (Grants)		$0.00	$0.00	$0.00	0.00%
220.65-41701	Reimbursements		$0.00	$0.00	$0.00	0.00%
220.65-41747	Prevention Program		$0.00	$0.00	$0.00	0.00%
	Capital Improvement Plan Reserve		$0.00	$0.00	$0.00	0.00%
TOTAL REPLACEMENT EXPENDITURES		**$22,749.20**	**$58,460.00**	**$58,460.00**	$0.00	0.00%

WASTEWATER DEPARTMENT USER REVENUE

PUBLIC WORKS - WASTEWATER DEPARTMENT REVENUE						AMOUNT	
FUND	ACCT. #	ACCOUNT TITLE	FYE 17 Actual	2018 Budget	2019 PROPOSED	INCREASE	% INCREASE
210.70	32413	INTEREST EARNED-GEN ACC	$15,853	$12,000	$18,000	$6,000	50.00%
210.70	31010	Combined BONDS REVENUE	$600,071	$566,875	$565,875	-$1,000	-0.18%
210.70	32810	Miscellaneous Revenue				$0	#DIV/0!
	32273	Property Sales	$2,400			$0	#DIV/0!
		EPA Sustainability Grant Reimb				$0	#DIV/0!
	33570	STATE SHARED GRANTS				$0	#DIV/0!
210.70	34610	USER CHARGES	$1,409,025	$1,400,000	$1,400,000	$0	0.00%
210.70	34611	SERVICE CHARGES	$14,446	$15,000	$15,000	$0	0.00%
210.70	34612	INSPECTION FEES	$2,000	$1,000	$1,000	$0	0.00%
	35000	PREMIUM EARNED ON BOND REFI	$23,627		$20,000	$20,000	#DIV/0!
	32294	SUBDIVISION INSPECTION FEES				$0	#DIV/0!
TOTAL AVAILABLE NEW RE		**REVENUE**	**$2,067,423**	**$1,994,875**	**$2,019,875**	$25,000	1.25%
		From Fund Balance	**($339,879)**	**$523,747**	**$435,560**		
TOTAL REVENUE BUDGETED TO MEET EXPENSES			**$1,727,544**	**$2,518,622**	**$2,455,435**	**($63,187)**	

WASTEWATER DEPARTMENT USER EXPENSES

PUBLIC WORKS - WASTEWATER DEPARTMENT EXI						%
FUND	ACCOUNT TITLE	FYE 17 actual	FYE18 Budget	FYE19 Proposed	Amnt. Increase	INCREASE
A BUDGET						
70-41110	SUPERINTENDENT		$70,941	$75,197	$4,256.46	6.0%
70-41110	LEAD OPERATOR/LAB. TECH.		$55,000	$55,000	$0.00	0.0%
70-41110	COLLECTIONS TECH./FORMAN		$54,063	$57,307	$3,243.78	6.0%
70-41110	OPERATOR 1/PRETREMENT		$46,474	$49,262	$2,788.44	6.0%
70-41110	COLLECTION 1		$44,486	$47,155	$2,669.16	6.0%
70-41110	MAINTENANCE MECHANIC		$52,673	$55,833	$3,160.38	6.0%
70-41110	3% budgeted increase	$256,560			$0.00	#DIV/0!
70-41114	PHONE ALLOWANCE	$360	$360	$360	$0.00	0.0%
	SUBTOTAL Salaries	**$256,920**	**$323,997**	**$340,115**	$16,118.22	5.0%
70-41121	FICA	$15,920	$24,786	$26,019	$1,233.04	5.0%
70-41122	RETIREMENT	$24,754	$37,195	$39,045	$1,850.37	5.0%
70-41124	WORKMAN COMP.	$6,903	$14,497	$15,222	$725.32	5.0%
70-41126	H&A INSURANCE	$31,895	$57,600	$68,400	$10,800.00	18.8%
	SUBTOTAL Salaries & Benefits	**$79,472**	**$134,077**	**$148,686**	$14,608.74	10.9%
TOTAL A BUDGET		**$336,392**	**$458,074**	**$488,801**	$30,726.96	6.7%
B BUDGET						
70-41211	OFFICE SUPPLIES	$1,449	$2,000	$2,000	$0.00	0.0%
70-41213	POSTAGE	$277	$1,000	$1,000	$0.00	0.0%
70-41215	DEPARTMENTAL SUPPLIES	$535	$2,500	$2,500	$0.00	0.0%
70-41313	PROFESSIONAL SERVICES	$24,991	$12,000	$12,000	$0.00	0.0%
70-41319	ADVERT.& PUBL.	$0	$500	$500	$0.00	0.0%
70-41321	ENGINEERING SERVICES	$5,494	$75,000	$175,000	$100,000.00	133.3%
70-41323	PRINTING SERVICES	$0	$250	$250	$0.00	0.0%
70-41325	SERVICE CONTRACTS	$9,705	$10,000	$11,000	$1,000.00	10.0%
	SUBTOTAL Services	**$42,450**	**$103,250**	**$204,250**	$101,000.00	97.8%
70-41401	R & M - PLANT EQUIPMENT	$57,826	$25,000	$35,000	$10,000.00	40.0%
70-41403	R & M - SYSTEM Equipment	$1,615	$30,000	$30,000	$0.00	0.0%
70-41405	R & M - EQUIPMENT	$20,105	$10,000	$10,000	$0.00	0.0%
70-41411	R & M - OFFICE EQUIP.	$95	$1,000	$1,000	$0.00	0.0%
70-41413	R & M - BUILDING	$19,355	$15,000	$15,000	$0.00	0.0%
70-41415	R & M - AUTO Equip	$11,442	$15,000	$15,000	$0.00	0.0%
70-41419	R & M - GROUNDS	$26,137	$8,000	$8,000	$0.00	0.0%
70-41421	R & M - SHOP	$9,326	$7,000	$8,000	$1,000.00	14.3%
70-41423	R & M - TOOLS	$1,297	$4,000	$4,000	$0.00	0.0%
70-41424	R & M - COMPUTERS	$2,031	$2,500	$2,500	$0.00	0.0%
	SUBTOTAL Repairs & Maintenance	**$149,229**	**$117,500**	**$128,500**	$11,000.00	9.4%

WASTEWATER DEPARTMENT USER EXPENSES

PUBLIC WORKS - WASTEWATER DEPARTMENT EXPENDITURES						
FUND	ACCOUNT TITLE	FYE 17 actual	FYE18 Budget	FYE19 Proposed	Amnt. Increase	INCREASE
70-41703	CLOTHING & UNIFORMS	$9,321	$9,000	$10,000	$1,000.00	11.1%
70-41709	INSURANCE PREMIUMS & DED.				$0.00	#DIV/0!
70-41711	DUES & SUBSCRIPTIONS	$610	$15,000	$12,000	($3,000.00)	-20.0%
70-41713	TELEPHONE & COMMUNICATIONS	$3,469	$4,000	$4,000	$0.00	0.0%
70-41717	UTILITIES	$143,174	$150,000	$150,000	$0.00	0.0%
70-41719	GAS & OIL	$6,721	$20,000	$20,000	$0.00	0.0%
70-41723	PERSONNEL TRAINING	$655	$4,000	$4,000	$0.00	0.0%
70-41724	TRAVEL EXPENSES	$739	$2,000	$2,000	$0.00	0.0%
70-41747	PREVENTIVE PROGRAMS	$2,657	$1,500	$2,000	$500.00	33.3%
70-41775	EQUIPMENT RENTAL	$48	$1,000	$1,000	$0.00	0.0%
70-41791	CHEMICALS	$84,711	$35,000	$55,000	$20,000.00	57.1%
70-41795	LAB TESTING & SUPPLIES	$21,174	$20,000	$20,000	$0.00	0.0%
	SUBTOTAL Miscellaneous	**$273,278**	**$261,500**	**$280,000**	$18,500.00	7.1%
)GET - Maintenance & Operation		**$464,958**	**$482,250**	**$612,750**	$130,500.00	27.1%
C BUDGET						
70-41521	CAP-OUT - SPECIALIZED EQUIPMENT				$0.00	#DIV/0!
70-41533	CAP OUT - COMPUTER				$0.00	#DIV/0!
70-41541	CAP OUT - Della Lift Station Defence		$250,000	$0	($250,000.00)	-100.0%
70-41543	CAP OUT - PLANT EQUIPMENT		$100,000	$100,000	$0.00	0.0%
70-41547	CAP OUT - SYSTEM (prev SHOP)				$0.00	#DIV/0!
	CAP OUT - Auto		$50,000	$50,000	$0.00	0.0%
70-41547	CAP OUT - SYSTEM		$65,000	$65,000	$0.00	0.0%
C BUDGET TOTAL	**CAPITAL OUTLAY EXPENSES**	**$0.00**	**$465,000.00**	**$215,000.00**	($250,000.00)	-53.8%
BONDS & LOANS	Bond Compliance 125% Net Revenue		**$141,719**	**$141,469**	($250.00)	-0.2%
70-41613	Bonds Principal & Interest	$567,791	$566,875	$565,875	($1,000.00)	-0.2%
TOTAL BOND & LOANS		$567,791	$708,594	$707,344	($1,250.00)	-0.2%
	TOTAL DEPARTMENT BUDGET	**$1,369,141.16**	**$2,113,918.24**	**$2,023,895.20**	($90,023.04)	-4.3%
	Legislative Budget	$15,177.09	$15,067.01	$16,104.26	$1,037.25	6.9%
	Executive Budget	$266,227.92	$294,335.10	$315,510.83	$21,175.73	7.2%
	Public Works Budget	$76,998.08	$95,301.39	$99,924.51	$4,623.12	4.9%
	Grant Budget					
	TOTAL OPERATING BUDGET	**$1,727,544.25**	**$2,518,621.74**	**$2,455,434.79**	($63,186.95)	-2.5%

City of Hailey FYE 19 Budgets

WASTEWATER DEPARTMENT REPLACEMENT REVENUE

FUND	ACCT. #	ACCOUNT TITLE	FYE 17 actual	FYE 18 Budget	FYE 19 Proposed	AMOUNT INCREASE	% INCREASE
230.75	32413	INTEREST EARNED	$9,443.89	$5,000.00	$5,000.00	$4,000.00	400.0%
230.75	32810	HOOK-UP FEES	$115,380.00	$51,260.00	$51,260.00	($30,420.00)	-37.2%
230.75	32811	DEPRECIATION REVENUE				$0.00	#DIV/0!
230.75	33570	GRANTS				$0.00	#DIV/0!
						$0.00	#DIV/0!
TOTAL BUDGETED REPLACEMENT REVENUE			**$124,823.89**	**$56,260.00**	**$56,260.00**	($26,420.00)	-32.0%
FUND BALANCES		BUDGETED FUND BALANCE	($124,823.89)	$26,420.00	$373,740.00	$456,420.00	-552.0%
TOTAL EXPENSES BUDGETED FROM REPLACEMENT FUND			**$0.00**	**$82,680.00**	**$430,000.00**	$430,000.00	#DIV/0!

WASTEWATER DEPARTMENT REPLACEMENT EXPENSES

FUND	ACCOUNT TITLE	FYE 17 Actual	FYE 18 Budget	FYE 19 Proposed	AMOUNT INCREASE	% INCREASE
230.75-41321	ENGINEERING SERVICES				$0.00	#DIV/0!
230.75-41325	SERVICE CONTRACTS				$0.00	#DIV/0!
230.75-41329	OTHER SERVICES				$0.00	#DIV/0!
	SUBTOTAL - Services	**$0**	**$0**	**$0**	$0.00	#DIV/0!
230.75-41401	PLANT Equipment		$0	$0	$0.00	#DIV/0!
230.75-41403	SYSTEM Equipment		$0	$0	$0.00	#DIV/0!
230.75-41405	EQUIPMENT		$0	$0	$0.00	#DIV/0!
230.75-41413	BUILDINGS		$0	$0	$0.00	#DIV/0!
230.75-41415	AUTO		$0	$0	$0.00	#DIV/0!
230.75-41423	TOOLS		$0	$0	$0.00	#DIV/0!
230.75-41411	Office Equipment/Computers		$0	$0	$0.00	#DIV/0!
	Shop Supplies				$0.00	#DIV/0!
	SUBTOTAL - Repairs and Maintenance	**$0**	**$0**	**$0**	$0.00	#DIV/0!
230.75-41747	PREVENTIVE PROGRAMS		$0	$0	$0.00	#DIV/0!
	SUBTOTAL - Miscellaneous				$0.00	#DIV/0!
TOTAL B BUDGET		**$0**	**$0**	**$0**	$0.00	#DIV/0!
C BUDGET						
230.75-41511	Capital Outlay-Others		$0.00	$0.00	$0.00	#DIV/0!
230.75-41529	Capital Outlay-Equipment Auto		$0.00	$0.00	$0.00	#DIV/0!
230.75-41539	Capital Outlay-Equipment Plant		$400,000.00	$400,000.00	$0.00	0.00%
230.75-41547	Capital Outlay-Equipment System		$30,000.00	$30,000.00	$0.00	0.00%
230.75-41549	Capital Studies Expense/Grants?				$0.00	#DIV/0!
	Capital Improvements Expense				$0.00	#DIV/0!
TOTAL - C Budget Capital Expenses		**$0.00**	**$430,000.00**	**$430,000.00**	$0.00	0.00%
	TOTAL DEPARTMENT BUDGET	**$0.00**	**$430,000.00**	**$430,000.00**	$0.00	0.00%
	TOTAL OPERATING BUDGET	**$0.00**	**$430,000.00**	**$430,000.00**	$0.00	0.00%

MEMORANDUM

To:	Hailey Development Impact Fee Advisory Committee
From:	Heather Dawson, Administrator
	Brian Yeager, Engineer
Date:	June 18, 2018
RE:	Consideration of FY 2019 Capital Budget and Capital Improvement Plan

Background

Hailey's Development Impact Fee Advisory Committee (the Committee) met in March to conduct a thorough review and amendment of Hailey's FY 2018 Capital Improvement Plan and Capital Budget. The Committee meets again on June 18, 2018 to review the proposed FY 2019 Capital Improvement Plan and Capital Budget.

Additional Revenue

Hailey appropriated all of its existing capital funds during the March 2018 amendment. New capital money will be received within the next six months and is under consideration to be budgeted in FY2019:

- Colorado Gulch sidewalk in-lieu fees are due from the developer at final plat in the amount of $60,350, which will be applied to the Broadford Road path either now or in the future. Development Impact Fees of approximately $39,000 can be collected up front if Hailey installs a bike path along Broadford Road in FY 2019. If that project is delayed, those DIF will be paid upon building permit approval as each home is built;
- Park in-lieu fees will be collected from Lupine Subdivision, in the amount of $20,555.
- FEMA reimbursement funds of approximately $125,000 for flood clean-up will be provided after the work is complete;
- An ITD ADA Curb Ramp Grant has been awarded for $60,000
- Quigley Annexation Fees of $232,821 will be received at Quigley Final Plat approval for Phase 1;

Potential New Expenses

A. River Street Project.

The City has qualified for an LHTAC grant of $1.9 million to improve three blocks of River Street. The match component of this grant is 7.34%, or $140,000. We recommend retaining an unbudgeted match amount, to ensure the funding is retained for this highly leveraged project. We also must begin the engineering for this project, and have budgeted $40,000 for that purpose. The grant expense period is set in FY 2023/2024. Because the project is set so far in the future, we expect the project to actually cost around $3.5 million. The Hailey URA is willing to contribute toward the River Street project. We expect that contribution to be approximately $1.5 million, which will close the funding gap. This component will not be budgeted until the project is ready for construction in a future year.

Hailey does plan to apply for other grants for this project, namely an Idaho Community Development Block Grant, for up to $500,000 in funds, and a BUILD (TIGER) Grant. Our goal with successful additional grants is to extend the River Street project beyond the three block project of the LHTAC Grant. These grants are shovel-ready grants, and require as a prerequisite an updated Transportation Master Plan and preliminary engineering on the project concept. The City did fund both the Transportation Master Plan($75,000) and

engineering costs ($60,000) in its 2018 budget amendment. Portions of the project are DIF eligible, with bicycle/pedestrian improvements being 30% eligible, and lane and intersection expansion or sidewalk infill improvements 40% eligible. The project design and engineering work may begin this summer, but we anticipate carrying the bulk of this work into FY2019, as the engineering bid is not yet completed.

B. Pathways for People Projects. The $800,000 from Hailey's two-year levy will be fully received in July 2018. This project spans several years, with the Croy/2nd Street improvements underway. By the end of FY 2018, we expect to have spent the contracted amount of $434,000. The Myrtle Street project is currently being engineered, and we have assigned $98,000 for that in FY 2018. We expect to get bids this winter, and construct the Myrtle Street path with a grant of $500,000 in FY 2019, with development impact fees used in the appropriate percentages.. The Myrtle Street and Croy Street projects are 30% growth eligible, as they allow for more pedestrian/bicycle traffic on collector streets.

Remaining Pathways for People levy funds will be used for the Werthheimer Connector path. Engineering for that should begin sometime in 2019, with construction planned for late 2019 or 2020. The entire Pathways spending plan is shown below and within the Capital Improvement Plan.

Pathways for People Levy Amount Calculations								
		FY 2018 Budget						
		Original	Current Updates	Proposed				
				Levy	Grant	DIF		
Sidewalk Grinding & Maintenance (Not Growth Eligible)	FY 2016	$33,500		$33,500				
Alta Preliminary Engineering, Planning (Growth Eligible)	FY 2017	$61,750		$61,750				
Sidewalk Maintenance: Location TBD (Not Growth Eligible)	FY 2018	$66,500		$66,500				
Croy Street P4P AND Alternate 2 @ Church (Growth Eligible)	FY 2018	$434,000	$342,222	$239,555		$102,667	70% Levy / 30% DIF	
2nd Ave P4P (Not Growth Eligible)	FY 2018		$91,740	$91,740				
Myrtle Street Project Engineering & Bidding (Growth Eligible)	FY 2018	$98,000	$652,600			$76,000	$652,600 is SLA total amount; $152,710 is 23.40% match, $76,000 is Galena's Engineering cost per estimate	
Myrtle Street Project Construction (Growth Eligible)	FY 2019	$106,250				$76,708		
Myrtle Street Project Additional Grant (Growth Eligible)	FY 2019	$500,000			$499,892			
Subtotals								
Pathways for People Levy & Myrtle Street Grant Total:		$1,300,000					P4P Levy:	$800,000
Updated FY 2018 Budget Total:			$1,086,562					
Proposed Pathways for People Levy To be Used:				$493,045				
Proposed Development Impact Fees to be Used:						$255,375		
Remaining Levy available for Wertheimer or other projects:				**$306,955**				

C. Broadford Path Projects.
Hailey entered into an annexation agreement with the Colorado Gulch Preserve Subdivision in August 2017. Annexation fees were assessed and applied to the Broadford Road project. Sidewalk in-lieu fees of $60,350 are to be paid at final plat and remain in the City's account until the Broadford Path project is

constructed by the City. If the City constructs the Broadford Path project within 2 years of the annexation agreement, the developer must pay its Development Impact Fees up front, instead of when building permits are issued. The transportation DIF are $39,000 and would be applied to the Broadford Path project, which is estimated to cost $275,000. The Committee should make a recommendation on the question of whether this path should be constructed in FY2019, triggering the advance payment of DIF, or at a future date. The Committee should also identify whether this pathway should be eligible for Pathways for People funding in the event we have unspent levy money at the conclusion of the planned projects described in Section B.

D. Greenway Master Plan Projects

Projects from the Greenway Master Plan are expensive. The City intends to apply for grants to implement elements of the Master Plan. A grant for culvert work was filed, and if received, the City will need to match $86,779 to a $173,558 project. We recommend assigning the match to this project from the FEMA reimbursement funds that are pending and retaining the remainder of those funds for future grant matches.

E. Snow Storage Infrastructure Installation. As part of the Greenway Master Plan, Hailey prioritized securing a snow storage site other than Lions Park. After a site is secured, development of access, compaction and drainage infrastructure is needed before snow can be piled on a site. This was budgeted in 2018, and should be carried over to FY 2019 if not spent in FY 2018.

F. Parks In-Lieu Fees. The Hailey Parks & Lands Board is tasked with making a recommendation on how park in-lieu fees are spent. They have not yet made that recommendation for the Lupine Subdivision fees of $20,550. Hailey plans to build a park on South Woodside Boulevard, in the ½ lot north of the Wood River Land Trust Thrift Store and adjacent to ARCH's new project. We expect that all available park capital money will be needed for this roughly estimated $250,000 project.

G. Other Grants.

a) **ITD Curb Ramp Grant.** Hailey has been granted $60,000 to upgrade 6 curb ramps to improve ADA accessibility in 201. This is in addition to the 9 curb ramps under reconstruction in 2018.

b) **FEMA Seismic Retrofit to Hailey Fire Station.** Hailey applied for a FEMA grant to upgrade windows, doors and the roof of Hailey Fire Station to better withstand snow loads and seismic activity. This grant is still pending. The project will remain budgeted until FEMA announces an award. The grant match component is $20,000.

H. Street Equipment and projects.

The street department has identified several small projects, such as drywells, sidewalks and ADA upgrades as well as several equipment needs. These are shown in the table on the next page. We anticipate being able to fund only a few of these needs, and have identified our priorities in the FY2019 funding column.

Staff Recommendations:

We highly recommend catching up to ourselves in terms of capital spending. With the FY2018 amendment, we budgeted several projects, such as Transportation Master Plan and Snow Storage that we haven't yet begun. Some of those projects will cross into FY 2019. A decision on the timing of

the Broadford Path Project needs to be made, and the implementation of the projects we have started such as Pathways for People and River Street need to continue until we have engineering and bids in hand. We also need to deliver on our promise to South Woodside residents for development of the South Woodside Park. We recommend against appropriating for new projects at this time, and holding the Quigley annexation money until our next review of the CIP and budget next year.

Capital Improvement Budget Detail:

New Project	Existing CIP	General Fund Street & Park Projects	Cost	Appropriated	Carried to 2019	New 2019 Appropriation	TOTAL 2019	Future Year CIP
	xxxx	Transportation Master Plan	$75,000.00	2018	$75,000			
xxxx		River Street BUILD Preliminary Engineering	$60,000.00	2018	$60,000			
		River Street STP Project 7.34% Match	$40,000.00	2018	$40,000			
		Myrtle Street P4P Engineering	$76,000.00	2018	$76,000			
	xxxx	Myrtle Street P4P Construction	$576,000.00	2018	$576,000			
xxxx		Myrtle Street P4P Construction Over Run	$100,000.00		$100,000			
		Werthheimer P4P Engineering & Construction	$181,800.00		$181,800			
xxxx	xxxx	Main Street Curb Ramp ADA upgrades	$121,000.00	2018		$60,000	GRANT	
	xxxx	ADA Transition Plan Upgrades	$35,000.00	2018	$35,000			
	xxxx	Sidewalk Connections	$20,000.00	2018	$20,000			
	xxxx	Broadford Road Pathway	$275,000.00			$275,000		
xxxx		Flood Related Drainage Projects Grant	$173,558.00			$86,779	GRANT	
xxxx		Flood Related Drainage Project Match				$86,779	GRANT MATCH	
	xxxx	Snow Storage Site	$250,000.00	2018	$243,306			
xxxx		Bucket Truck Replacement	$40,000.00			$40,000		
		Drywells - Glenbrook	$20,000.00	2018	$20,000			
	xxxx	Salt Storage	$100,000.00					$100,000.00
xxxx		South Woodside Park Development (3920 WS)	$125,000.00			$125,000		
xxxx		Skate Park Lighting	$36,000.00					$36,000.00
xxxx		Park Master Plan Update	$30,000.00					$30,000.00
xxxx		Arena flooring (sand/soil)	$15,000.00					$15,000.00
xxxx		Machinery to Conditional Area Floor Material	$15,000.00					$15,000.00
xxxx		Park Irrigation Clock Updates	$10,000.00					$10,000.00
xxxx		Heagle Park Restroom	$35,000.00			$35,000	FEMA Reimburse	
xxxx		Recreate/Reconstruct Lions Park Area	$100,000.00					$100,000.00
xxxx		Shop Equipment Lift	$50,000.00					$50,000.00
	xxxx	South Woodside Industrial Park Street Reconstruction	$300,000.00					$300,000.00
xxxx		Additional Snow Plow						TBD
		Total 2019 Appropriation			$1,427,106	$708,558	$2,135,664	

Funding Request
Executive Summary

Mountain Rides Transportation Authority ("Mountain Rides" or "MRTA") requests funding for FY19 for ongoing public transportation services benefiting the City of Hailey, its residents, businesses, workers, and visitors (collectively, "Hailey" or the "City").

Funding Requested by: Mountain Rides Transportation Authority
800 1st Avenue North
PO Box 3091
Ketchum, ID 83340

Contact: Wally Morgus
Executive Director
208.788.7433 x.101
wally@mountainrides.org

Funding Period: **FY19** (twelve months ending Sep 30, 2019)

Requested Funding: **$ 78,750**
- $ 66,900 (85%) for Operations
- $ 11,850 (15%) for Capital Improvements
- 5% increase over FY18 Funding

MRTA Total Funding: **$2,987,300** (for Operations; FY19 pro forma)
- $1,289,000 Federal Funding (43% of total)
- $ 66,900 City of Hailey (2%)
- $1,147,000 Other Local Funding (39%)
- $ 380,900 Rider Fares (13%)
- $ 103,500 Advertising & Other (3%)

MRTA Expenses: **$2,987,300** (Operating Expenses; FY19 pro forma)
- $2,119,000 Payroll (inc. Tax/Benefits) (71% of total)
- $ 432,100 Operations & Maintenance (14%)
- $ 260,000 Fuel (9%)
- $ 124,200 Insurance (4%)
- $ 52,000 Marketing & Promotion (2%)
- Note: FY19 fuel budget is 18% higher than FY18 budget and 12% higher than FY18 projections. Rising fuel costs: +12% from Oct 2017 to present; expected to persist into FY19.

Services to the City: Mountain Rides operates and supports fixed-route bus service serving ~195,000 riders annually (3-year average) into, around, and about the City – including 29,400 riders boarding the Hailey Route and 90,000 boarding the Valley Route in Hailey – 20%+ of all ridership boards a bus in Hailey; operates regional vanpool services providing safe, reliable, and affordable transportation for workers moving to/from workplaces in and around the City; coordinates/executes the county-wide Bicycle and Pedestrian Master Plan; coordinates/executes the Safe Routes to School Program; engages in transportation planning on behalf of the City; and contributes to reducing traffic congestion and motor vehicle emissions in and about the City.

For FY19, Mountain Rides anticipates sustaining services at or above current levels while fine-tuning and improving those levels of service – expanding geographic coverage to serve a greater portion of the City's residents; increasing service hours; improving connectivity; increasing frequency year-round. Highlights for FY19 (pro forma):

- Hailey Route service – extended until 10:00pm nightly, some or all evenings; expanded routing to include sections of East Hailey, e.g., Deerfield, up-and-down 4th Street – this is pro forma, pending availability of funding.
- Valley Route service – serving commuters, residents, and visitors – to *increase frequency* seven days per week and *extend service* later into the evenings on weekends (Fri – Sat).

Performance:

Mountain Rides operates within funding constraints.

Mountain Rides has proven to be attentive and responsive to the needs and requirements of the City.

Ridership originating in Hailey is strong and growing: ~120,000 annual passenger boardings in Hailey; ~22% of systemwide ridership.

Mountain Rides offers enhanced mobility for residents, visitors, businesses, and workers.

~14,000 hours of service annually on routes servicing the City (past three (3) years' average).

Mountain Rides provides quality public transportation services that underpin economic development, livability, and vitality.

Mountain Rides positively impacts the local economy – 40+ employees earning – and spending – $2.0MM+ in annual wages and benefits.

Mountain Rides' systemwide ridership continues to grow, with record-high ridership in 2017 of 540,400.

Alignment with City:

Through the Joint Powers Agreement, the City and Mountain Rides are fundamentally one-and-the-same when it comes to public transportation. Mountain Rides operates in a manner that promotes and complements the City's objectives:

- Serve the City's constituency.
- Deliver excellent customer service.
- Work to meet community needs.
- Extend easy, equitable access to the public.
- Sustain the City's competitiveness and vitality.

Epilogue:

Mountain Rides has built a strong, significant foundation from which it will move ahead providing important multi-modal transportation services – that are safe, reliable and flexible – to the City of Hailey.

Critical to our ongoing service and success is financial support from the City of Hailey – namely the **$78,750** respectfully requested for FY19.

Thank you.

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 06/25/2018 **DEPARTMENT:** Public Works **DEPT. HEAD SIGNATURE:** BY

SUBJECT: 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

AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☐ City Ordinance/Code _____
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The City's consultant is in the process of designing the Myrtle Street Pathways for People Project, and additional Council direction is desired with regards to the location of the path.

Originally the pathway was proposed as a detached alignment with an unimproved area between the pathway and existing travel lanes. Several public comments have requested the pathway to be attached to the roadway similar to the Croy Street P4P project. On the Croy project, the pathway is attached asphalt, but is separated from the vehicular travel lane by a 4' wide painted rumble strip.

There are several advantages to an attached pathway including:

1. The elimination of an unmaintained earthen strip between the pathway and existing Myrtle Street
2. Simplification of drainage design, snow removal, and maintenance
3. More area behind the pathway on north side for existing property owners to maneuver parking

Disadvantages of an attached pathway are the potential for greater interaction between pedestrians and vehicles. However, a striped 4' wide rumble strip has been determined to be an adequately safe separation.

There is no anticipated cost change for the design engineer contract as a result of this decision.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

___ City Attorney	___ Finance	___ Licensing	___ Administrator
___ Library	___ Community Development	___ P&Z Commission	___ Building
___ Police	___ Fire Department	___ Engineer	___ W/WW
___ Streets	___ Parks	_X_ Public Works	___ Mayor

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:
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

ACTION OF THE CITY COUNCIL:
Date _____
City Clerk _____

FOLLOW-UP:
*Ord./Res./Agrmt./Order Originals: Record *Additional/Exceptional Originals to: _____

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 06/11/2018 **DEPARTMENT:** Community Development Dept. **DEPT. HEAD SIGNATURE:** LH

SUBJECT:
Conduct public hearing on proposed Ordinance No. 1230, a request by Elmar Grahber William L. Pierpoint and George Kirk, for Lots 1A, 1B, 1C, 1D, 1E and 2, Block 4, Airport West Subdivision #2 (1290 - 133 Citation Way and 1351 -1451 Aviation Drive), to change the zoning from Service Commercial Industrial Sales & Offices (SCI-SO) to Service Commercial Industrial (SCI-I) and to conduct a first reading of Ordinance No. __ and read by title only:

AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☒ City Ordinance/Code Title 17 (IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Planning and Zoning Recommendation and Summary:

The Planning and Zoning Commission held a public hearing on a request by Elmar Grahber William L. Pierpoint and George Kirk, for Lots 1A, 1B, 1C, 1D, 1E and 2, Block 4, Airport West Subdivision #2 (1290 - 133 Citation Way and 1351 -1451 Aviation Drive), to change the zoning from Service Commercial Industrial Sales & Offices (SCI-SO) to Service Commercial Industrial (SCI-I) After discussion, the Planning and Zoning Commission voted unanimously to recommend adoption of the amendment to the Hailey City Council.

Procedural History:

Planning and Zoning Public Hearing: April 16, 2018
City Council Public Hearing: June 11, 2018

Attachments:

City Council Staff Report – June 11, 2018
Draft Ordinance No. _____
Planning and Zoning Findings of Fact – April 16, 2018

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle #_____
Budget Line Item #_____ YTD Line Item Balance $_____
Estimated Hours Spent to Date: Estimated Completion Date:
Staff Contact: Phone #

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

___	City Attorney	___	Clerk / Finance Director	___	Engineer	___	Building
___	Library	___	Planning	___	Fire Dept.	___	_____
___	Safety Committee	___	P & Z Commission	___	Police	___	_____
___	Streets	___	Public Works, Parks	___	Mayor	___	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD: 1230
Conduct a public hearing and first reading of proposed Ordinance No. _____, an amendment to the City of Hailey Zoning District map for Lots 1A, 1B, 1C, 1D, 1E and 2, Block 4, Airport West Subdivision #2 (1290 -133 Citation Way and 1351 -1451 Aviation Drive), to change the zoning from Service Commercial Industrial Sales & Offices (SCI-SO) to Service Commercial Industrial (SCI-I)

ADMINISTRATIVE COMMENTS/APPROVAL:
City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:
Date 6/11 – Council approved Ord. No. 1235 – 1st Reading
City Clerk 6/25 – 2nd & 3rd Reading

I move to conduct the first reading of Ordinance No. __, an amendment to the City of Hailey Zoning District map for Lots 1A, 1B, 1C, 1D, 1E and 2, Block 4, Airport West Subdivision #2 (1290 -133 Citation Way and 1351 -1451 Aviation Drive), to change the zoning from Service Commercial Industrial Sales & Offices (SCI-SO) to Service Commercial Industrial (SCI-I) , and read by title only.

FOLLOW-UP:
*Ord./Res./Agrmt./Order Originals: *Additional/Exceptional Originals to: _____
Copies (all info.): Copies
Instrument # _____

HAILEY ORDINANCE NO. 1235

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLE 17 OF THE HAILEY MUNICIPAL CODE, BY AMENDING SECTION 17.05.010, OFFICIAL ZONING MAP; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey Planning and Zoning Commission ("Commission") has recommended to the City Council a change to the Hailey Zoning map as noted in the Findings of Fact, Conclusions of Law and decision dated May 21, 2108,;

WHEREAS, the Hailey City Council has considered the recommendation of the Commission and has voted to approve of an amendment to the Hailey Zoning Map as shown on attached Exhibit "A";

WHEREAS, essential public facilities and services are available to the uses shown on attached Exhibit "A" without excessive public cost;

WHEREAS, the proposed uses as shown on attached Exhibit "A" are compatible with the surrounding area; and

WHEREAS, the zoning map amendment set forth in this ordinance will promote the public health, safety and general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1. Section 17.05.010 of the Hailey Municipal Code is hereby amended by the adoption of attached Exhibit "A," amending the Official Zoning Map as shown on Exhibit "A" for Lots 1A, 1B, 1C, 1D, 1E and 2, Block 4, Airport West Subdivision #2 (1290 -133 Citation Way and 1351 -1451 Aviation Drive), to change the zoning from Service Commercial Industrial Sales & Offices (SCI-SO) to Service Commercial Industrial (SCI-I).

Section 2. Severability Clause. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 3. Repealer Clause. All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after the required three (3) readings, approval, and publication according to law.

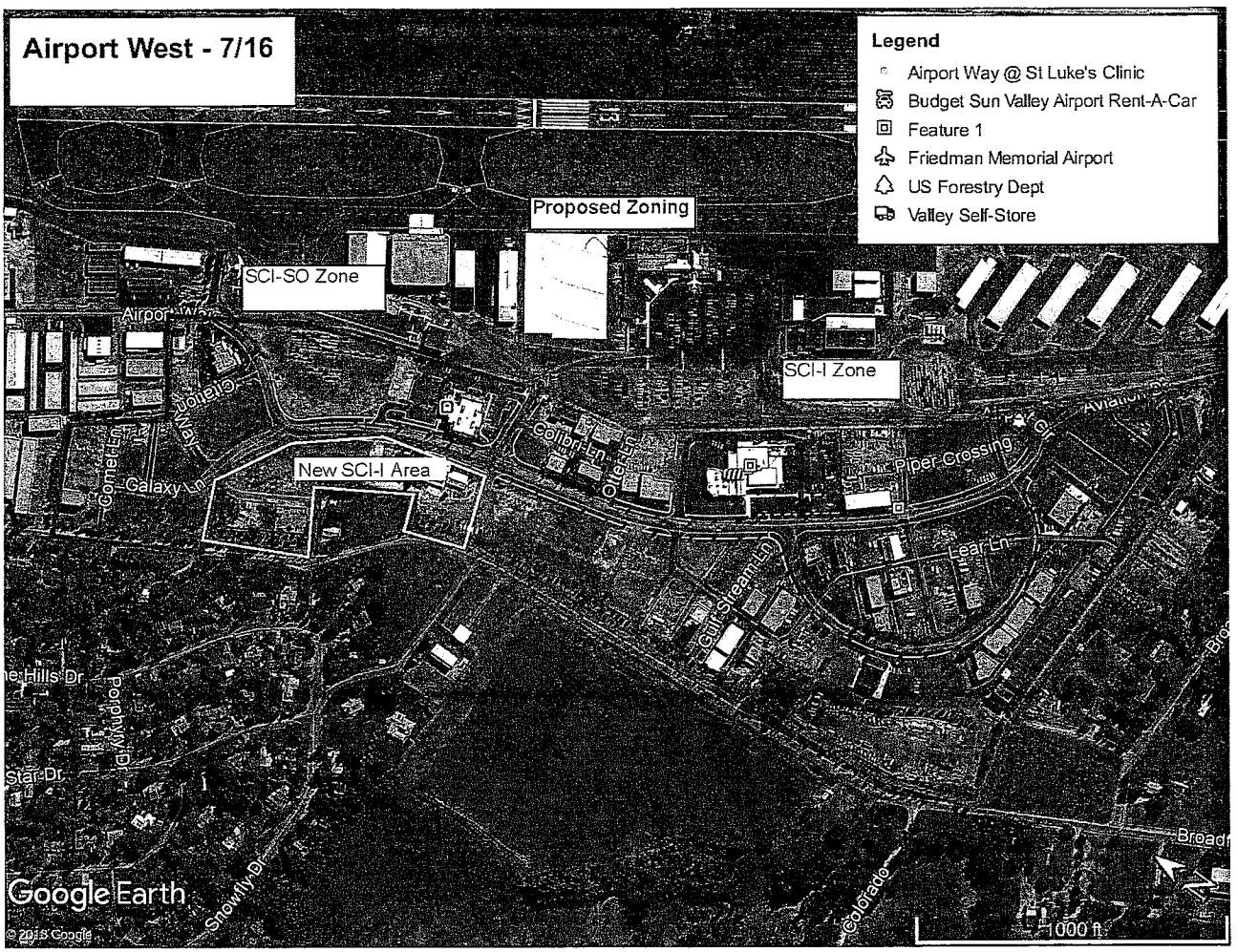
PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS __ DAY OF _____, 2018.

_____
Fritz X. Haemmerle, Mayor, City of Hailey

Attest:

_____
Mary Cone, City Clerk

Ord 1235, Exhibit A: Proposed Zoning



Return to Agenda

AGENDA ITEM SUMMARY

DATE: 06/25/2018 **DEPARTMENT:** Community Development Dept. **DEPT. HEAD SIGNATURE:** LH

SUBJECT:

2nd and/or 3rd 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

AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☒ City Ordinance/Code Title 18 (IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Planning and Zoning Recommendation and Summary:

The Planning and Zoning Commission held a public hearing on the proposed amendments to Title 18, Mobility Design, Section 18.14, Standard Drawings, on April 16, 2018. The Commission discussed the following modifications: revision of water division drawings to allow for polyethylene water service lines in lieu of copper lines, transitions to the street division drawings to start working toward utilization of the Idaho Standards of Public Works Construct (ISPWC), as well as dry well and catch basin details, and street tree planter details. No public comments were made on the amendments notes above. After discussion, the Planning and Zoning Commission voted unanimously to recommend adoption of the amendment to the Hailey City Council.

The Hailey City Council held a public hearing on the proposed amendments to Title 18, Mobility Design, Section 18.14, Standard Drawings, on May 14, 2018. This item was continued to the June 11, 2018 public hearing for the first reading, read by title only. The second hearing will be held on June 25, 2018.

Procedural History:

Planning and Zoning Public Hearing: April 16, 2018
City Council Public Hearing: May 14, 2018 – continued to June 11, 2018. 2nd and/or 3rd reading on June 25, 2018

Attachments:

City Council Staff Report – June 25, 2018
Ordinance No. 1236

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle #_____

Budget Line Item #_____ YTD Line Item Balance $_____

Estimated Hours Spent to Date: Estimated Completion Date:

Staff Contact: Phone #

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

___	City Attorney	___	Clerk / Finance Director	___	Engineer	___	Building
___	Library	___	Planning	___	Fire Dept.	___	_____
___	Safety Committee	___	P & Z Commission	___	Police	___	_____
___	Streets	___	Public Works, Parks	___	Mayor	___	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

2nd and/or 3rd 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

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:
Date _____
City Clerk _____

FOLLOW-UP:
*Ord./Res./Agrmt. /Order Originals: *Additional/Exceptional Originals to: _____
Copies (all info.): Copies
Instrument # _____

STAFF REPORT

TO: Hailey City Council

FM: Lisa Horowitz and Brian Yeager

RE: Consideration of Amendments to Title 18, Mobility Design, Section 18.14, Standard Drawings

HEARING: June 25, 2018

Background

Consideration of the proposed 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. Proposed modifications include: revision of the water division drawings to allow for polyethylene water service lines in lieu of copper lines, transitions on the street division drawings to start working toward utilization of the "Idaho Standards of Public Works Construct" (ISPWC), which is a master document containing specifications and standard drawings for numerous infrastructure needs. Additional drawings have also been proposed by the street division for items such as: additional dry well and catch basin details, street tree planter details, and others.

The Hailey City Council considered the recommendation from the Planning and Zoning Commission at the May 14, 2018 public hearing. The Hailey City Council continued the item to the June 11, 2018 public hearing for a first reading, read by title only. The hearing was continued to the June 25, 2018 public hearing.

Criteria for Review.

Section 17.14.060(A) of the Hailey Municipal Code provides "[w]hen evaluating any proposed amendment under this chapter, the Hearing Examiner or Commission and City Council shall make Findings of Fact on the following criteria:

1. The proposed amendment is in accordance with the comprehensive plan;

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

3. The proposed uses are compatible with the surrounding area; and

4. The proposed amendment will promote the public health, safety and general welfare.

1. The proposed amendment is in accordance with the Comprehensive Plan.

The 2010 Hailey Comprehensive Plan, Chapter 9, Public Services Facilities and Utilities, provides general analysis for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and fire fighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools, public safety facilities and related services. The following policies from the Comprehensive Plan are relevant to this text change.

9.1 Plan for the long-term utilities, service and facility needs of the City while minimizing impacts to the greatest extent possible.

2. **Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services.**
   The proposed code revisions will not result in a change in allowed uses nor will they create excessive additional requirements at public cost for services. They are intended to clarify regulations and standard drawings to simplify administration of the requirements, and to implement best practices.

3. **The proposed uses are compatible with the surrounding area.**
   The proposed code revisions will not result in a change in allowed uses.

4. **The proposed amendment will promote the public health, safety and general welfare.**
   The amendments recommended are consistent with the Hailey Comprehensive Plan. The proposed code revisions will not result in a change in allowed uses. The Hailey Planning and Zoning recommends that these amendments will promote the public health, safety and general welfare.

The attached ordinance has draft language for discussion and consideration.

MOTION LANGUAGE

Approval:

Motion to waive the second and/or third reading of Ordinance No. 1236 and conduct the second and/or third reading of Ordinance No. 1236, an Ordinance amending Title 18, Mobility Design, Section 18.14, Standard Drawings, and read by title only.

SUMMARY OF HAILEY ORDINANCE NO. 1236

The following is a summary of the principal provisions of Ordinance No.1236 of the City of Hailey, Idaho, duly passed and adopted June 25, 2018, by the City Council and Mayor of the City of Hailey:

> AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLE 18, MOBILITY DESIGN, OF THE HAILEY MUNICIPAL CODE, BY AMENDING SECTION 18.14, STANDARD DRAWINGS, TO MODIFY THE STREET DIVISION AND WATER DIVISION DRAWINGS TO RELFECT UPDATED MATERIALS AND INFRASTRUCTURE GOALS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

Hailey Ordinance No. 1236 amends the Hailey Municipal Code as follows:

Section 1 Amends Title 18, Mobility Design, Section 18.14, Standard Drawings by repealing drawings: 18.14.010.B.1, 18.14.010.B.2, 18.14.010.B.3, 18.14.010.D.1, 18.14.010.D.4, 18.14.012.C, 18.14.012.E, 18.14.012.K.1, 18.14.012.K.2, 18.14.014.D, 18.14.014.E, 18.14.014.F and replacing with new drawings: 18.14.010.B.1, 18.14:010.B.2, 18.14.010.B.3, 18.14.010.D.1, 18.14.010.D.4a, 18.14.010.D.4b, 18.14.012.C, 18.14.012.E, 18.14.012.K, 18.14.014.D, 18.14.014.E.1, 18.14.014.E.2, 18.14.014.E.3, 18.14.014.F, and adding an Index – 18.14.000.0.

Section 2 provides for a severability clause.

Section 3 provides for a repealer clause.

Section 4 provides for an effective date of the ordinance.

The full text of Ordinance No. 1236 is available at Hailey City Hall at 115 South Main Street, Suite H, Hailey, Idaho 83333 and will be provided to any citizen upon request during regular business hours.

CERTIFICATION OF CITY ATTORNEY

I, the undersigned Attorney at Law, as attorney for the City of Hailey, Idaho, hereby certify that I have read the foregoing summary of Ordinance No. 1236 of the City of Hailey, that I have compared it to the full text of Ordinance No. _____, and that in my opinion, the above summary is true and complete and provides adequate notice to the public of the contents of said Ordinance.

Dated this ____ day of _____, 2018.

_____
Christopher P. Simms, Hailey City Attorney

Publish: Idaho Mountain Express, July 4, 2018

HAILEY ORDINANCE NO. 1236

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLE 18, MOBILITY DESIGN, OF THE HAILEY MUNICIPAL CODE, BY AMENDING SECTION 18.14, STANDARD DRAWINGS, TO MODIFY THE STREET DIVISION AND WATER DIVISION DRAWINGS TO RELFECT UPDATED MATERIALS AND INFRASTRUCTURE GOALS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey City Council has found that the following amendment to the Hailey Municipal Code will generally conform to the Hailey Comprehensive Plan;

WHEREAS, the amendments will not create excessive additional requirements at public cost for public facilities and services;

WHEREAS, the proposed amendment will help ensure that uses are compatible with the surrounding area; and

WHEREAS, the zoning text amendment set forth in this ordinance will promote the public health, safety and general welfare.

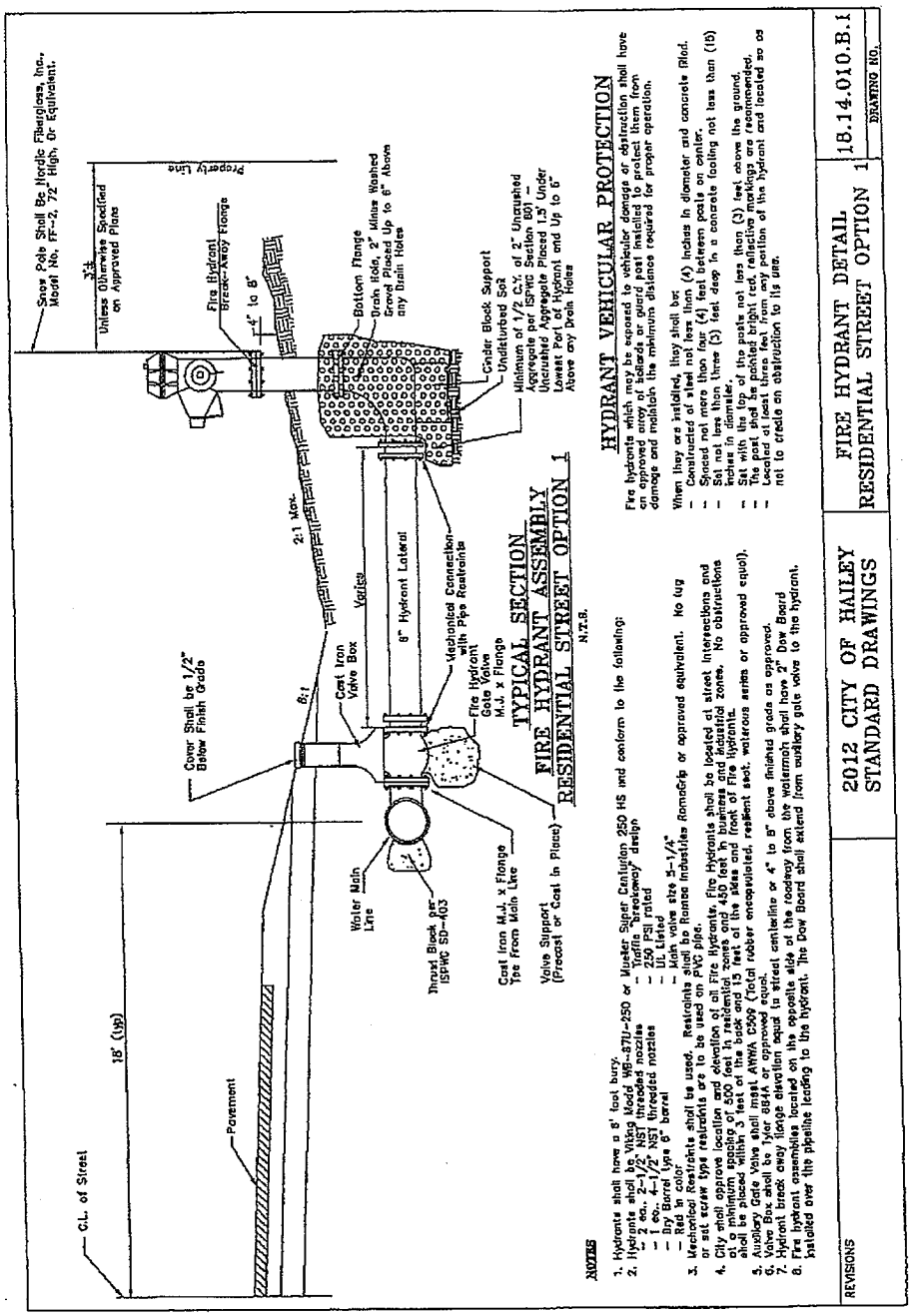
NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1. Title 18, Mobility Design, Section 18.14, Standard Drawings is amended by repealing drawings: 18.14.010.B.1, 18.14.010.B.2, 18.14.010.B.3, 18.14.010.D.1, 18.14.010.D.4, 18.14.012.C, 18.14.012.E, 18.14.012.K.1, 18.14.012.K.2, 18.14.014.D, 18.14.014.E, 18.14.014.F and replacing with new drawings: 18.14.010.B.1, 18.14.010.B.2, 18.14.010.B.3, 18.14.010.D.1, 18.14.010.D.4a, 18.14.010.D.4b, 18.14.012.C, 18.14.012.E, 18.14.012.K, 18.14.014.D, 18.14.014.E.1, 18.14.014.E.2, 18.14.014.E.3, 18.14.014.F, and adding an Index – 18.14.000.0.

Repealed

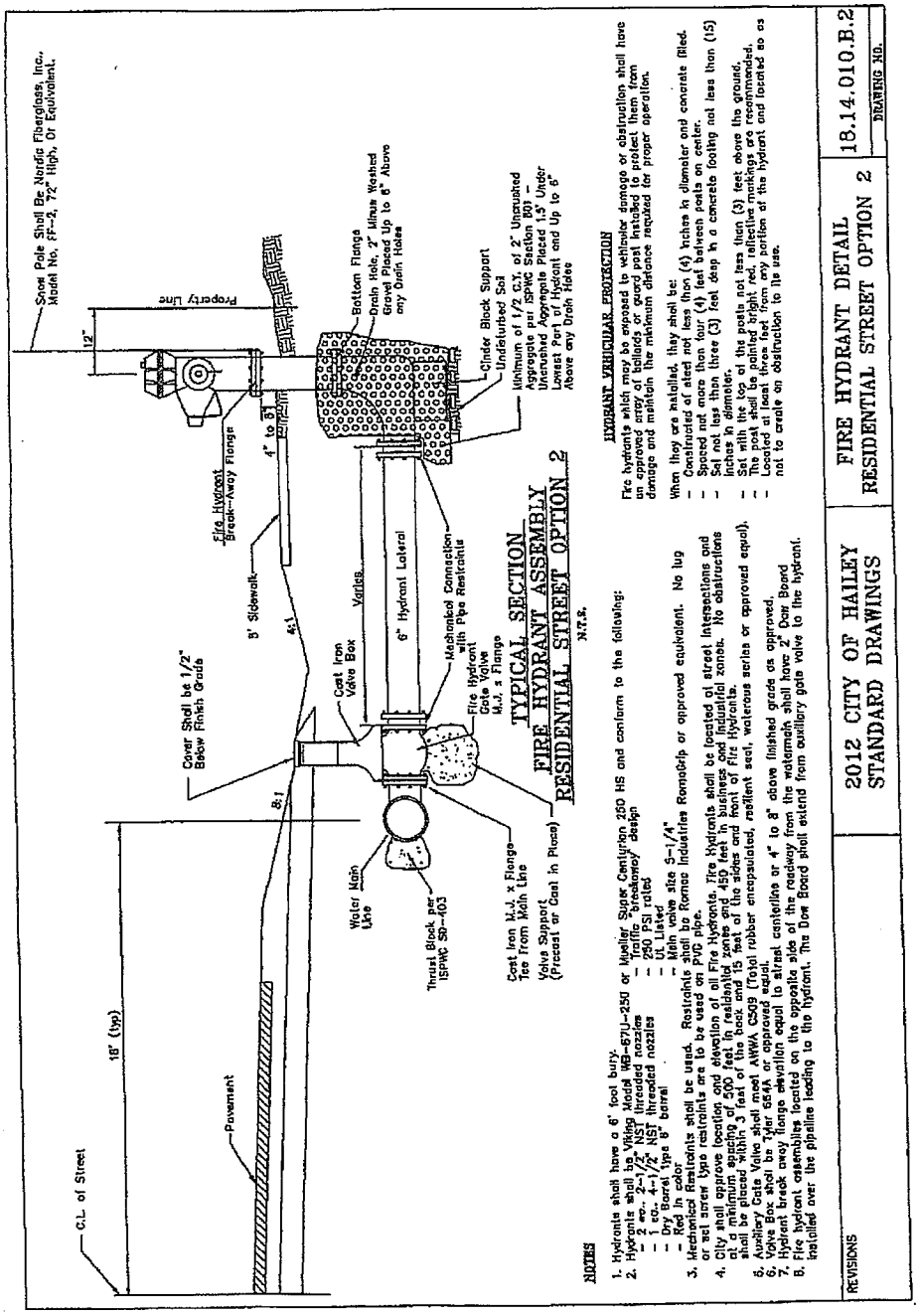
18.14.010

B. 1. Fire Hydrant Detail Residential Street Option 1:

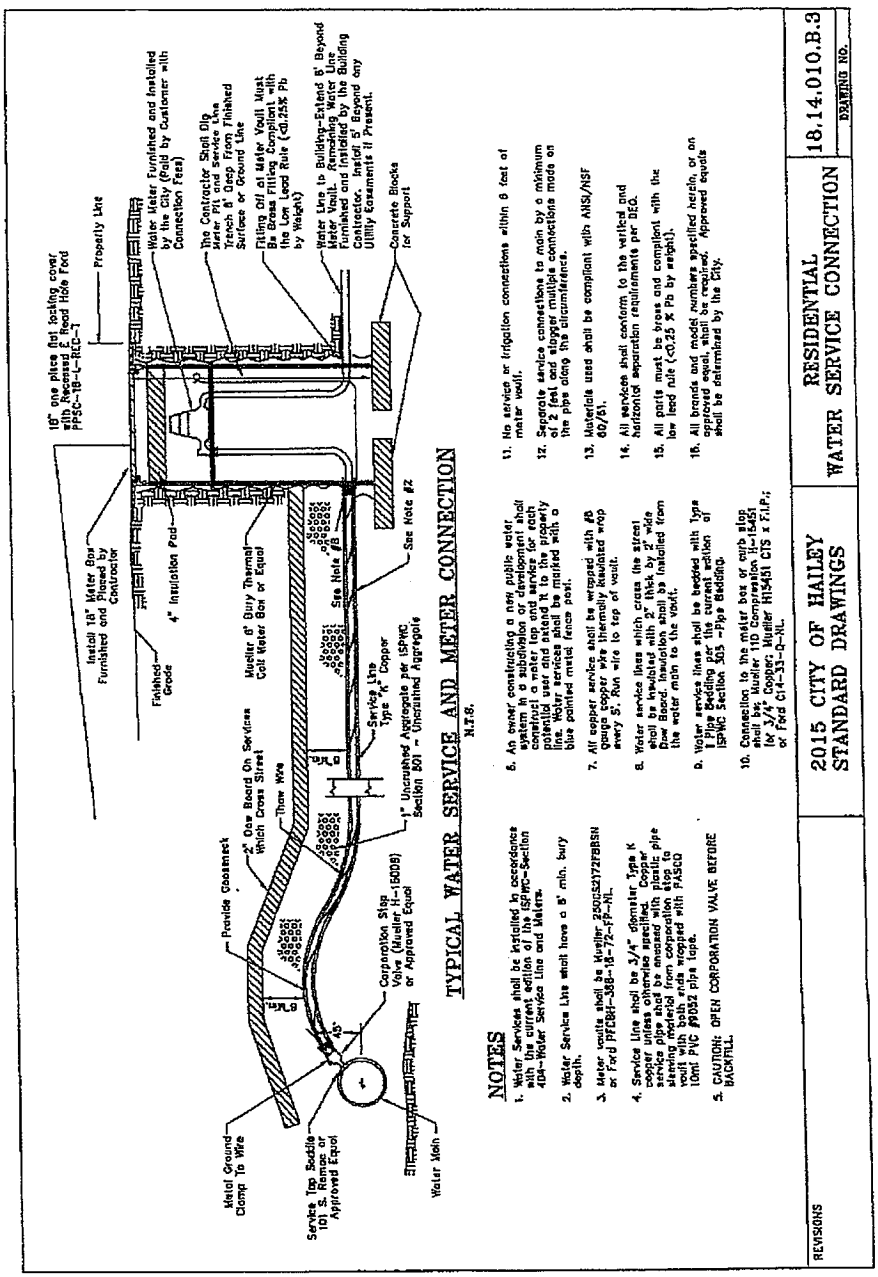


18.14.010 **Repealed** 18.14.010

2. Fire Hydrant Detail Residential Street Option 2:

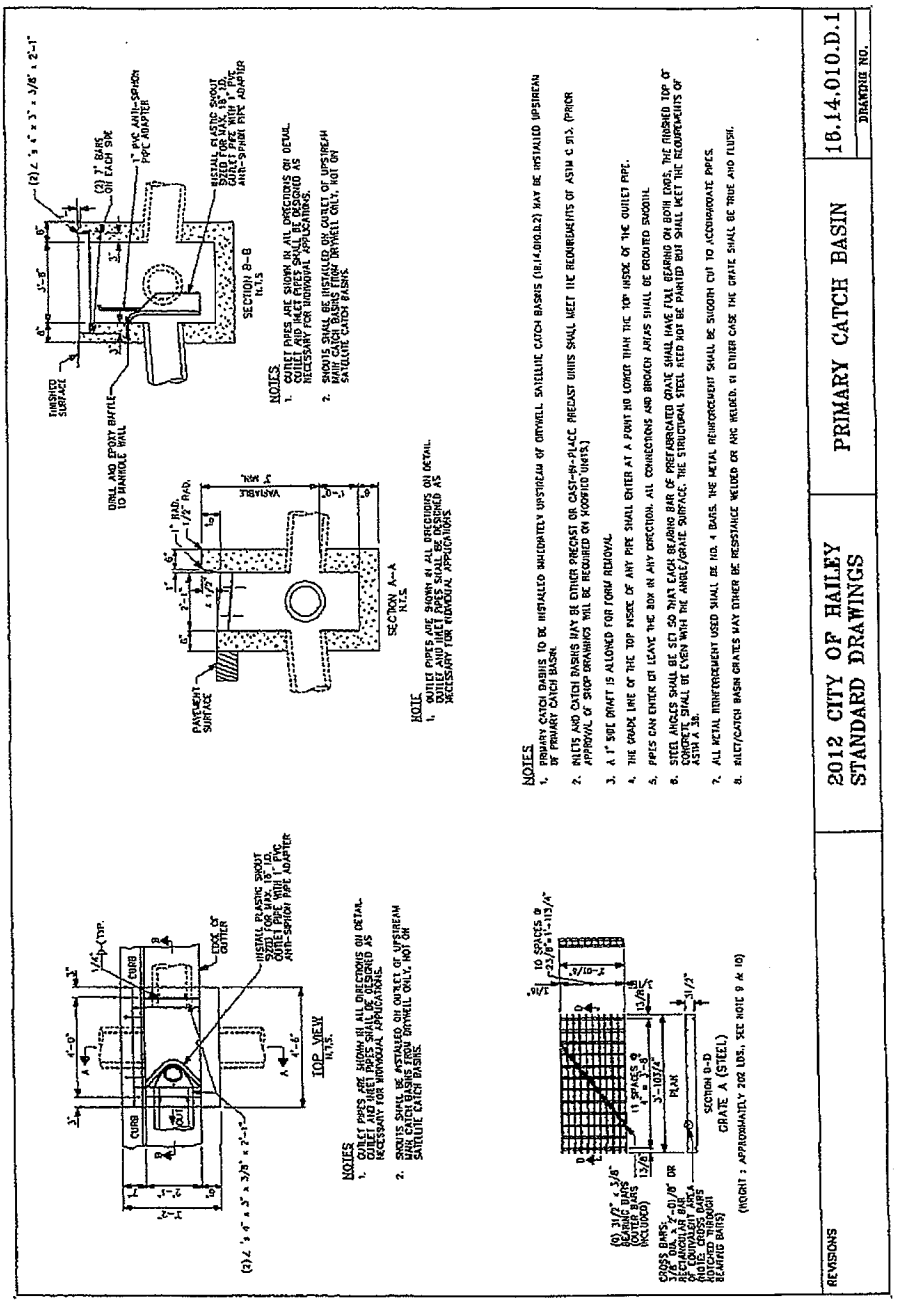


3. Residential Water Service Connection:

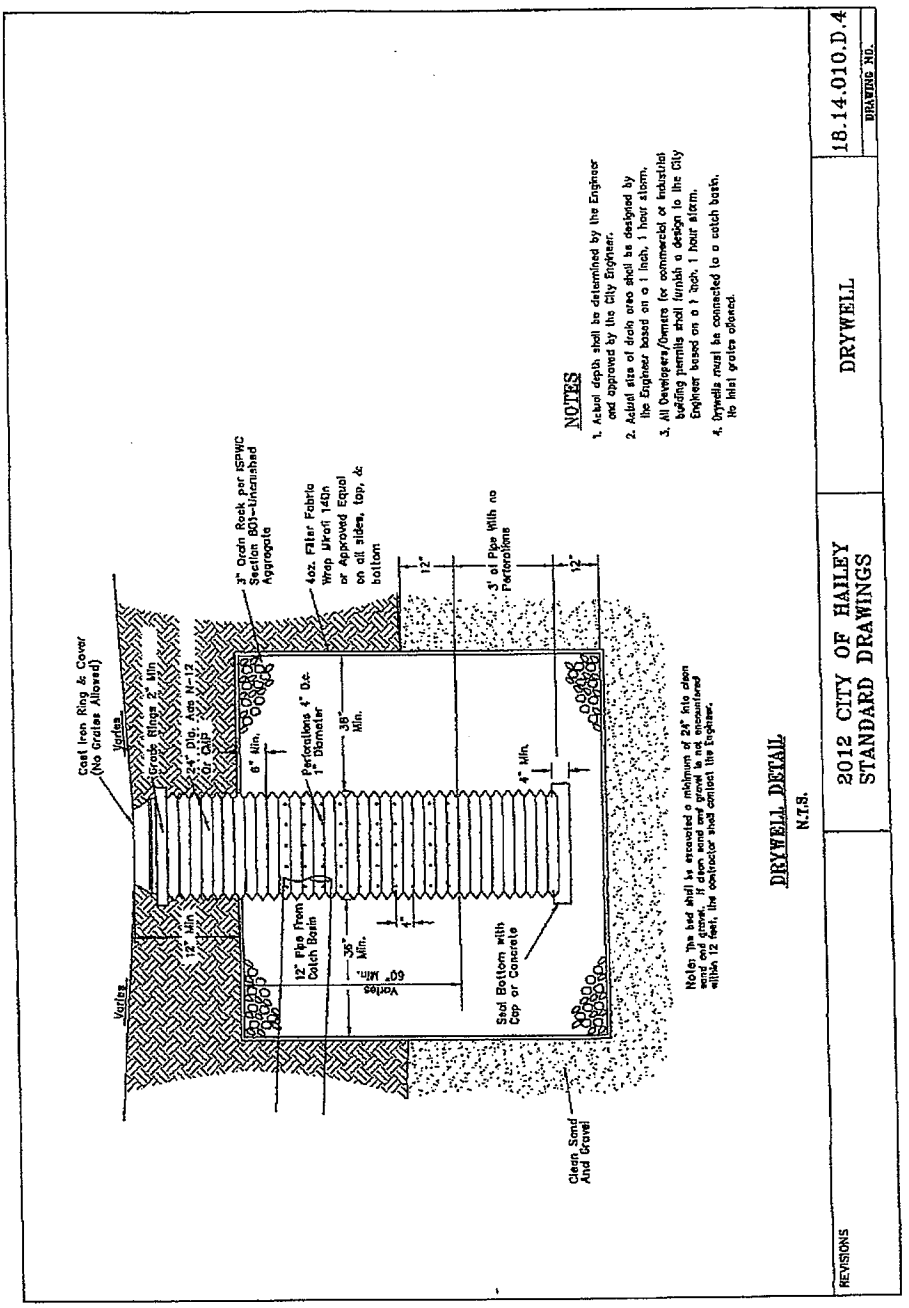


 Repealed

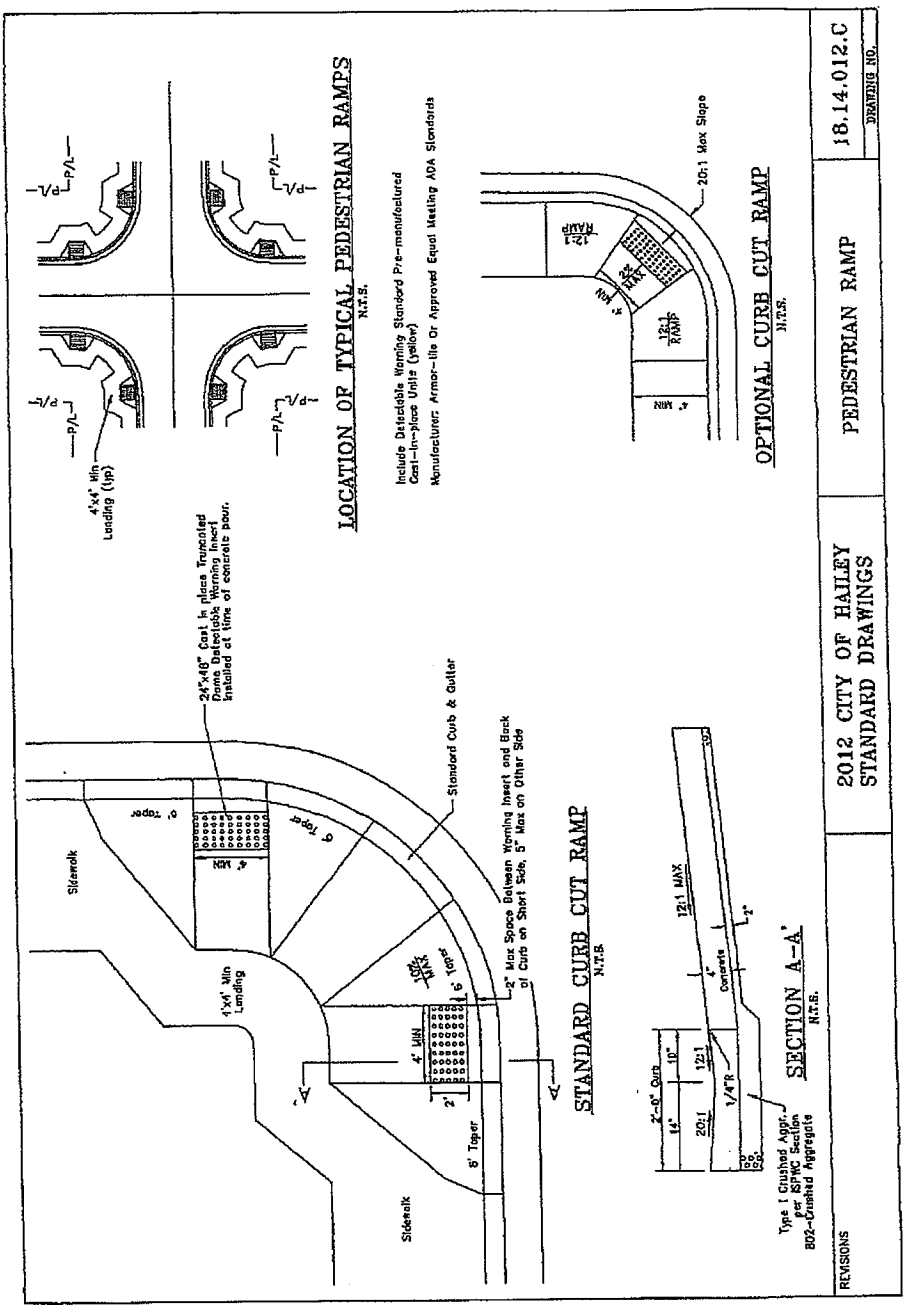
D. 1. Primary Catch Basin:



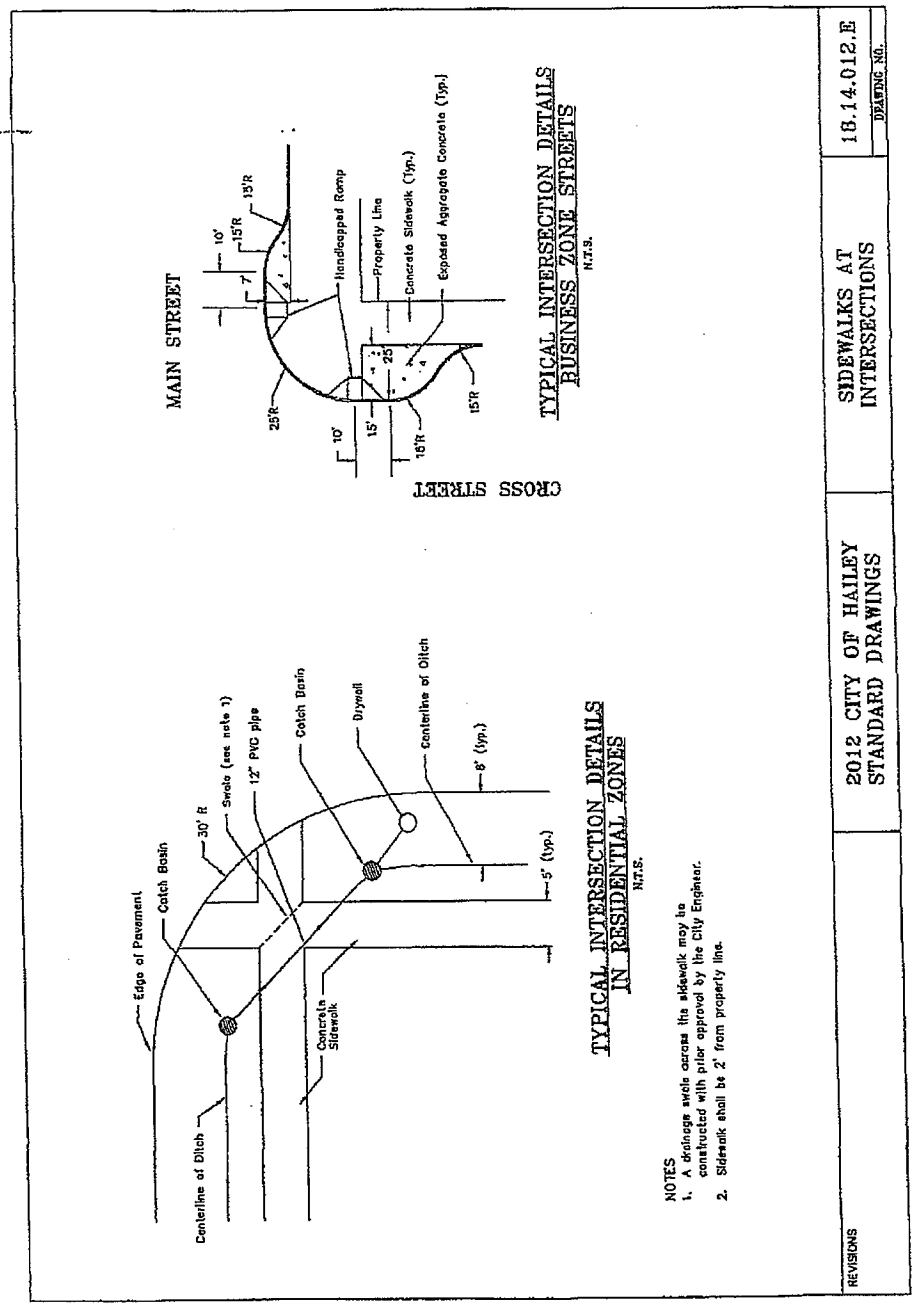
4. Dry Well:


NOTES
1. Actual depth shall be determined by the Engineer and approved by the City Engineer.
2. Actual size of drain area shall be designed by the Engineer based on a 1 inch, 1 hour storm.
3. All Developers/Owners for commercial or industrial building permits shall furnish a design to the City Engineer based on a 1 inch, 1 hour storm.
4. Drywells must be connected to a catch basin. No inlet grates allowed.
DRYWELL DETAIL
N.T.S.
Note: The bed shall be excavated a minimum of 24" into clean sand and gravel. If clean sand and gravel is not encountered within 12 feet, the contractor shall contact the Engineer.
Cast Iron Ring & Cover (No Grates Allowed)
Varies
Grade Rings 2" Min
24" Dia. Min N-12 Or Cast
3" Drain Rock per ISPWC Section 801-Unfinished Aggregate
4oz. Filter Fabric Wrap Mirafi 140n or Approved Equal on all sides, top, & bottom
12"
3' of Pipe With no Perforations
6" Min.
Perforations 4" Dia. 1" Diameter
38" Min.
4" Min.
12" Pipe From Catch Basin
36" Min.
60" Min.
Varies
Seal Bottom with Cap or Concrete
Clean Sand And Gravel
REVISIONS
2012 CITY OF HAILEY STANDARD DRAWINGS
DRYWELL
18.14.010.D.4
DRAWING NO.

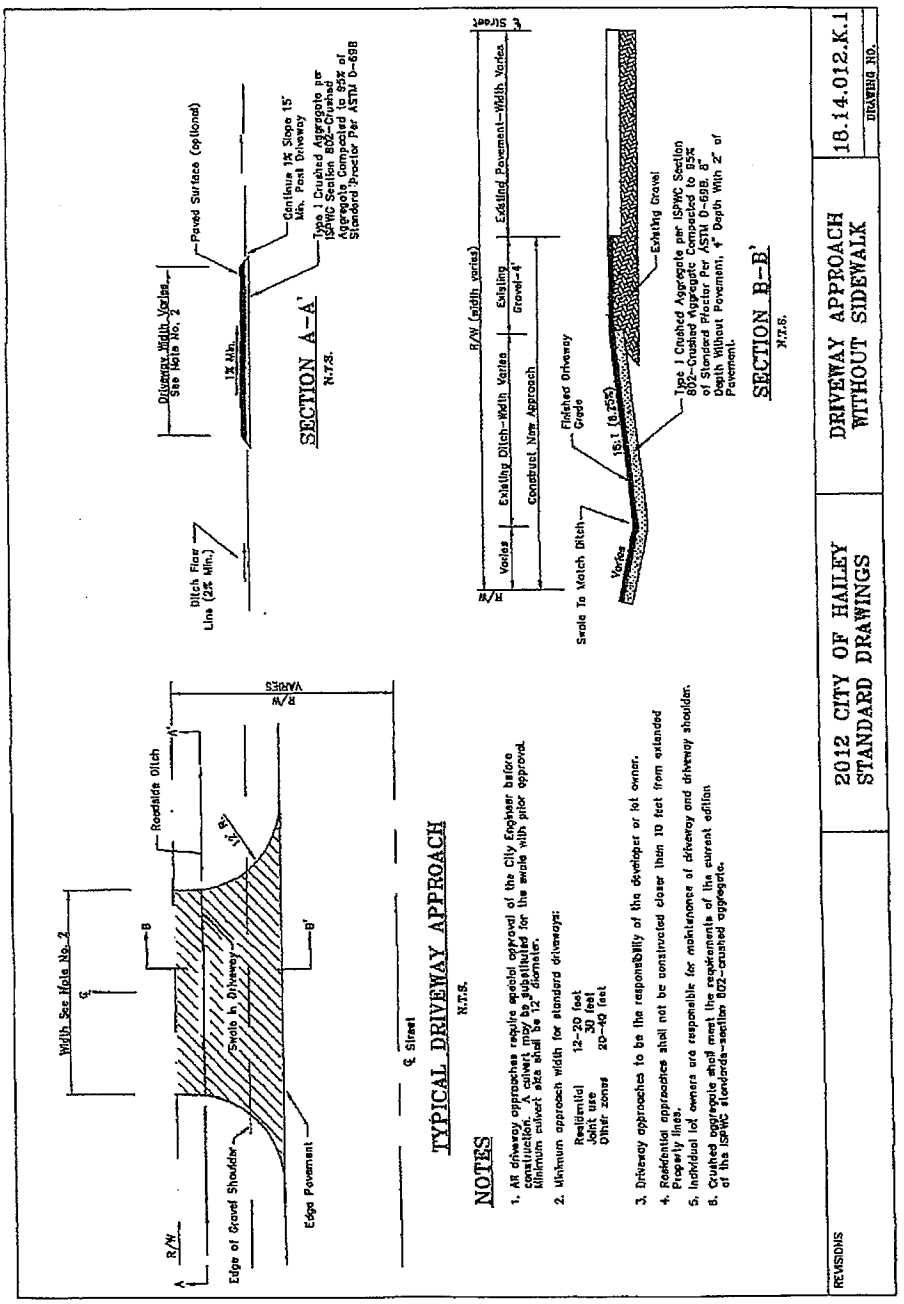
C. Pedestrian Ramp:



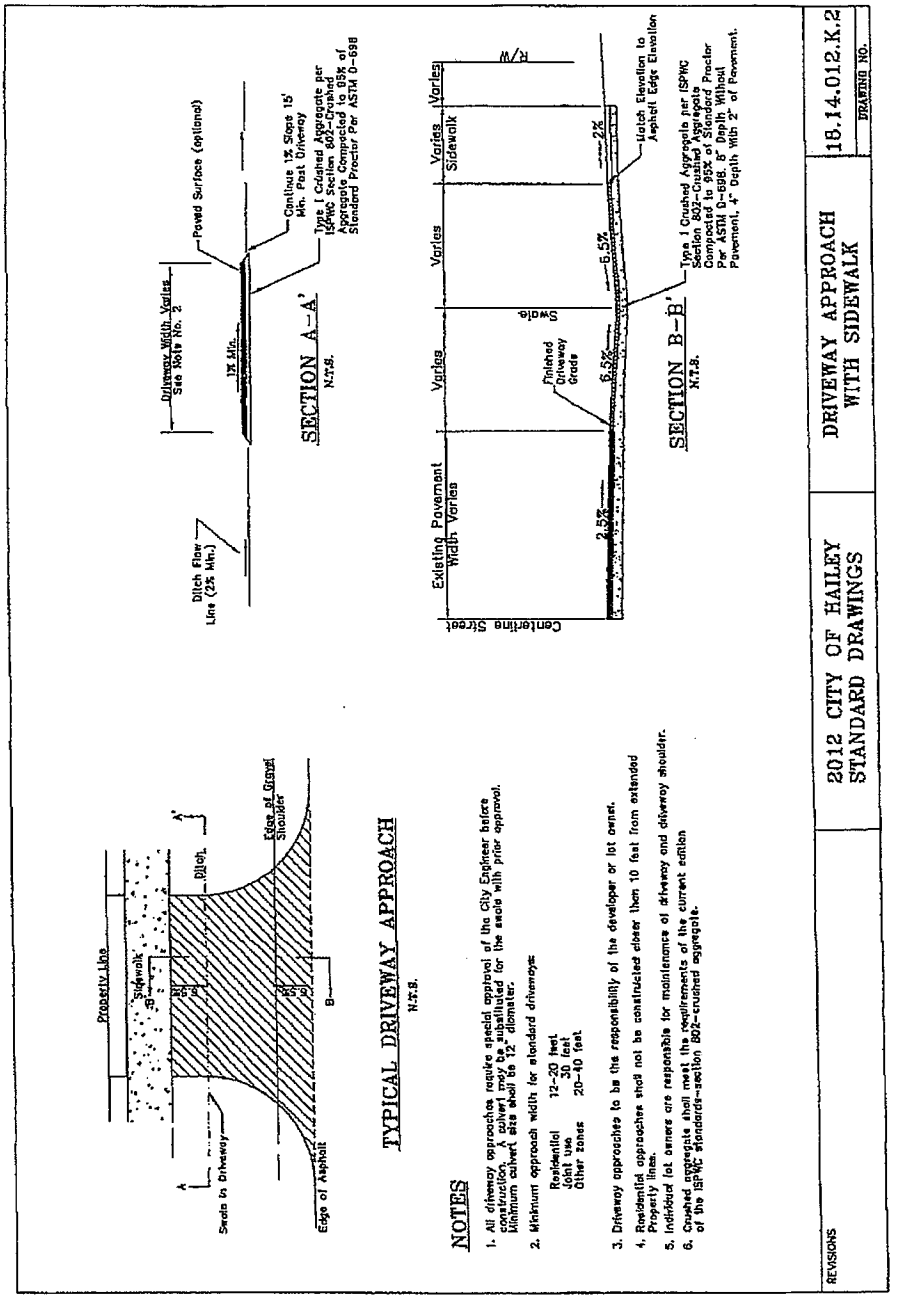
E. Sidewalks At Intersections:



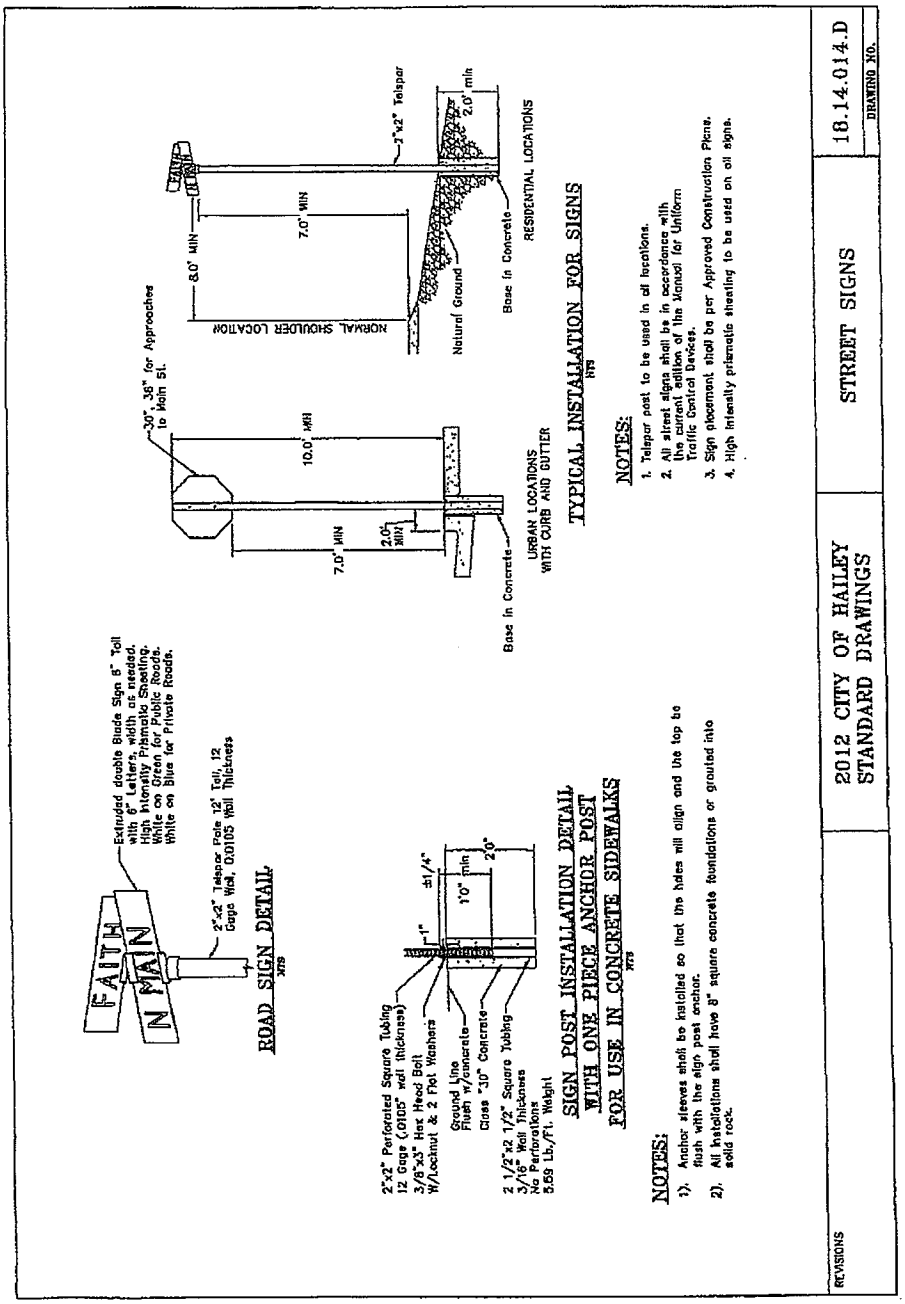
K. 1. Driveway Approach Without Sidewalk:



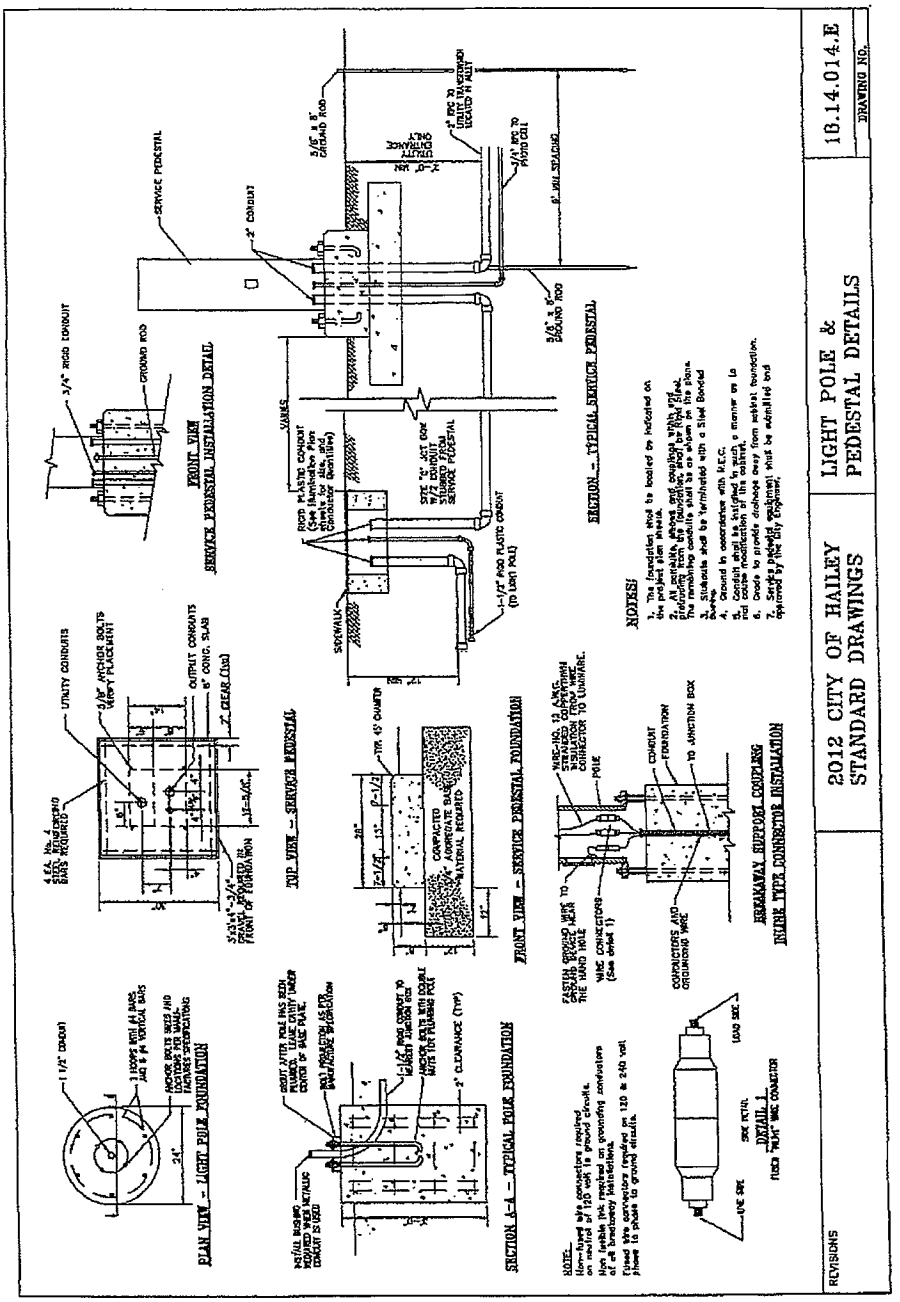
2. Driveway Approach With Sidewalk:



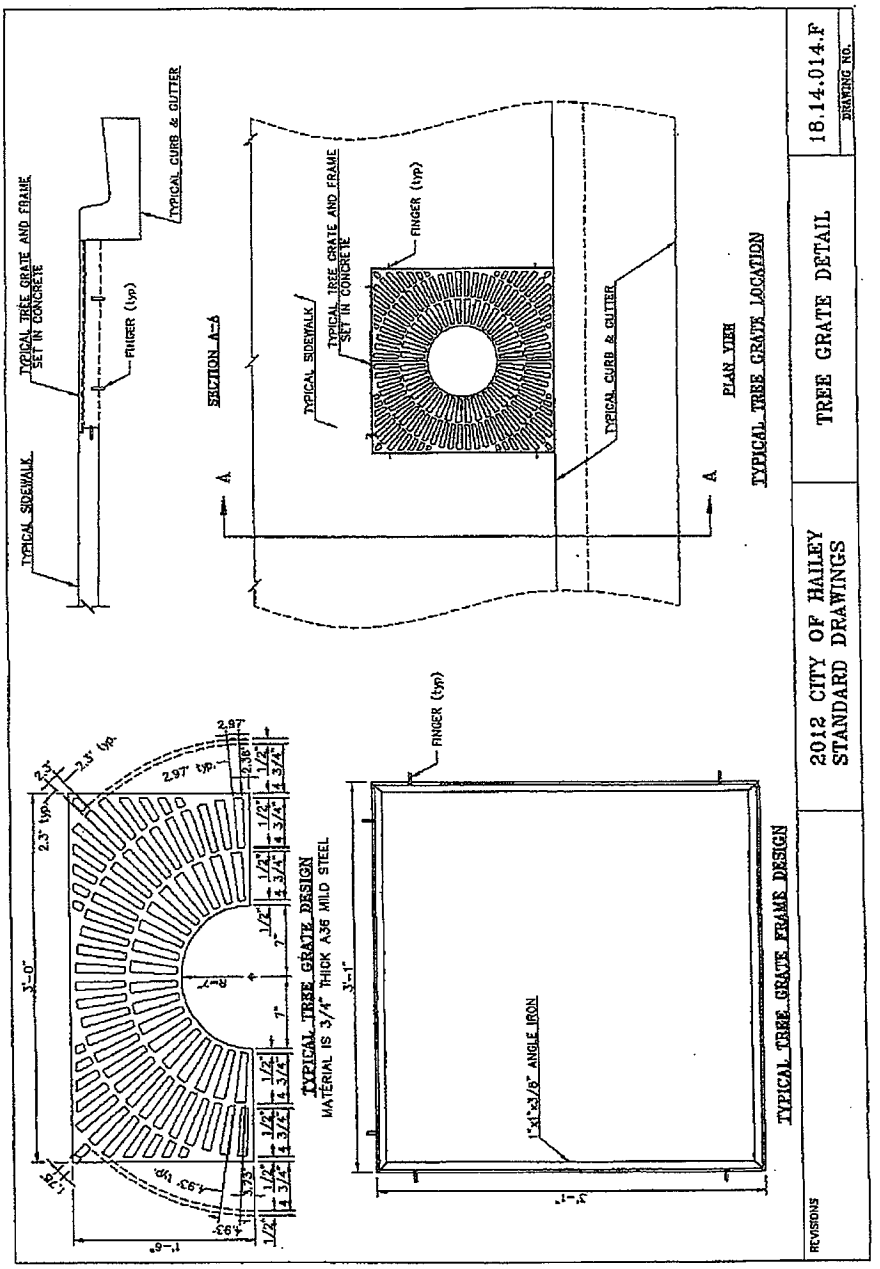
D. Street Signs:



E. Light Pole And Pedestal Details:



F. Tree Grate Detail:



(Ord. 1116, 2012)

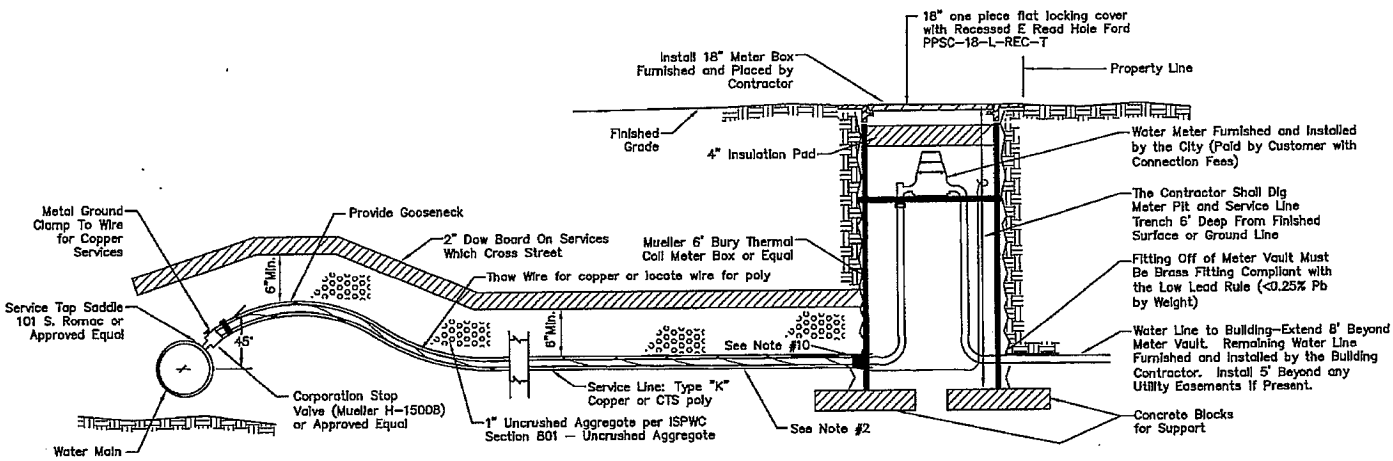
DRAWING INDEX

TITLE	DRAWING NO.
TRENCHING	
Trench & Surface Repair	18.14.010.A.1
Typical Trench Section	18.14.010.A.2
WATER	
Fire Hydrant (Option 1)	18.14.010.B.1 (See ISPWC SD-406)
Fire Hydrant (Option 2)	18.14.010.B.2 (See ISPWC SD-406)
Water Service Connection	18.14.010.B.3
Thrust Blocking	18.14.010.B.4
Typical Water & Sewer Layout	18.14.010.B.5
Water Pipe Laying	18.14.010.B.6
Non-potable Water Line Separation	18.14.010.B.7
Irrigation System Double Check Valve, Low Hazard Only	18.14.010.B.8
Pressure - vacuum breaker assembly (PVBA)	18.14.010.B.9
Reduced-Pressure Principle Backflow Assembly (RPBA) High Hazard Conditions	18.14.010.B.10
Typical Water Irrigation Layout	18.14.010.B.11
SEWER	
Sewer Manhole Type A	18.14.010.C.1
Special Sewer Manholes	18.14.010.C.2
Manhole Cover & Frame	18.14.010.C.3
Sewer Service Connection	18.14.010.C.4
Sewer Backflow Valve	18.14.010.C.5
Sewer Pipe Laying	18.14.010.C.6
Pipe Support Across Trench	18.14.010.C.7
STORM	
Primary Catch Basin	18.14.010.D.1
Satellite Catch Basin	(See ISPWC SD-601 or SD-603 with SD-609)
Inlet Grate Detail	See ISPWC SD-609
Typical Drywell	18.14.010.D.4a
Direct Entry Drywell	18.14.010.D.4b
Grease & Sand Trap	18.14.010.D.5
CONCRETE	
Curb and Gutter	See ISPWC SD-701 OR SD-703
Sidewalk	See ISPWC SD-709
Driveway Approaches	18.14.012.B
Pedestrian Ramps	18.14.012.C
Valley Gutter	See ISPWC SD-708
Sidewalks at Intersections	18.14.012.E
ADA Access Truncated Dome	18.14.012.F

DRAWING INDEX

TITLE	DRAWING NO.
ROADS	
Curbed Street Section	18.14.012.F.1
Typical Street Section	18.14.012.F.2
Street Widening	18.14.012.G
On - Street Parking Standards	18.14.012.H.1
On - Site Parking Standards	18.14.012.H.2
Typical Shared Use Path	18.14.012.J
Typical Driveway Approach	18.14.012.K
Street Radius	18.14.012.L
MISCELLANEOUS	
Typical Utility Locations	18.14.014.C
Street Signs	18.14.014.D
Light Pole Pedestal Details	18.14.014.E.1
Light Pole Detail	18.14.014.E.2
Light Control Detail	18.14.014.E.3
Tree Well Details	18.14.014.F
STORM WATER MANAGEMENT	
Details	See BMP's / SWPPP

REVISIONS	2018 CITY OF HAILEY STANDARD DRAWINGS	INDEX SHEET	18.14.000.0 DRAWING NO.



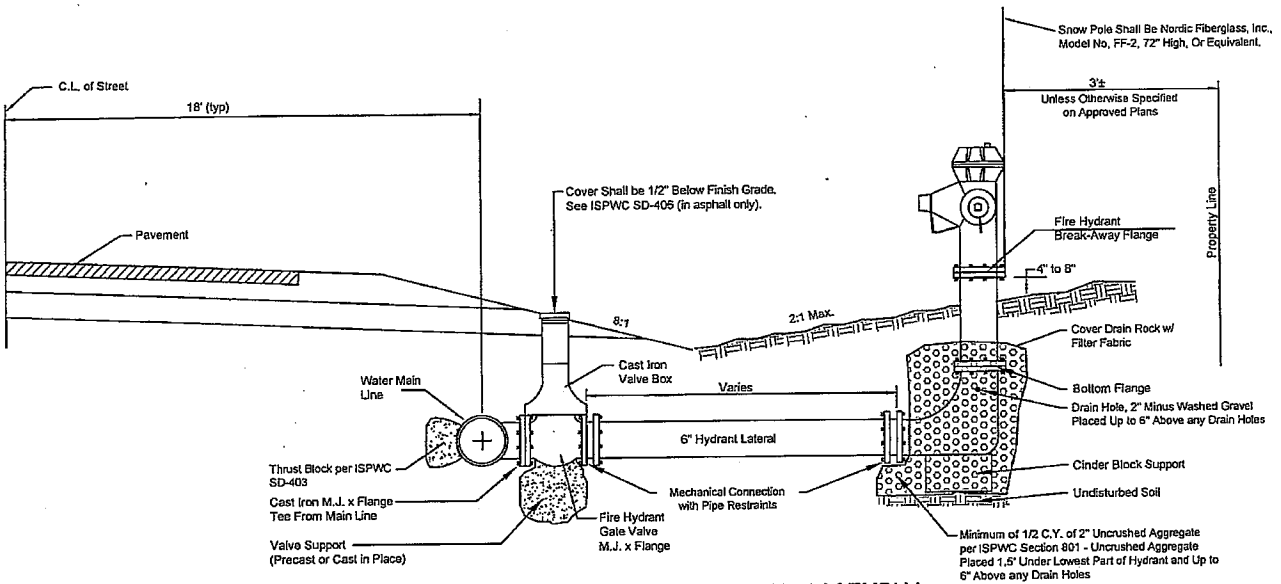
TYPICAL WATER SERVICE AND METER CONNECTION

N.T.S.

NOTES

1. Water Services shall be installed in accordance with the current edition of the ISPWC-Section 404-Water Service Line and Meters.
2. Water Service Line shall have a 6' min. bury depth.
3. Meter vaults shall be Mueller 250CS2172FBBSN or Ford PFCBH-388-18-72-FP-NL.
4. Service Line shall be 3/4" diameter Type K copper or polyethylene pressure pipe 250 psi DR 9 copper tube size (CTS) unless otherwise specified. Copper service pipe shall be encased with plastic pipe sleeving material from corporation stop to vault with both ends wrapped with PASCO 10mil PVC #9052 pipe tape.
5. CAUTION: OPEN CORPORATION VALVE BEFORE BACKFILL.
6. An owner constructing a new public water system in a subdivision or development shall construct a water tap and service for each potential user and extend it to the property line. Water services shall be marked with a blue painted metal fence post.
7. All copper service shall be wrapped with #6 gauge copper wire thermally insulated wrap every 5'. A No. 12 AWG copper with insulation tracer wire will be wrapped around all PVC pipe at a minimum of 10 foot intervals for the full length of the pipe. Run wire to top of vault.
8. Water service lines which cross the street shall be insulated with 2" thick by 2' wide Dow Board. Insulation shall be installed from the water main to the vault.
9. Water service lines shall be bedded with Type I Pipe Bedding per the current edition of ISPWC Section 305 -Pipe Bedding.
10. Connection to the meter box or curb stop shall be; Mueller 110 Compression H-15451 for 3/4" Copper or CTS poly; Mueller H15451 CTS x F.I.P.; or Ford C14-33-Q-NL.
11. No service or irrigation connections within 6 feet of meter vault.
12. Separate service connections to main by a minimum of 2 feet and stagger multiple connections made on the pipe along the circumference.
13. Materials used shall be compliant with ANSI/NSF 60/61.
14. All services shall conform to the vertical and horizontal separation requirements per DEQ.
15. All parts must be brass and compliant with the low lead rule (<0.25 % Pb by weight).
16. All brands and model numbers specified herein, or an approved equal, shall be required. Approved equals shall be determined by the City.

REVISIONS	2018 CITY OF HAILEY STANDARD DRAWINGS	RESIDENTIAL WATER SERVICE CONNECTION	18.14.010.B.3 DRAWING NO.



TYPICAL SECTION FIRE HYDRANT ASSEMBLY
RESIDENTIAL STREET OPTION 1

N.T.S.

NOTES

1. Hydrants shall have a 6' foot bury.
2. Hydrants shall be 5 1/4" Waterous Pacer Model WB-67U-250 or Mueller Super Centurion 250 and conform to the following:
   - 2 ea., 2-1/2" NST threaded nozzles
   - 1 ea., 4-1/2" NST threaded nozzles
   - Dry Barrel type 6" barrel
   - Red in color
   - Traffic "breakaway" design
   - 250 PSI rated
   - UL Listed
   - Main valve size 5-1/4"
3. Mechanical Restraints shall be used. Restraints shall be Romac Industries RomaGrip or approved equivalent. No lug or set screw type restraints are to be used on PVC pipe.
4. City shall approve location and elevation of all Fire Hydrants. Fire Hydrants shall be located at street intersections and at a minimum spacing of 500 feet in residential zones and 450 feet in business and industrial zones. No obstructions shall be placed within 3 feet of the back and 15 feet of the sides and front of Fire Hydrants.
5. Auxiliary Gate Valve shall meet AWWA C509 (Total rubber encapsulated, resilient seal, waterous series or approved equal).
6. Valve Box shall be Tyler 664A or approved equal.
7. Hydrant break away flange elevation equal to street centerline or 4" to 8" above finished grade as approved.
8. Fire hydrant assemblies located on the opposite side of the roadway from the watermain shall have 2" Dow Board installed over the pipeline leading to the hydrant. The Dow Board shall extend from auxiliary gate valve to the hydrant.

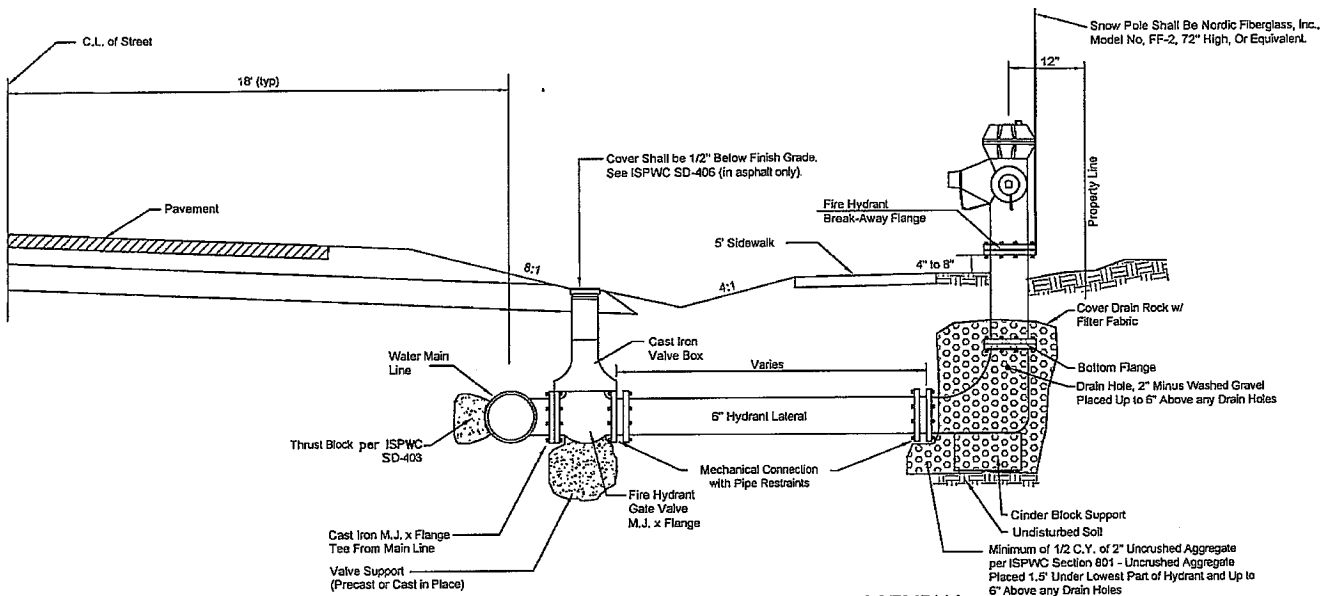
HYDRANT VEHICULAR PROTECTION

Fire hydrants which may be exposed to vehicular damage or obstruction shall have an approved array of bollards or guard post installed to protect them from damage and maintain the minimum distance required for proper operation.

When they are installed, they shall be:
- Constructed of steel not less than (4) inches in diameter and concrete filled.
- Spaced not more than four (4) feet between posts on center.
- Set not less than three (3) feet deep in a concrete footing not less than (15) inches in diameter.
- Set with the top of the posts not less than (3) feet above the ground.
- The post shall be painted bright red, reflective markings are recommended.
- Located at least three feet from any portion of the hydrant and located so as not to create an obstruction to its use.

Idaho Code 49-660: Stopping, Standing or Parking is prohibited, except momentarily to pick up or discharge a passenger or passengers, within fifteen (15) feet of a fire hydrant.

REVISIONS	2018 CITY OF HAILEY STANDARD DRAWINGS	FIRE HYDRANT DETAIL RESIDENTIAL STREET OPTION 1	18.14.010.B.1 DRAWING NO.



TYPICAL SECTION FIRE HYDRANT ASSEMBLY
RESIDENTIAL STREET OPTION 2

N.T.S.

NOTES

1. Hydrants shall have a 6' foot bury.
2. Hydrants shall be 5 1/4" Waterous Pacer Model WB-67U-250 or Mueller Super Centurion 250 and conform to the following:
   - 2 ea., 2-1/2" NST threaded nozzles
   - 1 ea., 4-1/2" NST threaded nozzles
   - Dry Barrel type 6" barrel
   - Red in color
   - Traffic "breakaway" design
   - 250 PSI rated
   - UL Listed
   - Main valve size 5-1/4"
3. Mechanical Restraints shall be used. Restraints shall be Romac Industries RomaGrip or approved equivalent. No lug or set screw type restraints are to be used on PVC pipe.
4. City shall approve location and elevation of all Fire Hydrants. Fire Hydrants shall be located at street intersections and at a minimum spacing of 500 feet in residential zones and 450 feet in business and industrial zones. No obstructions shall be placed within 3 feet of the back and 15 feet of the sides and front of Fire Hydrants.
5. Auxiliary Gate Valve shall meet AWWA C509 (Total rubber encapsulated, resilient seat, waterous series or approved equal).
6. Valve Box shall be Tyler 664A or approved equal.
7. Hydrant break away flange elevation equal to street centerline or 4" to 8" above finished grade as approved.
8. Fire hydrant assemblies located on the opposite side of the roadway from the watermain shall have 2" Dow Board installed over the pipeline leading to the hydrant. The Dow Board shall extend from auxiliary gate valve to the hydrant.

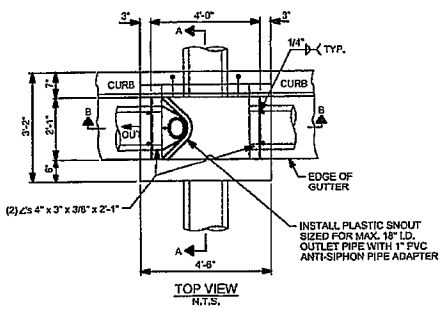
HYDRANT VEHICULAR PROTECTION

Fire hydrants which may be exposed to vehicular damage or obstruction shall have an approved array of bollards or guard post installed to protect them from damage and maintain the minimum distance required for proper operation.

When they are installed, they shall be:
- Constructed of steel not less than (4) inches in diameter and concrete filled.
- Spaced not more than four (4) feet between posts on center.
- Set not less than three (3) feet deep in a concrete footing not less than (15) inches in diameter.
- Set with the top of the posts not less than (3) feet above the ground.
- The post shall be painted bright red, reflective markings are recommended.
- Located at least three feet from any portion of the hydrant and located so as not to create an obstruction to its use.

Idaho Code 49-660: Stopping, Standing or Parking is prohibited, except momentarily to pick up or discharge a passenger or passengers, within fifteen (15) feet of a fire hydrant.

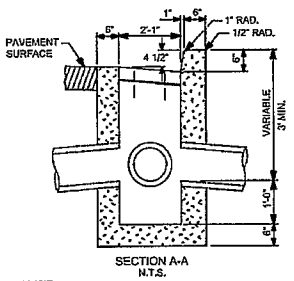
REVISIONS	2018 CITY OF HAILEY STANDARD DRAWINGS	FIRE HYDRANT DETAIL RESIDENTIAL STREET OPTION 2	18.14.010.B.2 DRAWING NO.



TOP VIEW
N.T.S.

NOTES

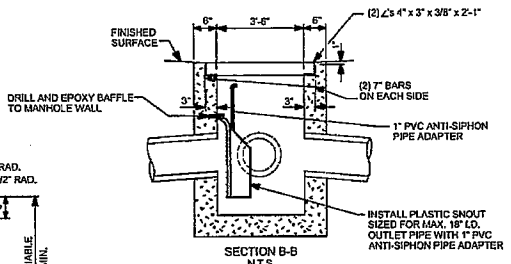
1. OUTLET PIPES ARE SHOWN IN ALL DIRECTIONS ON DETAIL. OUTLET AND INLET PIPES SHALL BE DESIGNED AS NECESSARY FOR INDIVIDUAL APPLICATIONS.
2. SNOUTS SHALL BE INSTALLED ON OUTLET OF UPSTREAM MAIN CATCH BASINS FROM DRYWELL ONLY. NOT ON SATELLITE CATCH BASINS.
3. MINIMUM PIPE SIZE IS 12".



SECTION A-A
N.T.S.

NOTE

1. OUTLET PIPES ARE SHOWN IN ALL DIRECTIONS ON DETAIL. OUTLET AND INLET PIPES SHALL BE DESIGNED AS NECESSARY FOR INDIVIDUAL APPLICATIONS.



SECTION B-B
N.T.S.

NOTES

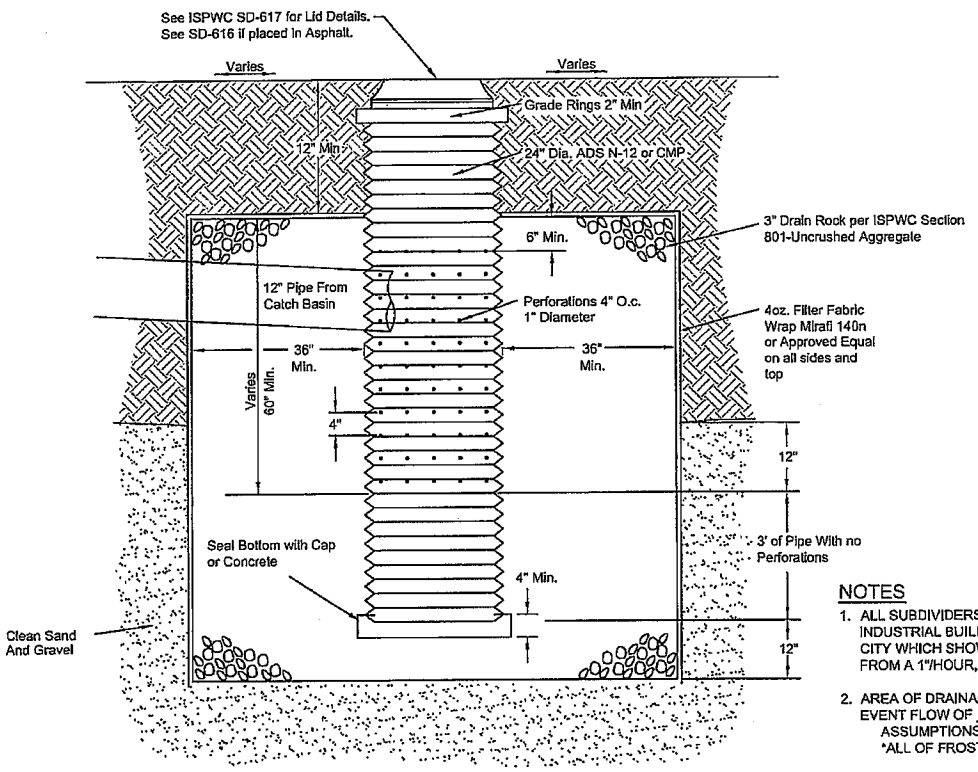
1. OUTLET PIPES ARE SHOWN IN ALL DIRECTIONS ON DETAIL. OUTLET AND INLET PIPES SHALL BE DESIGNED AS NECESSARY FOR INDIVIDUAL APPLICATIONS.
2. SNOUTS SHALL BE INSTALLED ON OUTLET OF UPSTREAM MAIN CATCH BASINS FROM DRYWELL ONLY. NOT ON SATELLITE CATCH BASINS.

NOTES

1. PRIMARY CATCH BASINS TO BE INSTALLED IMMEDIATELY UPSTREAM OF DRYWELL. SATELLITE CATCH BASINS MAY BE INSTALLED UPSTREAM OF PRIMARY CATCH BASIN.
2. INLETS AND CATCH BASINS MAY BE EITHER PRECAST OR CAST-IN-PLACE. PRECAST UNITS SHALL MEET THE REQUIREMENTS OF ASTM C 913. (PRIOR APPROVAL OF SHOP DRAWINGS WILL BE REQUIRED ON MODIFIED UNITS.)
3. A 1" SIDE DRAFT IS ALLOWED FOR FORM REMOVAL.
4. THE GRADE LINE OF THE TOP INSIDE OF ANY PIPE SHALL ENTER AT A POINT NO LOWER THAN THE TOP INSIDE OF THE OUTLET PIPE.
5. PIPES CAN ENTER OR LEAVE THE BOX IN ANY DIRECTION. ALL CONNECTIONS AND BROKEN AREAS SHALL BE GROUTED SMOOTH.
6. STEEL ANGLES SHALL BE SET SO THAT EACH BEARING BAR OF PREFABRICATED GRATE SHALL HAVE FULL BEARING ON BOTH ENDS. THE FINISHED TOP OF CONCRETE SHALL BE EVEN WITH THE ANGLE/GRATE SURFACE. THE STRUCTURAL STEEL NEED NOT BE PAINTED BUT SHALL MEET THE REQUIREMENTS OF ASTM A 36.
7. ALL METAL REINFORCEMENT USED SHALL BE NO. 4 BARS. THE METAL REINFORCEMENT SHALL BE SMOOTH CUT TO ACCOMMODATE PIPES.
8. SEE ISPWC SD-509 FOR GRATE DETAILS.

REVISIONS	2018 CITY OF HAILEY STANDARD DRAWINGS	PRIMARY CATCH BASIN	18.14.010.D.1
			DRAWING NO.

18



Note; The bed shall be excavated a minimum of 24" into clean sand and gravel. If clean sand and gravel is not encountered within 12 feet, the contractor shall contact the Engineer.

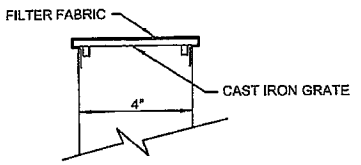
DRYWELL DETAIL
(FOR USE WITH PRIMARY CATCH BASINS ONLY)
NTS

NOTES

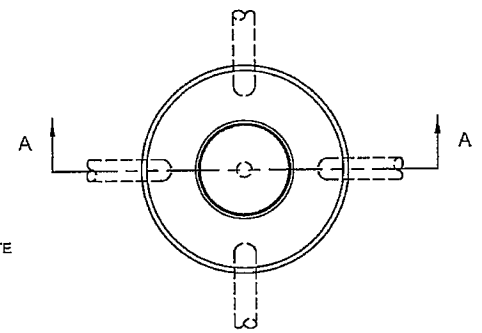
1. ALL SUBDIVIDERS AND APPLICANTS FOR COMMERCIAL OR INDUSTRIAL BUILDING PERMITS SHALL FURNISH DATA TO THE CITY WHICH SHOWS A DESIGN TO ACCOMMODATE THE RUN-OFF FROM A 1"/HOUR, 25 YEAR STORM.
2. AREA OF DRAINAGE IS _____ ACRES RESULTING IN A STORM EVENT FLOW OF _____cfs
   ASSUMPTIONS:
   *ALL OF FROSTY LANE AND DRIVE WAYS.
3. SOIL INFILTRATION RATE ASSUMPTION IS ___" / MIN., RESULTING IN A NEED FOR APPROXIMATELEY _____ S.F. OF INFILTRATION AREA.
4. DRYWELLS MUST BE CONNECTED TO A CATCH BASIN. NO INLET GRATES ALLOWED.
5. CONTRACTOR / OWNER SHALL SUBMIT IDAHO DEPARTMENT OF WATER RESOURCES (IWDR) SHALLOW INJECTION WELL INVENTORY FORM FOR EACH DRYWELL CONSTRUCTED TO THE CITY OF HAILEY.

REVISIONS	2018 CITY OF HAILEY STANDARD DRAWINGS	TYPICAL DRYWELL	18.14.010.D.4a
			DRAWING NO.

19



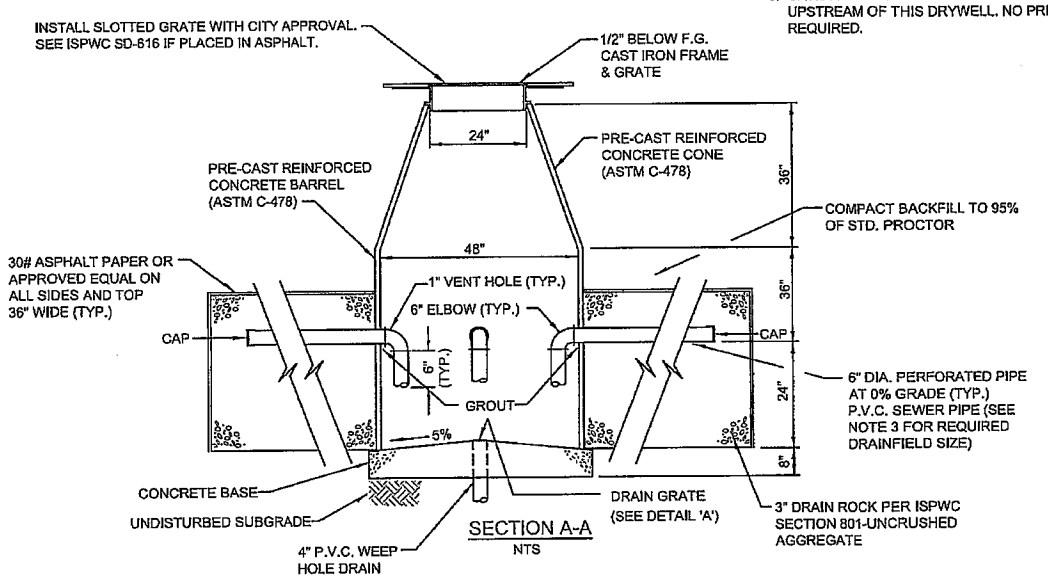
DETAIL 'A'
NTS



TOP VIEW
NTS

NOTES

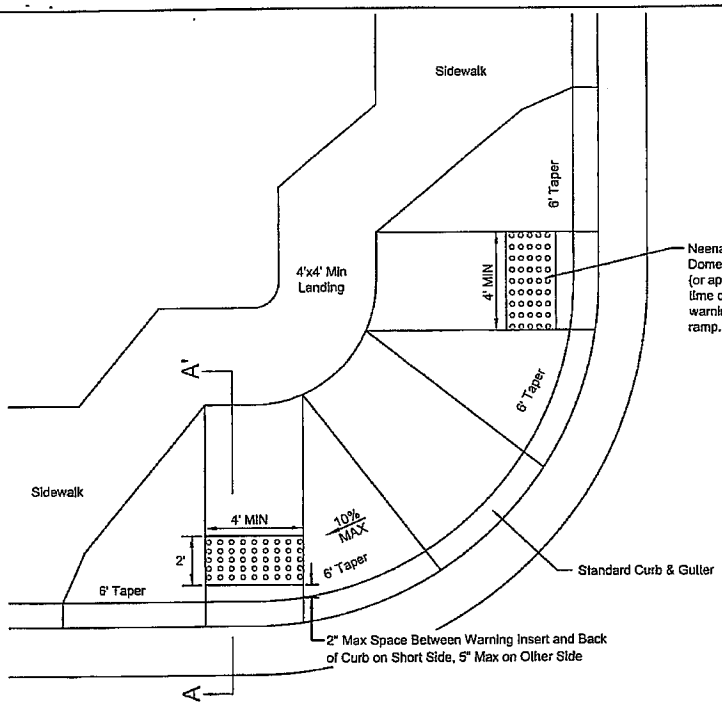
1. CONSTRUCTION OF THIS DRYWELL REQUIRES CITY OF HAILEY PRE-APPROVAL.
2. ALL SUBDIVIDERS AND APPLICANTS FOR COMMERCIAL OR INDUSTRIAL BUILDING PERMITS SHALL FURNISH DATA TO THE CITY WHICH SHOWS A DESIGN TO ACCOMMODATE THE RUN-OFF FROM A 1"/HOUR, 25 YEAR STORM.
3. AREA OF DRAINAGE IS _____ ACRES RESULTING IN A STORM EVENT FLOW OF _____cfs
   ASSUMPTIONS:
4. SOIL INFILTRATION RATE ASSUMPTION IS ___" / MIN., RESULTING IN A NEED FOR APPROXIMATELY _____ S.F. OF INFILTRATION AREA.
5. CONTRACTOR / OWNER SHALL SUBMIT IDAHO DEPARTMENT OF WATER RESOURCES (IWDR) SHALLOW INJECTION WELL INVENTORY FORM FOR EACH DRYWELL CONSTRUCTED TO THE CITY OF HAILEY.
6. SATELLITE CATCH BASINS MAY BE USED DIRECTLY UPSTREAM OF THIS DRYWELL. NO PRIMARY CATCH BASIN IS REQUIRED.



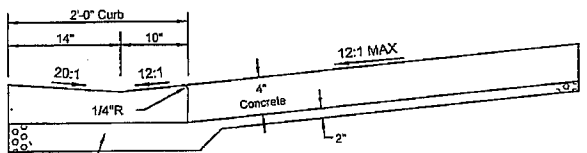
SECTION A-A
NTS

REVISIONS	2018 CITY OF HAILEY STANDARD DRAWINGS	DIRECT ENTRY DRYWELL (WITH PRIOR CITY APPROVAL ONLY)	18.14.010.D.4b
			DRAWING NO.

20

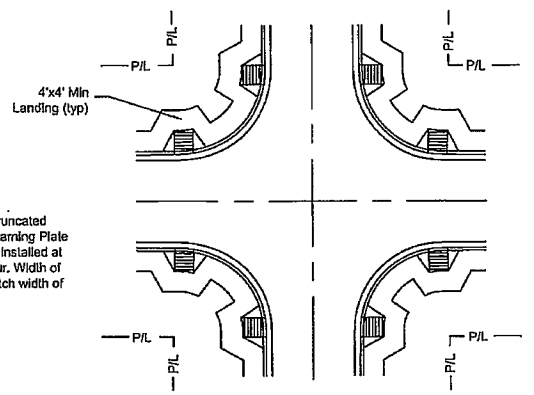


STANDARD CURB CUT RAMP
N.T.S.



Type I Crushed Aggr. per ISPWC Section 802-Crushed Aggregate

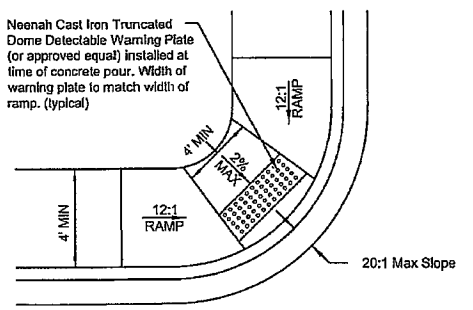
SECTION A-A'
N.T.S.



LOCATION OF TYPICAL PEDESTRIAN RAMPS
N.T.S.

Include Detectable Warning Standard Pre-manufactured Cast-in-place Units (unpainted CAST IRON)

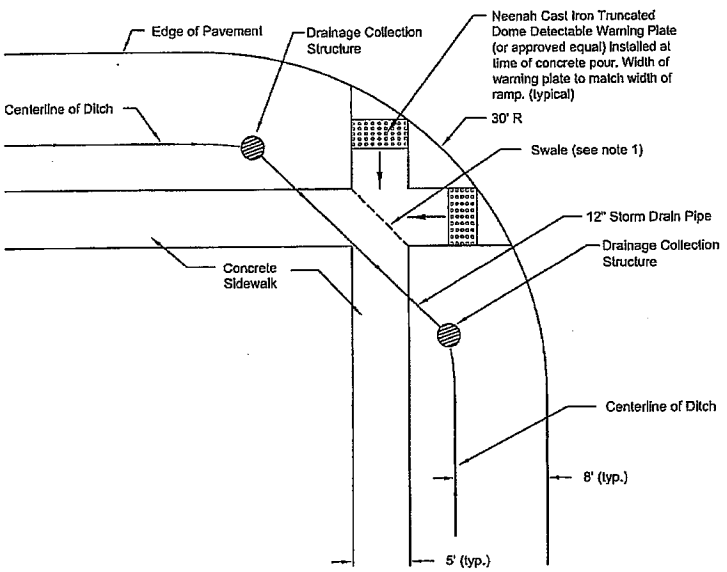
Manufacturer: Neenah or Approved Equal Meeting ADA Standards



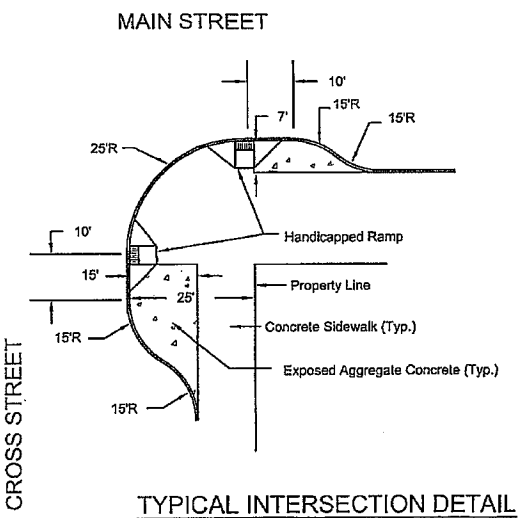
OPTIONAL CURB CUT RAMP
N.T.S.

REVISIONS	2018 CITY OF HAILEY STANDARD DRAWINGS	PEDESTRIAN RAMP	18.14.012.C
			DRAWING NO.

21



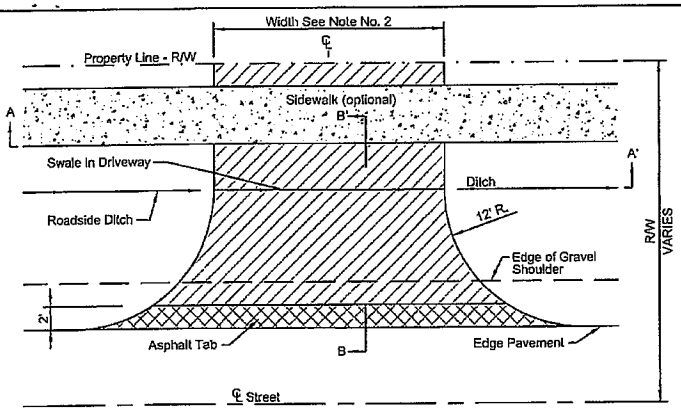
TYPICAL INTERSECTION DETAIL
(IN NON-CURB LOCATIONS)
N.T.S.



TYPICAL INTERSECTION DETAIL
(LOCATIONS WITH CURB)
N.T.S.

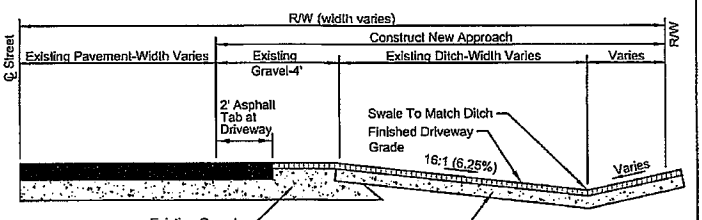
NOTES
1. A drainage swale across the sidewalk may be constructed with prior approval by the City Engineer.
2. Sidewalk shall be 2' from property line.

REVISIONS	2018 CITY OF HAILEY STANDARD DRAWINGS	SIDEWALKS AT INTERSECTIONS	18.14.012.E
	22		DRAWING NO.



TYPICAL DRIVEWAY APPROACH

N.T.S.



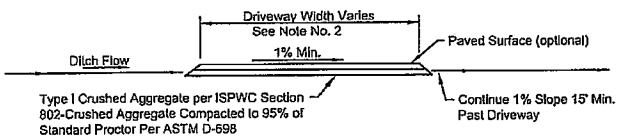
SECTION B-B'

(WITHOUT SIDEWALK)

N.T.S.

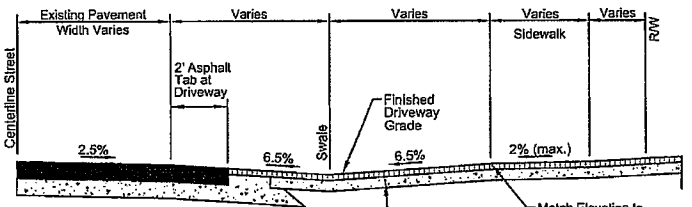
NOTES

1. All driveway approaches require special approval of the City Engineer before construction. A culvert may be substituted for the swale with prior approval. Minimum culvert size shall be 12" diameter.
2. Minimum approach width for standard driveways:
   - Residential 12-20 feet
   - Joint use 30 feet
   - Other zones 20-40 feet
3. Driveway approaches to be the responsibility of the developer or lot owner.
4. Residential approaches shall not be constructed closer than 10 feet from extended Property lines, **UNLESS STORM DRAINAGE, INCLUDING DRIVEWAY SWALE, IS INFILTRATED ONSITE.**
5. Individual lot owners are responsible for maintenance of driveway and driveway shoulder. Any surface repair due to utility maintenance is at owner expense.
6. Crushed aggregate shall meet the requirements of the current edition of the ISPWC standards-section 802-crushed aggregate.



SECTION A-A'

N.T.S.



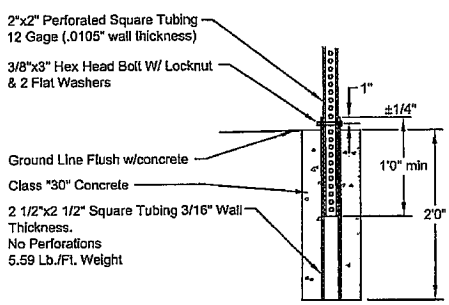
SECTION B-B'

(WITH SIDEWALK)

N.T.S.

REVISIONS	2018 CITY OF HAILEY STANDARD DRAWINGS	DRIVEWAY APPROACH	18.14.012.K
			DRAWING NO.

23

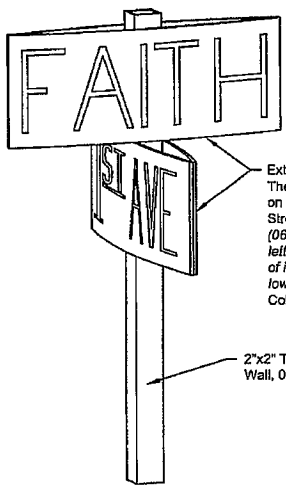


SIGN POST INSTALLATION DETAIL WITH ONE PIECE ANCHOR POST FOR USE IN CONCRETE SIDEWALKS

N.T.S.

NOTES:

1. Anchor sleeves shall be installed so that the holes will align and the top be flush with the sign post anchor.
2. All installations shall have 8" square concrete foundations or grouted into solid rock.



Extruded double blade sign with high intensity prismatic sheeting. The sign letter height shall be in conformance with the Manual on Uniform Traffic Control Devices (MUTCD) Section 2D.43, Street Name Signs (D3-1 or D3-1a).
(06) For local roads with speed limits of 25 mph or less, the lettering on post-mounted Street Name signs may be composed of initial upper-case letters at least 4 inches in height and lower-case letters at least 3 inches in height.
Colors: Public Roads: White on Green
Private Roads: White on Blue

2"x2" Telspar Pole 12' Tall, 12 Gage Wall, 0.0105 Wall Thickness

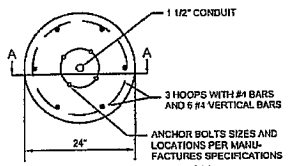
ROAD SIGN DETAIL

N.T.S.

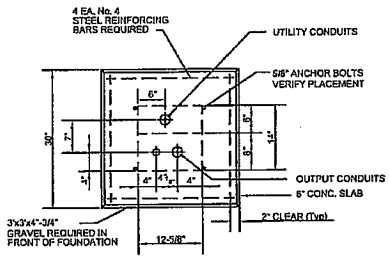
NOTES:

1. All Street Signs shall be in accordance with the most current edition of the MUTCD.
2. Sign placement shall be approved by the City of Hailey.

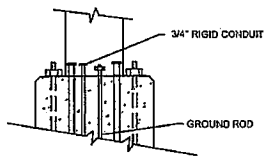
REVISIONS	2018 CITY OF HAILEY STANDARD DRAWINGS	STREET SIGNS	18.14.014.D
	24		DRAWING NO.



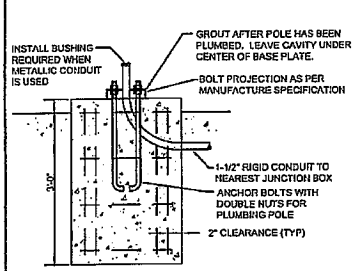
PLAN VIEW - LIGHT POLE FOUNDATION



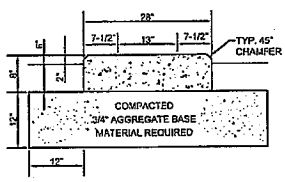
TOP VIEW - SERVICE PEDESTAL



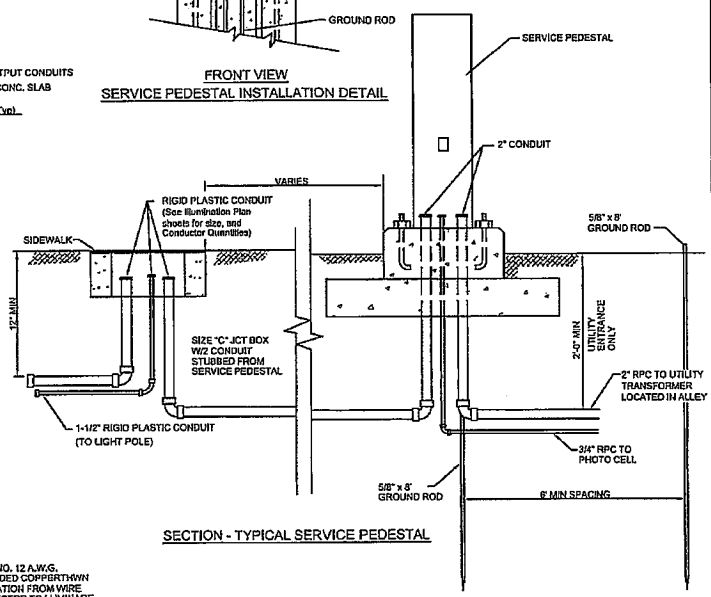
FRONT VIEW
SERVICE PEDESTAL INSTALLATION DETAIL



SECTION A-A - TYPICAL POLE FOUNDATION

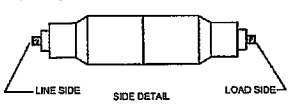


FRONT VIEW - SERVICE PEDESTAL FOUNDATION

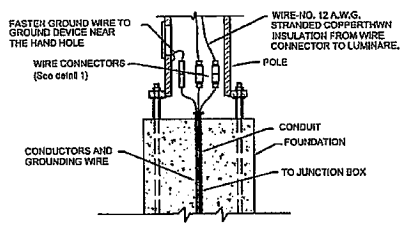


SECTION - TYPICAL SERVICE PEDESTAL

NOTE:
1. Non-fused wire connectors required on neutral of 120 volt to ground circuits.
2. Non fusible link required on grounding conductors of all breakaway installations.
3. Fused wire connectors required on 120 & 240 volt phase to phase to ground circuits.



DETAIL 1
FUSED "INLINE" WIRE CONNECTOR



BREAKAWAY SUPPORT COUPLING
INLINE TYPE CONNECTOR INSTALLATION

NOTES:
1. The foundation shall be located as indicated on the project plan sheets.
2. All conduits, elbows and couplings within and protruding from the foundation, shall be Rigid Steel. The remaining conduits shall be as shown on the plans.
3. Stubouts shall be terminated with a Steel Bonded Bushing.
4. Ground in accordance with N.E.C.
5. Conduit shall be installed in such a manner as to not cause modification of the cabinet.
6. Grade to provide drainage away from cabinet foundation.
7. Service pedestal equipment shall be submitted and approved by the City Engineer.

REVISIONS	2018 CITY OF HAILEY STANDARD DRAWINGS	LIGHT POLE PEDESTAL DETAILS	18.14.014.E.1 DRAWING NO.

25

New York Cast Aluminum Extruded post w/ 20" Base
BHC Series Roadway Arm
Eurotique Hanover Pendant

POLE ATTRIBUTES:

The lighting post shall be all all aluminum, one piece construction, with a classic tapered and fluted base design.

The base shall be heavy wall, copper free, cast aluminum produced from certified ASTM 356.1 ingot.

The tapered shaft shall be extruded from aluminum, heat treated to a T6 temper.

A grounding screw shall be provided inside the base opposite the door.

CROSSARM ATTRIBUTES:

The roadway arms shall be all aluminum, one piece construction.

The arms shall consist of a decorative post mounting piece, a bent tube arm, a flat bar scroll, and a decorative arm piece for luminaire mounting.

The post mounting piece and luminaire mounting polece shall be heavy wall, copper free, cast aluminum.

The arms shall slip-fit a 3 inch outiside diameter by 5 inch post top tenon and attach with socket set screws.

FIXTURE ATTRIBUTES:

This European shaped pendant or wall mount luminaire consists of a driver housing and skirt with an internal light engine with a chice of two lens options.

Choice of a flat or sag glass lens

Stainless steel hardware

Driver and Light engine assembly mount on a removable assembly plate and are furnished with quick disconnect plugs for ease of installation and maintenance

CSA listed and labeled

TGIC powder coat finish

SPECIFICATIONS

FIXTURE

Eurotique™ Hanover Pendant
[EHL22 ST 63LED 525MA 4K GCF Mvolt R3 1DS ANDG]
Prefix: EHL22 LED
Base: Smooth Ballast Housing
Source and Wattage: 63LED 525MA
Color Temp: 4K CCT
Lens Option: Glass, Clear Flat (Standard)
Voltage: Mvolt (120-277V)
Distribution: Type III
Fuse: None
Surge Protection Device: None
Decorative Shield: Decorative Shield
Finish: Antique Dark Green
Luminaire EPA: 1.68
Luminaire Weight: 60

ARM / MOUNTING BRACKET

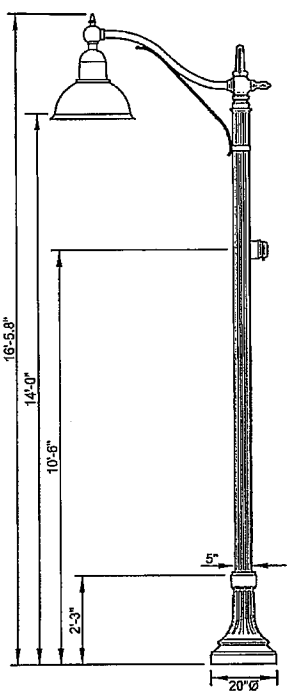
BHC Series Roadway Arm; Oriented at 180 degrees.
[BHC45/1 ANDG]
Prefix: BHC 45" 1 Way Arm
Clamp Diameter: x.x"top clamp Ø/x.x" bottom clamp Ø
Photocontrol Receptacle: None
Photocontrol: None
Plumbing Device: Plumbing Device
Finish: Antique Dark Green
Arm EPA: 1.60
Arm Weight: 27

POLE

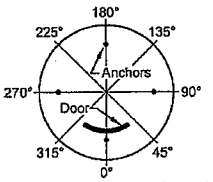
New York CA Extruded Post w/20" Base
[PX NY20 14 F5 3T5 ANDG MP3126A]
Prefix: PX
Base Option: 20" Base
Height: 14 Feet (Actual Height: 14'-0")
Shaft Type: F5 5" Diameter Fluted,.224 wall
Anchorage: Anchor Bolts
Tenon: 3"x5" Tall Tenon
Base Receptacle: None
Grounding Lug: None
Finish: Antique Dark Green
Base EPA: 2.9671875
Base Weight: 62

ACCESSORY

Weatherproof Receptacle; Height Mounted at 10'-6"
[FGIUS-S ANDG]
Receptacle Type: Receptacle in Shaft GFI With Small While In Use Cover
Finish: Antique Dark Green
Your Assembly Wind Load status: Pass
Passed for wind speed: 90 MPH
For further details, review the Structural Analysis Report.



LIGHT POLE DETAIL
N.T.S.
SEE DETAIL 18.14.014.E.1 FOR LIGHT POLE PEDESTAL DETAILS

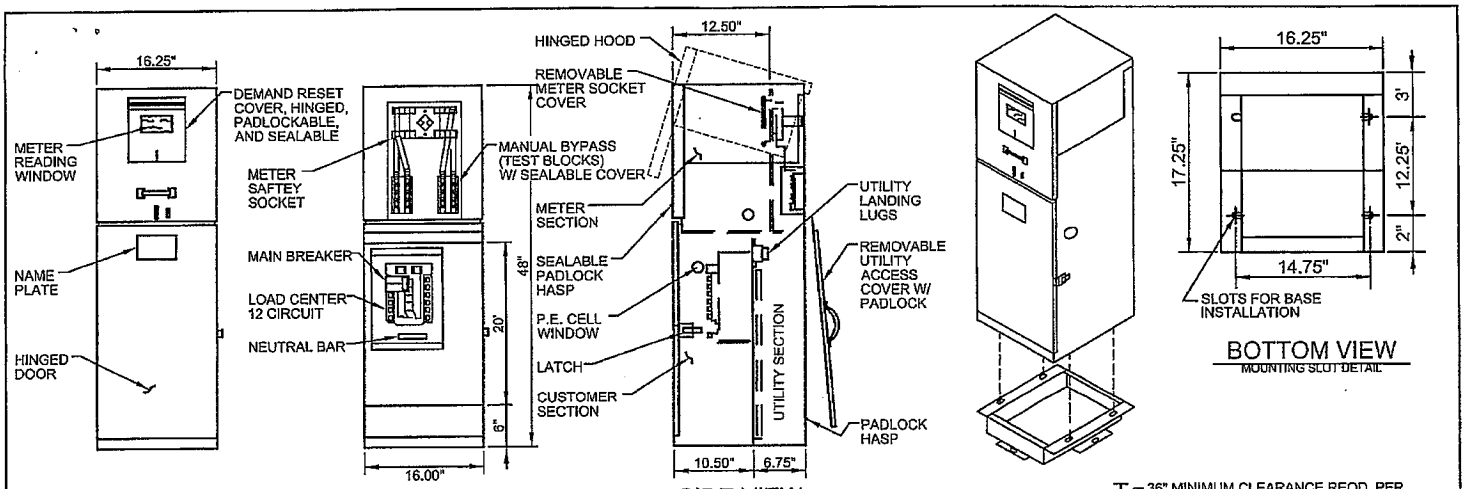


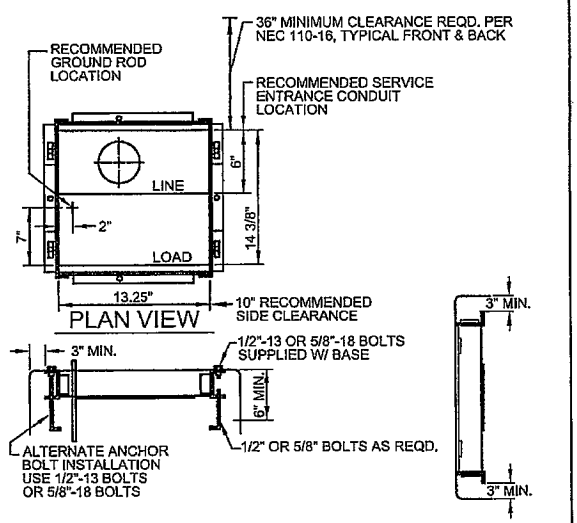
HAND HOLE IS LOCATED AT ZERO (0) DEGREES.

Anchorage / Orientation Plan

REVISIONS	2018 CITY OF HAILEY STANDARD DRAWINGS	STREET LIGHT DETAIL	18.14.014.E.2
			DRAWING NO.

26





STANDARD FEATURES:

- STANDARD VOLTAGE 120/240V 1Ø 3W.
- METER SOCKET: 4 JAW, 100 AMPS OR 200 AMPS.
- METER SOCKET WITH TEST BLOCKS.
- 12 CIRCUIT COPPER BUSSED INTERIOR.
- MAIN BREAKER: 100 AMP OR 200 AMP, 10K AIC.
- UTILITY LANDING LUGS: 200 AMPS, 250 KCMIL.
- UTILITY TEST SECTION.
- VANDAL-RESISTANT HINGED DOOR AND DEAD FRONT.
- LIGHT GREEN POWER COAT FINISHED IN ACCORDANCE WITH ASTM B-117. CUSTOM COLORS AVAILABLE.

OPTIONAL FEATURES:

- MAXIMUM VOLTAGE 480Y/277V 3Ø 4W (MAY EFFECT OPTION EQUIPMENT)
- 12 CIRCUIT INTERIOR MAY BE INCREASED TO 30 CIRCUIT.
- HIGHER AIC AVAILABLE UPON REQUEST.
- P.E. CELL, TEST SWITCH, LIGHTING RELAY MAY BE ADDED TO STANDARD.
- SOME EQUIPMENT MODIFICATIONS AVAILABLE. CONSULT YOUR FACTORY REPRESENTATIVE.
- METER SOCKETS: 5 JAW OR 7 JAW, 100 AMPS OR 200 AMPS.
- UNI-BODY CONSTRUCTION AVAILABLE IN STEEL, STAINLESS STEEL, AND ALUMINUM.
- PAD MOUNTING BASE AVAILABLE FOR CONCRETE FOUNDATION. ORDER SEPARATELY - MEUG16-BASE.
- ANCHOR BOLTS. ORDER SEPARATELY - 714548 (QUANTITY 4)

SPECIFICATIONS:

- 12-GUAGE CORROSION- RESISTANT ZINC COATED STEEL CONSTRUCTION. HOOD AND COVERS 14-GUAGE.
- RAINPROOF TYPE 3R ENCLOSURE.
- COMPLIES WITH CALTRANS SPECIFICATION ES-2E.
- MEETS EUSERC 308 REQUIREMENTS.
- ALL FACTORY WIRING IS 600 VOLT RATED COPPER.
- ACCEPTABLE CIRCUIT BREAKERS ARE GE, ITE, CROUSE-HINDS/MURRAY, CUTLER-HAMMER.
- SUITABLE FOR USE WITHOUT MAIN WHEN NO MORE THAN SIX SERVICE DISCONNECTS ARE INSTALLED AND USED IN ACCORDANCE WITH ARTICLE 384 OF THE NEC.
- LISTED BY UNDERWRITERS LABORATORIES, INC.12-GUAGE

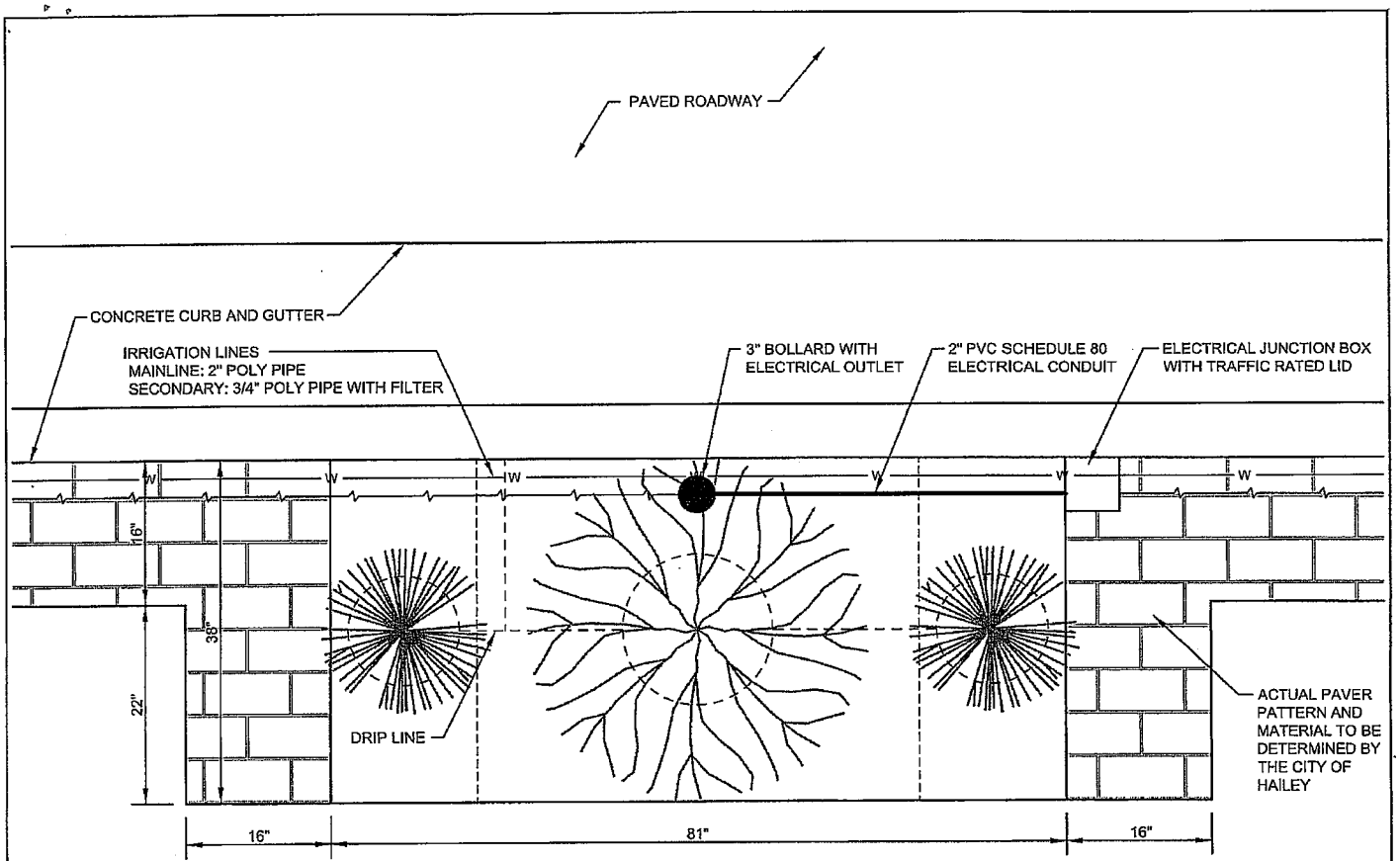
STANDARD MODELS

CATALOG NO.	AMPS	VOLTAGE	MAIN	AIC RATING
MEUG16-M100	100	120/240	100A	10,000
MEUG16-M200	200	120/240	200A	10,000

FOR ALUMINUM ENCLOSURE, ORDER MEUG16A-
FOR STAINLESS STEEL ENCLOSURE, ORDER MEUG16X-

MEUG16 CALTRANS TYPE III-BF

REVISIONS	2018 CITY OF HAILEY STANDARD DRAWINGS	LIGHT CONTROL DETAIL	18.14.014.E.3
			DRAWING NO.



CONCRETE SIDEWALK

N.T.S.

NOTE:
1. TREE TYPE / GRASS DETERMINED BY THE CITY ARBORIST.

REVISIONS	2018 CITY OF HAILEY STANDARD DRAWINGS	TREE WELL DETAIL	18.14.014.F
	26		DRAWING NO.

Section 2. Severability Clause. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 3. Repealer Clause. All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after the required three (3) readings, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS __ DAY OF _____, 2018.

_____
Fritz X. Haemmerle, Mayor, City of Hailey

Attest

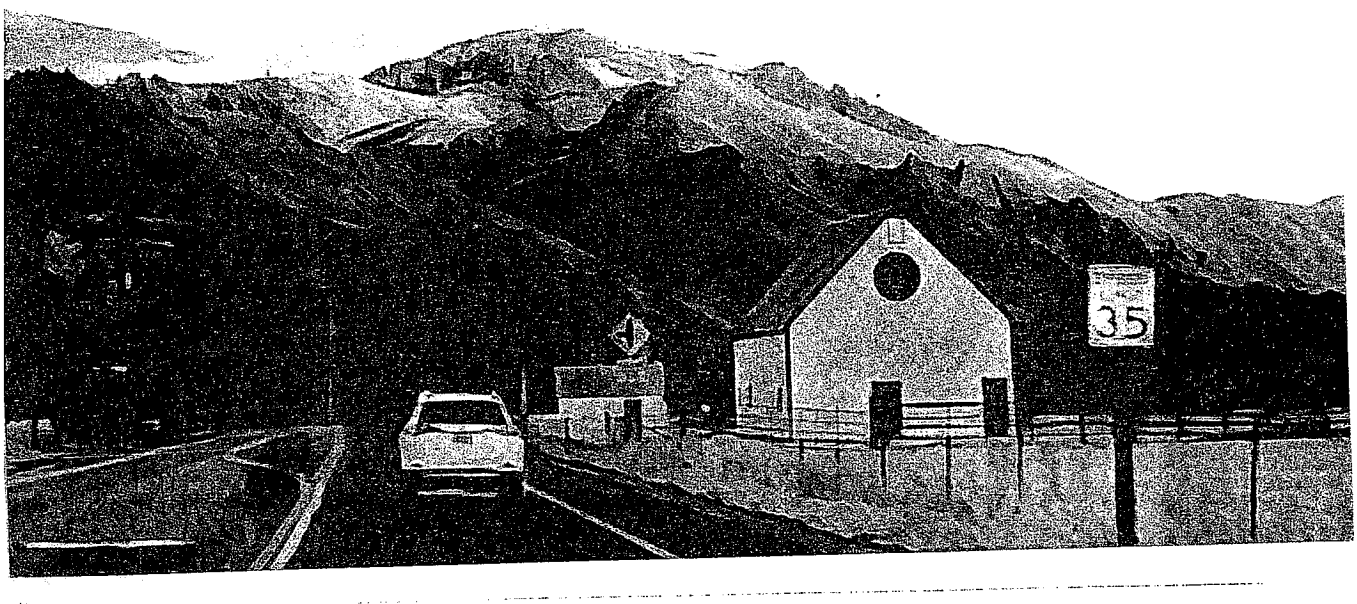
_____
Mary Cone, City Clerk

Return to Agenda

WOOD RIVER LAND TRUST

SAVE THE DATE: July 24

Join us at Reinheimer Ranch



SAVE THE DATE: July 24, 2018

Protecting Land, Water, Wildlife and Places to Play in the Wood River Valley.

Come celebrate your part in making our community so wonderful.

We hope to see you there!

Invitation to follow ...

WOOD RIVER LAND TRUST

119 East Bullion St.
Hailey, Idaho 83333

RECEIVED
JUN 14 2018
BY:

City of Hailey
115 South Main, Suite H
Hailey, ID 83333

woodriverlandtrust.org

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 6/25/18 DEPARTMENT: Clerk's office **DEPT. HEAD SIGNATURE:** Mary Cone

---

SUBJECT:

Notification of state law regarding agendas (House Bill 611), adding "ACTION ITEM" to all items on agenda and posting to website.

AUTHORITY: X ID Code §74-204 ☐ IAR _____ ☐ City Ordinance/Code _____
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

In April 2018 we were notified by Association of Idaho Cities staff that House Bill 611 would be in effect on July 1, 2018. After reviewing the changes and discussing with City Attorney, we began adding the words "ACTION ITEM" on every topic on the agenda that "may" require action by the City Council. And we have been posting the agenda on our website and building as required by this new change. In the past, state code required posting agendas at our building but did not require posting online. We have posted our City Council agenda on our website since 2006 and both agenda and packets online since February 2008.

All Hailey boards and commissions are subject to these same laws. In the past two months, the boards and commissions have incorporated "Action Item" on their agendas.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle
#_____
Budget Line Item #_____ YTD Line Item Balance $_____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

☒	City Administrator	☒	Library	☐	Benefits Committee
☒	City Attorney	☐	Mayor	☐	Streets
☒	City Clerk	☒	Planning	☒	Treasurer
☐	Building	☒	Police	☐	_____
☒	Engineer	☒	Public Works	☐	_____
☒	Fire Dept.	☒	P & Z Commission	☐	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Notification of state law regarding agendas (House Bill 611), adding "ACTION ITEM" to all items on agenda and posting to website.

ADMINISTRATIVE COMMENTS/APPROVAL:
City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

---

ACTION OF THE CITY COUNCIL:
Date _____
City Clerk _____

FOLLOW-UP:
*Ord./Res./Agrmt./Order Originals: Record *Additional/Exceptional Originals to: _____
Copies (all info.): Copies (AIS only)
Instrument # _____

LEGISLATURE OF THE STATE OF IDAHO
Sixty-fourth Legislature Second Regular Session - 2018

IN THE HOUSE OF REPRESENTATIVES

HOUSE BILL NO. 611

BY STATE AFFAIRS COMMITTEE

AN ACT

RELATING TO TRANSPARENT AND ETHICAL GOVERNMENT; AMENDING SECTION 74-204, IDAHO CODE, TO REVISE PROVISIONS REGARDING OPEN MEETING NOTICES AND AGENDAS.

Be It Enacted by the Legislature of the State of Idaho:

SECTION 1. That Section 74-204, Idaho Code, be, and the same is hereby amended to read as follows:

74-204. NOTICE OF MEETINGS -- AGENDAS. (1) Regular meetings. No less than a five (5) calendar day meeting notice and a forty-eight (48) hour agenda notice shall be given unless otherwise provided by statute. Provided however, that any public agency that holds meetings at regular intervals of at least once per calendar month scheduled in advance over the course of the year may satisfy this meeting notice by giving meeting notices at least once each year of its regular meeting schedule. The notice requirement for meetings and agendas shall be satisfied by posting such notices and agendas in a prominent place at the principal office of the public agency~~,~~ or, if no such office exists, at the building where the meeting is to be held. The notice for meetings and agendas shall also be posted electronically if the entity maintains an online presence through a website or a social media platform.

(2) Special meetings. No special meeting shall be held without at least a twenty-four (24) hour meeting and agenda notice, unless an emergency exists. An emergency is a situation involving injury or damage to persons or property, or immediate financial loss, or the likelihood of such injury, damage or loss, when the notice requirements of this section would make such notice impracticable~~,~~ or increase the likelihood or severity of such injury, damage or loss, and the reason for the emergency is stated at the outset of the meeting. The notice required under this section shall include at a minimum the meeting date, time, place and name of the public agency calling for the meeting. The secretary or other designee of each public agency shall maintain a list of the news media requesting notification of meetings and shall make a good faith effort to provide advance notification to them of the time and place of each meeting.

(3) Executive sessions. If only an executive session ~~only~~ will be held, a twenty-four (24) hour meeting and agenda notice shall be given according to the notice provisions stated in subsection (2) of this section and shall state the reason and the specific provision of law authorizing the executive session.

(4) An agenda shall be required for each meeting. The agenda shall be posted in the same manner as the notice of the meeting. An agenda may be amended, provided that a good faith effort is made to include, in the original agenda notice, all items known to be probable items of discussion. An agenda item that requires a vote shall be identified on the agenda as an

"action item" to provide notice that action may be taken on that item. Identifying an item as an action item on the agenda does not require a vote to be taken on that item.

(a) If an amendment to an agenda is made after an agenda has been posted but forty-eight (48) hours or more prior to the start of a regular meeting, or twenty-four (24) hours or more prior to the start of a special meeting, then the agenda is amended upon the posting of the amended agenda.

(b) If an amendment to an agenda is proposed after an agenda has been posted and less than forty-eight (48) hours prior to a regular meeting or less than twenty-four (24) hours prior to a special meeting but prior to the start of the meeting, the proposed amended agenda shall be posted but shall not become effective until a motion is made at the meeting and the governing body votes to amend the agenda.

(c) An agenda may be amended after the start of a meeting upon a motion that states the reason for the amendment and states the good faith reason the agenda item was not included in the original agenda posting. Final action may not be taken on an agenda item added after the start of a meeting unless an emergency is declared necessitating action at that meeting. The declaration and justification shall be reflected in the minutes.

Return to Agenda

City of Hailey
COMMUNITY DEVELOPMENT DEPARTMENT
115 MAIN STREET SOUTH
HAILEY, IDAHO 83333
Zoning, Subdivision, Building and Business Permitting and Community Planning Services
(208) 788-9815
Fax: (208) 788-2924

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Tuesday, July 10, 2018
Hailey City Hall
5:30 p.m.

Call to Order

Public Comment for items not on the agenda

Consent Agenda.

CA 1 Adoption of the Meeting Minutes of January 16, 2018. **ACTION ITEM**

CA 2 Adoption of the Meeting Minutes of May 21, 2018. **ACTION ITEM**

Public Hearings

PH 1 Consideration of Design Review Application by Laura L. Arnold, represented by Afterhours Design, for a 520 square foot garage, 235 square foot carport and 295 square foot bonus room above the garage. No Accessory Dwelling Unit is proposed. The project is located at 409 South 4th Avenue (Lots 4, 5, and 6, Block 13, Hailey Townsite), in the Limited Residential (LR-1) Zoning District. **ACTION ITEM**

PH 2 Continuation of a Preliminary Plat Application for Carbonate View Subdivision, represented by Galena Engineering on behalf of W Squared, LLC, where Tax Lot 8364 S. 9 & 16, T2N, R18E, Hailey is resubdivided into fourteen (14) single family lots, ranging in size from 7,053 square feet to 9,270 square feet. **All of the lots will have frontage on W. Chestnut Street.** A 25,626 open space parcel is proposed to be dedicated to the Wood River Land Trust to meet the open space requirements. The project is located in the General Residential (GR) Zoning and Floodplain Overlay Districts. This project was continued from the May 21, 2018 Planning and Zoning Commission meeting. **ACTION ITEM**

Staff Reports and Discussion

SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.

(no documents)

SR 2 Discussion of the next Planning and Zoning meeting: **Monday, July 16, 2018.**

(no documents)

Any and all interested persons are invited to attend this public hearing or submit written comments or direct questions to the Community Development Assistant at 115 South Main Street, Hailey, Idaho 83333, or planning@haileycityhall.org. For special accommodations or to participate in the noticed meeting, please contact the City Clerk 208.788.4221.

DRAFT

Return to Agenda

AGENDA OF THE
HAILEY CITY COUNCIL MEETING
Monday July 9, 2018 * Hailey City Hall Meeting Room

Note: item on the agenda may have action taken during the meeting = ACTION ITEM
ACTION ITEM .....

5:30 p.m. CALL TO ORDER - Open Session for Public Concerns

CONSENT AGENDA:
CA 000 Grant Applications
CA 000 Grant Agreements
CA 000 Contracts & Bids
CA 000 Special Events
CA 000 Findings of Fact and Ordinance Summaries
CA 000 Motion to approve minutes of February 12, 2018 and to suspend reading of them .....
CA 000 Motion to approve claims for expenses incurred during the month of December, 2011, and claims for expenses due by contract in January, 2012 .....

MAYOR'S REMARKS:
MR 000

PROCLAMATIONS & PRESENTATIONS:

APPOINTMENTS & AWARDS
AA 000

PUBLIC HEARING:
PH 000 Consideration of a Final Plat Application for Lupine Subdivision, represented by Galena Engineering, where Lots 21A and 21B, Block 49, Woodside Subdivision No. 12 (3140 and 3144 Snow Bank Drive), are resubdivided into six (6) lots, ranging in size from 6,026 square feet to 16,034 square feet. A private access road off of Snow Bank Drive was approved as part of the preliminary plat. The project is located in the General Residential (GR) Zoning District) ACTION ITEM .....
PH 000
PH 000
PH 000
PH 000

NEW BUSINESS:

OLD BUSINESS:
OB 000

STAFF REPORTS: Staff Reports Council Reports Mayor's Reports
SR 000

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

DRAFT

Return to Agenda