AGENDA OF THE
HAILEY CITY COUNCIL MEETING
Monday July 23, 2018 * Hailey City Hall Meeting Room

ACTION ITEM = a vote may occur but is not required to be taken
ACTION ITEM.....

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

CONSENT AGENDA:

CA 282 Motion to authorize partial release of Security Bond to Colorado Gulch Preserve for infrastructure installation work completed ACTION ITEM 1
CA 283 Motion approve Letter of Engagement for the FY18 audit ACTION ITEM 15
CA 284 Consideration of Resolution 2018- 076, a resolution authorizing minor amendments to a PUD Development Agreement (previously adopted on July 9, 2018) based on new input from County Commissioners ACTION ITEM..... 24
CA 285 Motion to approve Findings of Fact, Conclusions of Law and Decision regarding a Planned Unit Development (PUD) Application for Blaine Manor Senior Community by ARCH Community Housing Trust and Blaine County, located at 706 S Main (Lot 3, Block 1, Hailey Townsite), for thirty (30) senior housing units on one (1) newly created lot ACTION ITEM 54
CA 286 Motion to approve Findings of Fact, Conclusions of Law and Decision regarding a Preliminary Plat Application, titled Blaine Manor Subdivision by ARCH Community Housing Trust and Blaine County, located at 706 S Main, wherein Lot 3, Block 1, Hailey Townsite is resubdivided into two (2) lots ACTION ITEM..... 68
CA 287 Findings of Fact, Conclusions of Law and Decision regarding a Final Plat Application for Lupine Subdivision, 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 ACTION ITEM 97
CA 288 Motion to approve Alcohol License Renewals ACTION ITEM..... 108
CA 289 Motion to approve minutes of July 9, 2018 and to suspend reading of them ACTION ITEM..... 130
CA 290 Motion to ratify claims for expenses incurred during the month of June 2018 ACTION ITEM..... 143
CA 291 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..... 159
CA 292 Motion to approve Treasurer's report for the month of June 2018 ACTION ITEM..... 175

COUNCIL PRESIDENT'S REMARKS:

MR 000

PROCLAMATIONS & PRESENTATIONS:

PP 293 Certificates of Service to retiring Hailey Arts and Historical Preservation Commissioners Morgan Buckert (3 years), Jim Keating (8 years) and retiring Hailey Parks & Lands Board Member Dean Hernandez (11 years)
(no documents)

PUBLIC HEARING:

PH 294 Consideration of FY2019 Budget, establishing budget amount with motion to adopt tentative budget, with instruction to notice the not-to-exceed amount for a public hearing on August 13, 2018 ACTION ITEM..... 185
PH 295 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", which includes additions of lands on River Street as recommended by the Hailey City Council at the June 25, 2018 meeting ACTION ITEM 235
PH 296 Consideration of a Preliminary Plat Application for Galena Condominiums (Myrtle Mixed Use), represented by Galena Engineering, on behalf of Peter Heekin, for a mixed-use building, located at 516 North Main Street,

(Lots 11, 12 and N. 25' of Lot 13, Block 64, Hailey Townsite), to be resubdivided into two (2) commercial units and five (5) residential units. This project is located in the Business (B) Zoning District. ACTION ITEM ... 256

PH 297 Consideration of First Reading of proposed Ordinance No. , an ordinance approving a previously approved vacation of public right-of-way: the vacation of a remaining portion of alley approximately 20' wide by 26' long adjacent to the south of E Cedar St between Lots 1 & 13 of Hailey Block 137 ACTION ITEM.....269

NEW BUSINESS:

NB 298 Consideration of approval new liquor license for CK's Real Food and motion to waive prohibition of selling liquor within 300 feet of a church ACTION ITEM..... 278

OLD BUSINESS:

OB 299 2nd and/or 3rd Reading of Ordinance No._____, amending Chapter 13.02 and 13.04 of the Hailey Municipal Code, to establish methods of calculating water user fees and water connection fees for community irrigation systems ACTION ITEM.....282

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SR 301 Letter from resigning Hailey Arts and Historical Preservation Commissioner Morgan Buckert..... 294

SR 302 Draft Agenda of upcoming Planning & Zoning Commission Meeting.....296

SR 303 Draft Agenda of August 13, 2018 City Council Meeting 298

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

Matters & Motions from Executive Session or Workshop

Next Ordinance Number - 1238 Next Resolution Number- 2018-077

AGENDA ITEM SUMMARY

DATE: 7/23/18 **DEPARTMENT: PW** **DEPT. HEAD SIGNATURE: BY**

SUBJECT: Motion to authorize partial release of Security Bond to Colorado Gulch Preserve for infrastructure installation work completed ACTION ITEM

AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☐ City Ordinance/Code _____

(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

As contemplated in the Colorado Gulch Preserve Security Agreement the developer may request partial release of funds for construction items completed (see paragraph 5 of said agreement).

The Developer has requested two releases, with a supporting letter from the Public Works Department provided for each. The initial request from the developer was for 100% release for some of the items, but final inspections cannot occur until all utilities and final road construction are complete. I would like to have 5% held back for final elevation adjustments of valves, manholes, etc. relative to the paved roadway, and an additional 25% held back to effect repairs, if any, that may be required as a product of the final inspections. The Developer has also previously made payment to Idaho Power, so the full 100% of that payment is included.

Because the bonding amount is 150% of the original construction cost estimate, all values are increased so that the additional 50% is also released.

Total amount of both releases is $712,149 which leaves $581k remaining in the Letter of Credit.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

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

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to authorize partial release of Security Bond to Colorado Gulch Preserve for infrastructure installation work completed ACTION ITEM

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

115 MAIN STREET SOUTH, SUITE H
HAILEY, IDAHO 83333

(208) 788-4221
Fax: (208) 788-2924

July 02, 2018

Jim Laski on behalf of CGP, LLC
Via email: jrl@lawsonlaski.com

Re: Release of cash deposit pursuant to Colorado Gulch Security Agreement

Dear Jim:

The City of Hailey is in receipt of a cash deposit in the amount of $318,435 and also a Letter of Credit for an additional $975,109.50 as part of the security agreement approved by the Hailey City Council for the Colorado Gulch Preserve Final Plat infrastructure improvements (Resolution No. 2018-035, approved April 23rd, 2018). Section 5 of the referenced agreement stipulates how funds can be released based on completion of work and requires approval of the Hailey City Council.

Section 5 states, in part, that, "In the event CGP completes construction of Improvements on or before the date set forth in Paragraph Number 1 (March 3, 2019), Hailey shall release the funds from the Cash Deposit and thereafter the Letter of Credit, including any and all interest accrued thereon, to CGP upon receiving written notice by the City Engineer that the Improvements have been installed according to the applicable ordinances, regulations, plans and specifications, and that the same has been inspected by the City Engineer."

I have reviewed the infrastructure items requested for release in the attached spread sheet. By way of this letter, I am providing notice of completion of the following:

1) Items 1 through 3 requested for release in Category A, Roadways. These items have been partially installed according to the applicable ordinances, regulations, plans and specifications of the City of Hailey. Total of Items 1 through 3 is $21,735.64.

2) Items 36 through 40 of Category B, Water Sewer and Irrigation. I believe these have been installed according to the applicable ordinances, regulations, plans and specifications, but final inspections cannot occur until all utilities and final road construction are complete. I propose to have 5% held back for final improvements after the road is completed, and an additional 25% held back to effect repairs, if any, that may be required as a product of the final inspections. While 25% could prove insufficient if the entirety of the infrastructure is defective, that case is statistically unlikely. The total of Items 36-40 after the 30% adjustment is $110,908.00.

City of Hailey

115 MAIN STREET SOUTH, SUITE H
HAILEY, IDAHO 83333

(208) 788-4221
Fax: (208) 788-2924

The combined total of Category A & B items identified above is $132,643.64. These items were bonded for at 150%, so **the total amount for release of these items is $198,965.47**. By way of this letter and Council approval, the City Treasurer will prepare the release.

If you have any further questions, please let me know.

Sincerely,

Brian Yeager

Brian Yeager
City Engineer/Public Works Director

cc: Becky Stokes, Treasurer;
Lisa Horowitz, Community Development Director;
Christopher Simms, City Attorney

City of Hailey

115 MAIN STREET SOUTH, SUITE H
HAILEY, IDAHO 83333

(208) 788-4221
Fax: (208) 788-2924

July 18, 2018

Jim Laski on behalf of CGP, LLC
Via email: jrl@lawsonlaski.com

Re: Release #2 of Colorado Gulch Security Agreement

Dear Jim:

The City of Hailey is in receipt of a cash deposit in the amount of $318,435 and also a Letter of Credit for an additional $975,109.50 as part of the security agreement approved by the Hailey City Council for the Colorado Gulch Preserve Final Plat infrastructure improvements (Resolution No. 2018-035, approved April 23rd, 2018). Section 5 of the referenced agreement stipulates how funds can be released based on completion of work and requires approval of the Hailey City Council.

Section 5 states, in part, that, "In the event CGP completes construction of Improvements on or before the date set forth in Paragraph Number 1 (March 3, 2019), Hailey shall release the funds from the Cash Deposit and thereafter the Letter of Credit, including any and all interest accrued thereon, to CGP upon receiving written notice by the City Engineer that the Improvements have been installed according to the applicable ordinances, regulations, plans and specifications, and that the same has been inspected by the City Engineer."

I have reviewed the infrastructure items requested for release in the attached spread sheet. By way of this letter, I am providing notice of completion of the following:

1) Item 8 in Category A, Roadways. This item has been partially installed according to the applicable ordinances, regulations, plans and specifications of the City of Hailey. Total of this item is: $4,500

2) Items 13 through 22, and Items 36 through 40 of Category B, Water Sewer and Irrigation. I believe these have been installed according to the applicable ordinances, regulations, plans and specifications, but final inspections cannot occur until all utilities and final road construction are complete. I would like to have 5% held back for final inspections and an additional 25% held back to effect repairs, if any, that may be required as a product of the final inspections. The total of these items after the 30% adjustment is $234,523.58.

   Item 42 of Category B is for Idaho Power. The Developer has provided a receipt for payment made to Idaho Power in the amount of $81,549.

   The total for all Category B items after the appropriate reductions is 316,072.58.

3) Items 43 through 45 in Category C. This item has been partially completed. Total of these items is: $21,550.18.

The combined total of Category A, B, & C items identified above is $342,122.76. These items were bonded for at 150%, so the total amount for release of these items is $513,184.13.

City of Hailey

115 MAIN STREET SOUTH, SUITE H
HAILEY, IDAHO 83333

(208) 788-4221
Fax: (208) 788-2924

The City is processing Partial Release #1 currently in the amount of $198,965.47. By way of this letter and Council approval, the City Treasurer will prepare the release of the remaining $119,469.53 Cash Deposit, plus an additional release of $ 393,714.60 against the Letter of Credit.

If you have any further questions, please let me know.

Respectfully,

Brian Yeager

Brian Yeager
City Engineer/Public Works Director

cc: Becky Stokes, Treasurer
Lisa Horowitz, Community Development Director
Christopher Simms, City Attorney

An Opinion of Probable Construction Cost for

Colorado Gulch Subd. (This side prepared by Applicant)

03/23/18

#	Item & Category Description	Unit	Qnty	Unit Cost	Item Cost	Category Cost	Release #1 07/2/18 % Complete	Release #1 07/2/18 Cost	Release #2 07/18/18 % Complete	Release #2 07/18/18 Cost
	Category A: Roadways									
1	Stripping & Grubbing – 6" Depth w/i R/W	S.Y.	13,835	$0.95	$ 13,143.14		100%	$ 13,143.14	0%	$ -
2	Excavation / Embankment - Roads only (Cut, No Cut Factor)	C.Y.	4,000	$3.50	$ 14,000.00		50%	$ 7,000.00	0%	$ -
3	Excavation / Embankment - Berms (Fill, No Fill Factor)	C.Y.	910	$3.50	$ 3,185.00		50%	$ 1,592.50	0%	$ -
4	2-inch Minus Sub-Base, 6" depth	C.Y.	1,855	$26.00	$ 48,230.00		0%	$ -	0%	$ -
5	3/4" Leveling Course Gravel, 4" Depth	C.Y.	981	$37.00	$ 36,314.81		0%	$ -	0%	$ -
6	Superpave HMA SP3, 1/2" gradation, PG58-34, 3" Depth	BID	1	$86,625.00	$ 86,625.00		0%	$ -	0%	$ -
7	Street and Stop Sign	Each	3	$250.00	$ 750.00		0%	$ -	0%	$ -
8	Drywell with Ring & Cover (City Standard)	Each	5	$1,800.00	$ 9,000.00		0%	$ -	50%	$ 4,500.00
9	Catch Basin (City Standard)	Each	10	$1,500.00	$ 15,000.00		0%	$ -	0%	$ -
10	12" ADS N-12 Storm Drain Pipe	L.F.	410	$15.00	$ 6,150.00		0%	$ -	0%	$ -
11	Traffic Control	L.S.	1	$11,400.00	$ 11,400.00		0%	$ -	0%	$ -
						$243,798	Group A Subtotal	$ 21,735.64	Group A Subtotal	$ 4,500.00
	Category B : Water, Sewer, and Irrigation									
12	Potable Water:									
13	8" PVC Water Main (C-900)	L.F.	2,980	$22.50	$ 67,050.00		0%	$ -	70%	$ 46,935.00
14	8" Fittings (Ductile Iron) w/ thrust blocks	Each	16	$450.00	$ 7,200.00		0%	$ -	70%	$ 5,040.00
15	8" Gate Valves w/ thrust blocks	Each	10	$1,200.00	$ 12,000.00		0%	$ -	70%	$ 8,400.00
16	3/4" Water Service w/ Meter Vault- 17 Services	L.F.	370	$61.00	$ 22,570.00		0%	$ -	70%	$ 15,799.00
17	3/4" Water Service w/ Meter Vault- 11 Services (Street Crossing)	L.F.	590	$63.60	$ 37,524.00		0%	$ -	70%	$ 26,266.80
18	1-1/2" Water Service; 3/4" Meter Vault- 1 Service (Broadford Road Crossing)	L.F.	145	$65.60	$ 9,512.00		0%	$ -	50%	$ 4,756.00
19	Fire Hydrant Assembly (includes FH, fittings, thrust blocks, valves)	Each	5	$4,171.00	$ 20,855.00		0%	$ -	70%	$ 14,598.50
20	High Hazard Backflow Preventer w/ Water Meter	Each	1	$8,500.00	$ 8,500.00		0%	$ -	0%	$ -
21	Frost Free Hydrant or Blow-off Hydrant	Each	1	$1,500.00	$ 1,500.00		0%	$ -	0%	$ -
22	Connection to Hailey Water Main and	Each	1	$2,600.00	$ 2,600.00		0%	$ -	70%	$ 1,820.00
23	Pressure Reducing Station:						0%	$ -	0%	$ -
a	6" Pressure Reducing Valve (CLA-VAL Model 90-01)	Each	1	$4,000.00	$ 4,000.00		0%	$ -	0%	$ -
b	2" Pressure Reducing Valve (CLA-VAL Model 90-01)	Each	1	$1,500.00	$ 1,500.00		0%	$ -	0%	$ -
c	6" Gate Valves (FL)	Each	5	$600.00	$ 3,000.00		0%	$ -	0%	$ -
d	2" Gate Valves (FL)	Each	2	$300.00	$ 600.00		0%	$ -	0%	$ -
e	6" X43H Strainer	Each	1	$800.00	$ 800.00		0%	$ -	0%	$ -
f	8"x8"x6" Hot Tap Assembly	Each	1	$250.00	$ 250.00		0%	$ -	0%	$ -
g	6"x6"x6" Tee	Each	2	$200.00	$ 400.00		0%	$ -	0%	$ -
h	6"x6"x2" Tee	Each	3	$175.00	$ 525.00		0%	$ -	0%	$ -
i	8"x6" Reducer	Each	1	$125.00	$ 125.00		0%	$ -	0%	$ -
j	6" D.I. Pipe Spools	Each	7	$200.00	$ 1,400.00		0%	$ -	0%	$ -
k	6" 90d Bend	Each	2	$75.00	$ 150.00		0%	$ -	0%	$ -
l	2" 90d Bend (FL)	Each	2	$25.00	$ 50.00		0%	$ -	0%	$ -
m	2" D.I. Spools	Each	4	$25.00	$ 100.00		0%	$ -	0%	$ -
n	Pressure Guages (includes tap and ball valve)	Each	2	$25.00	$ 50.00		0%	$ -	0%	$ -
o	Air Release Valve	Each	1	$600.00	$ 600.00		0%	$ -	0%	$ -

An Opinion of Probable Construction Cost for

Colorado Gulch Subd. (This side prepared by Applicant)

03/23/18

#	Item & Category Description	Unit	Qnty	Unit Cost	Item Cost	Category Cost	Release #1 07/2/18 % Complete	Release #1 07/2/18 Cost	Release #2 07/18/18 % Complete	Release #2 07/18/18 Cost
p	Amcore Utility Vault (8'x16'x8') with Access Door(s) [5'x6' opening] and +/-3' Concrete Riser	Each	1	$14,000.00	$ 14,000.00		0%	$ -	0%	$ -
q	Drain Pit and Accessories	Each	1	$1,000.00	$ 1,000.00		0%	$ -	0%	$ -
r	2" X43H Strainer	Each	1	$800.00	$ 800.00		0%	$ -	0%	$ -
24	Irrigation:		1		$ -		0%	$ -	0%	$ -
25	Landscaping Bid Per Clearwater Landscaping	BID	1	$88,625.00	$ 88,825.00		0%	$ -	0%	$ -
26	4" PVC Water Main (C-200)	L.F.	2,500		$ -		0%	$ -	0%	$ -
27	4" Fittings (Ductile Iron) w/ thrust blocks	Each	14		$ -		0%	$ -	0%	$ -
28	Irrigation Services (27 lots; Parcels A, B, & C; Street Trees)	Each	31		$ -		0%	$ -	0%	$ -
29	Air Relief Valve	Each	3		$ -		0%	$ -	0%	$ -
30	Irrigation Meters (27 lots; Parcels A, B, & C; Street Trees)	Each	31				0%	$ -	0%	$ -
31	Landscaping:						0%	$ -	0%	$ -
32	Street Tree	Each	78				0%	$ -	0%	$ -
33	Native Seed Landscaping	SY	4,778				0%	$ -	0%	$ -
34	Parcel B Tree Installation	Each	44				0%	$ -	0%	$ -
35	Sewer:						0%	$ -	0%	$ -
36	8" PVC Gravity Sewer Main	L.F.	3,600	$22.00	$ 79,200.00		70%	$ 55,440.00	70%	$ 55,440.00
37	Sewer Manhole	Each	16	$3,500.00	$ 56,000.00		70%	$ 39,200.00	70%	$ 39,200.00
38	4" Sewer Services (27 lots, Parcel C, tl 7505)	L.F.	1,320	$16.47	$ 21,740.40		70%	$ 15,218.00	70%	$ 15,218.28
39	Connection to Electra Lane Lift Station	L.S.	1	$1,000.00	$ 1,000.00		70%	$ 700.00	70%	$ 700.00
40	8" Sewer Cleanout	Each	1	$500.00	$ 500.00		70%	$ 350.00	70%	$ 350.00
41	Dry Utilities:						0%	$ -	0%	$ -
42	Idaho Power- Joint Trench	L.S. Estimate	1	$116,000.00	$ 116,000.00		0%	$ -	70%	$ 81,549.00
						$581,926	Group B Subtotal	$ 110,908.00	Group B Subtotal	$ 316,072.58

Category C: Construction Surveying, Engineering, and Inspections

43	City of Hailey Inspections	% of Cat. A&B	1	1.5%	$12,386		0%	$ -	100%	$ 12,385.87
44	Construction & Administration	% of Cat. A&B	1	0.5%	$4,129		0%	$ -	50%	$ 2,064.31
45	Construction Surveying	L.S.	1	$14,200	$14,200		0%	$ -	50%	$ 7,100.00
46	Final Plat: Set Monuments	L.S.	1	$3,780.00	$3,780		0%	$ -	0%	$ -
47	As-Built Preparation	L.S.	1	$2,960.00	$2,960		0%	$ -	0%	$ -
						$37,454	Group C Subtotal	$ -	Group C Subtotal	$ 21,550.18
48	**Total Opinion of Probable Construction Cost**					$863,179	Total A + B + C	$ 132,643.64	Total A + B + C	$ 342,122.76
							Total @ 150%	$ 198,965.47	Total @ 150%	$ 513,184.13

Partial Release #1	$	198,965.47
Total Cash Deposit	$	318,435.00
Total Cash Deposit Release	$	119,469.53
Letter of Credit Release	$	-
Partial Release #2	$	513,184.13
Remaining Cash Deposit	$	119,469.53
Total Cash Deposit Release	$	119,469.53
Letter of Credit Release	$	393,714.60

IDAHO POWER
An IDACORP Company

Account Number: 2270480102

Questions? Call (208) 388-2323 (Treasure Valley) or 1-800-488-6151. Se habla español.

MAY 04, 2018

CGP LLC
PO BOX 41
KETCHUM, ID 83340

PAYMENT RECEIPT

Dear CGP LLC,

Thank you for your payment in the amount of $81549.00. We received your check #941 on 05/04/2018 for the following construction project(s).

Description/Work Order #	Payment Amount	Balance Owing
BROADFORD RD Work Order: 27502107 WORK ORDER: 2750	$81,549.00	$0.00

We appreciate the opportunity to serve you. If you have any questions regarding this receipt, please contact Idaho Power at (208) 388-2323 (Treasure Valley) or 1-800-488-6151.

Thank you.

▼ Please detach and return the portion below with your payment. Please bring entire statement when paying at a pay station. ▼

IDAHO POWER
An IDACORP Company

PO BOX 70
BOISE, ID 83707

(208) 388-2323 (Treasure Valley)

T201 00002180

CGP LLC
PO BOX 41
KETCHUM, ID 83340-0041

NGJJKW 00002180 / 00004021

SECURITY AGREEMENT
RE: COLORADO GULCH PRESERVE

THIS SECURITY AGREEMENT RE: COLORADO GULCH PRESERVE is made and entered into as of the ____ day of April, 2018, by and between CGP, LLC, an Idaho limited liability company, whose mailing address is P.O. Box 41, Ketchum, Idaho, 83340 (hereinafter referred to as "CGP"), and the City of Hailey, Idaho, a municipal corporation, (hereinafter referred to as "Hailey").

WHEREAS, CGP and Hailey are parties to that certain ANNEXATION, SERVICES AND DEVELOPMENT AGREEMENT, dated September 12, 2017, incorporated into City of Hailey Resolution No. 2017-085, and recorded in the Records of Blaine County, Idaho as Instrument No. 646480 (the "**Annexation Agreement**");

WHEREAS, in conjunction with the Annexation Agreement, CGP has made application for final subdivision plat approval of the Colorado Gulch Preserve hereinafter referred to as "CGP Subdivision") after receiving preliminary plat approval from Hailey thereof as set forth in the Hailey Planning and Zoning Commission's Findings of Fact, Conclusions of Law and Decision dated March 5, 2018, and incorporated herein by reference;

WHEREAS, CGP has completed its obligations under the Annexation Agreement as they relate to the Broadford Road Improvements, as defined in the Annexation Agreement;

WHEREAS, CGP has requested final subdivision plat approval and recordation prior to completion of construction of certain infrastructure and related improvements as set forth on attached Exhibit A and fulfillment of certain obligations of CGP set forth in the Annexation, Services and Development Agreement, Colorado Gulch Preserve dated September 7, 2017 as amended by the First Amendment to the Annexation, Services and Development Agreement, Colorado Gulch Preserve dated April ___, 2018 hereinafter collectively referred to as the "Improvements") and as a condition thereof CGP is required by the Hailey City Council to post security therefore consistent with the Hailey City Code §16.03.030.I; and,

NOW, THEREFORE, CGP and Hailey hereby covenant and agree as follows:

CGP, simultaneously with the execution of this Agreement, deposits with Hailey:

A) A cash deposit ("Cash Deposit") in the amount of THREE HUNDRED EIGHTEEN THOUSAND FOUR HUNDRED THIRTY-FIVE AND 50/100 DOLLARS ($318,435.00); and
B) Letter of Credit ("letter of Credit") Number 329, from MOUNTAIN WEST BANK, Ketchum, Idaho, whose mailing address is 802 W. Bannock St., Suite 1100, Boise, Idaho, 83702, in the principal total amount of NINE HUNDRED SEVENTY-FIVE THOUSAND ONE HUNDRED NINE AND 50/00 DOLLARS ($975,109.50) (together the Cash Deposit and the Letter of Credit shall hereafter be referred to as the "Security")

as security for complete performance and construction of the Improvements upon the following terms and conditions:

1. CGP shall complete construction of the Improvements on or before March 3, 2019 or the amount of said Cash Deposit shall be released to the City and the amount of the Letter of Credit shall be due and payable to Hailey up to the full amount thereof and Hailey may draw upon said letter of credit as Hailey in its sole discretion determines necessary to complete the Improvements or any portion thereof.

2. The Cash Deposit and the Letter of Credit shall be made solely in the name of the City of Hailey, Idaho and said letter of credit shall be held by Hailey in lieu of the Owner filing or depositing a performance bond with Hailey.

3. In the event CGP fails or refuses to complete the Improvements or any portion thereof on or before the date as set forth in Paragraph Number 1 hereinabove, Hailey shall have the right, but not the obligation, to draw the funds from the Cash Deposit, and thereafter the Letter of Credit and apply the proceeds thereof to construction of the Improvements or any portion thereof. To the extent the funds are drawn upon from the Security, they must be used for the construction of the Improvements or returned to CGP.

4. In case of default by CGP, if the total cost of construction of the Improvements is less than the amount of the Security, Hailey agrees to return to CGP the unused portion of the Security funds. However, if the cost of installing or constructing the Improvements is greater than the amount of the Security, CGP agrees to reimburse and hold harmless Hailey for any and all additional costs and expenses incurred by Hailey associated with installing and constructing the Improvements.

5. In the event CGP completes construction of the Improvements on or before the dates set forth in Paragraph Number 1 herein above, Hailey shall release the funds from the Cash Deposit and thereafter the Letter of Credit, including any and all interest accrued thereon, to CGP upon receiving written notice by the City Engineer that the Improvements have been installed according to applicable ordinances, regulations, plans and specifications, and that the same has been inspected and approved by the City Engineer. Also, CGP can apply for a partial release of funds from Hailey and the Hailey City Council may so authorize release by the City Clerk of an appropriate proportion of the amount held as Security upon completion of a substantial portion of the Improvements, and the inspection and approval thereof by the City Engineer. In such cases, Hailey shall retain sufficient security for completion of all the Improvements in compliance with this Agreement. It is agreed that to the extent a portion of the Security is released by the City, the Cash Deposit shall be released prior to any portion of the Letter of Credit.

6. In addition to the foregoing, CGP is responsible for and shall pay any and all fees incurred by the City Engineer in providing services associated with the review of the letter of credit amount and/or review of and/or inspections necessary to confirm completion of any or all of the Improvements required.

7. This Agreement is not a guarantee that any of the Improvements will be constructed nor does not obligate Hailey in any way to complete any of said Improvements. This Agreement is not intended nor shall it be construed as a third party beneficiary contract or creating any third party beneficiary rights.

8. The Parties acknowledge and confirm that the Broadford Road Improvements as defined in the Annexation Agreement have been completed and accepted by the City and that the City has received payment from CGP in the amount of Two Hundred Twenty-Three Thousand Four Hundred Eighty-Five and 63/100 Dollars ($223,485.63) of the Total Fee Amount as also defined in the Annexation Agreement. As such, this Security Agreement does not secure payment of nor completion of the Broadford Road Improvements.

IN WITNESS WHEREOF, the parties hereto have signed this document the day and year first written above.

OWNER,

CGP, LLC, an Idaho
limited liability company

by_____
Preston Ziegler, Manager

THE CITY OF HAILEY, IDAHO

by_____
Fritz X. Haemmerle, Mayor

ATTEST:

_____
Mary Cone, City Clerk

CITY OF HAILEY

115 SOUTH MAIN STREET
SUITE H
HAILEY, ID 83333
Phone: 208-788-4221

PURCHASE ORDER

BILL TO:

ATTN: ACCOUNTS PAYABLE
115 Main Street South, Suite H
Hailey ID 83333

SHIP TO: (If different)

CITY OF HAILEY

115 MAIN STREET SOUTH, SUITE H
HAILEY ID 83333

VENDOR:

8613
CGP, LLC
PO BOX 41
KETCHUM ID 83340

P.O. # **42683**
PO DATE **7/18/2018**
PRINT DATE 7/18/2018

QTY	DESCRIPTION	UNIT PRICE	AMOUNT	GL ACCOUNT NO	JOB NO
1.00	PARTIAL SECURITY BOND RELEASE #2	119,469.53	119,469.53	100-00-20314	

SUBTOTAL	119,469.53
FREIGHT	
NET AMOUNT	119,469.53

NOTES

DEPARTMENT HEAD SIGNATURE

DATE

CITY OF HAILEY

115 SOUTH MAIN STREET
SUITE H
HAILEY, ID 83333
Phone: 208-788-4221

PURCHASE ORDER

BILL TO:

ATTN: ACCOUNTS PAYABLE
115 Main Street South, Suite H
Hailey ID 83333

SHIP TO: (If different)

CITY OF HAILEY

115 MAIN STREET SOUTH, SUITE H
HAILEY ID 83333

VENDOR:

8613
CGP, LLC
PO BOX 41
KETCHUM ID 83340

P.O. # 42654
PO DATE 7/12/2018
PRINT DATE 7/12/2018

QTY	DESCRIPTION	UNIT PRICE	AMOUNT	GL ACCOUNT NO	JOB NO
1.00	PARTIAL SECURITY BOND RELEASE #1	198,965.47	198,965.47	100-00-20314	17.20.0001.1

SUBTOTAL	198,965.47
FREIGHT	
NET AMOUNT	198,965.47

NOTES

DEPARTMENT HEAD SIGNATURE

DATE

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 7/23/18 DEPARTMENT: Treasurer **DEPT. HEAD SIGNATURE:** ___BS_____

SUBJECT:

Letter of Engagement for services for the City of Hailey FY18 audit submitted by Workman & Company, previously known as Dennis R. Brown, CPA.

AUTHORITY: ☐ ID Code 50-1003 ☐ IAR _____ ☐ City Ordinance/Code _____
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Brady Workman and Dennis Brown have submitted a letter of engagement pertaining to this fiscal year's audit, required by Idaho law. The fee will not exceed $11,500 (unless additional work is necessary). The work is tentatively scheduled to begin December 3 with an anticipated report delivery date of late January, 2019

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	___ 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:

Feel free to contact me if you have any questions; please approve as consent agenda item and allow Mayor to sign.

FOLLOW-UP REMARKS:*

DRB
Dennis Brown
CERTIFIED PUBLIC ACCOUNTANT

RECEIVED
JUN 25 2018
BY:

828 Blue Lakes Boulevard North • P.O. Box 2367 • Twin Falls, Idaho 83303 • (208) 733-1161 • Fax: (208) 733-6100

We are very pleased to announce the changes we have made to our firm over the past few months. Please understand that we have not changed any personnel or services. We continue to provide a full range of audit and accounting services. The changes we have made are as follows:

1. We are now operating under the name of Workman and Company.
2. Brady Workman is the owner/partner.
3. Dennis R Brown is the audit manager.
4. Our new physical address is 2190 Village Park Ave, Suite 300, Twin Falls, Id. 83301.

Our post office box address continues to be PO Box 2367, Twin Falls, Id. 83303. Our phone and fax numbers are the same.

Our e-mail addresses are the same but will be updated in the next few months. We will continue to receive mail at all our current addresses.

We pledge to continue to provide you with all the services you have been enjoying over the past many years.

If you have any questions, please call us during our normal business hours. (8:30 – 5:00 Monday-Friday)

Brady Workman
Dennis Brown

WORKMAN & COMPANY

Offices of Accounting
2190 Village Park Ave, Suite 300 – P.O. Box 2367 – Twin Falls, Idaho 83301 – (208)733-1161

June 20, 2018

Becky Stokes, Treasurer
City of Hailey, Idaho
115 Main Street South, Suite H
Hailey, ID 83333

Dear Becky,

Attached are documents containing our proposed contract for audit services. The essence of this contract is as follows:

1. We will audit the City's financial statements for the year ended September 30, 2018.
2. Our fee for this work will not exceed $ 11,500 (unless additional work is necessary which would be negotiated.)
3. We will begin our audit services approximately December 3 and issue our report by January 31, 2019.

We are pleased to propose our services to the City. If you accept our proposed contract, please sign and return a copy to our offices.

Sincerely yours,

Workman & Company

Certified Public Accountants

WORKMAN & COMPANY

Offices of Accounting

2190 Village Park Ave, Suite 300 – P.O. Box 2367 – Twin Falls, Idaho 83301 – (208)733-1161

June 20, 2018

City of Hailey, Idaho
115 Main Street S, Suite H
Hailey, ID 83333

We are pleased to confirm our understanding of the services we are to provide the City of Hailey, Idaho (City) for the year ended September 30, 2018. We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements, of City of Hailey, Idaho as of and for the year ended September 30, 2018. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis.

2) Budgetary Information.

We have also been engaged to report on supplementary information other than RSI that accompanies the City's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the financial statements as a whole, in a separate written report accompanying our auditor's report on the financial statements.

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the City and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of my audit of the City's financial statements. Our report will be addressed to the City Council of the City of Hailey, Idaho. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during my audit we become aware that the City is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because We will not perform a detailed examination of all transactions, there is a risk that material misstatements or noncompliance may exist and not be detected by me, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention. Our responsibility as auditor is limited to the period covered by our audit and does not extend to any later periods for which We are not engaged as auditor.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that I consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and We will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Other Services

We will also assist in preparing certain portions of the following: the financial statements, schedule of expenditures of federal awards, and related notes of the City in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statements, schedule of expenditures of federal awards, and related notes services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities. The fee for these other services will be determined in a separate contract.

Management Responsibilities

Management is responsible for (1) establishing and maintaining effective internal controls, including internal controls over federal awards, and for evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with U.S. generally accepted accounting principles; and for compliance with applicable laws and regulations (including federal statutes) and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit, (3) additional information that we may request for the purpose of the audit, and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. Management is also responsible for

taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements, or abuse that we report.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

You agree to assume all management responsibilities relating to the financial statements, related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of any of the following: the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We may from time to time, and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the City of Hailey, Idaho; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Workman and Company, CPAs and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to others, any federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Workman and Company, CPAs personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the

aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the parties contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit on approximately December 3, 2018 and to issue our reports no later than January 31, 2019. Dennis R. Brown is the engagement manager and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

Our fee for these services will not exceed $ 11,500. These fees are based on anticipated cooperation of City personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before incurring the additional costs. We appreciate the opportunity to be of service to the City of Hailey, Idaho and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Workman & Company

RESPONSE:

This letter correctly sets forth the understanding of the City of Hailey, Idaho.

Signature: _____

Title: _____

Date: _____

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 7/23/18 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** LH

SUBJECT: Resolution __, minor changes to Blaine Manor Senior Community PUD Development Agreement 2018-076

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

-**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED**:

The City Council approved the Development Agreement for the Blaine Manor Senior Community on July 9, 2018 (Resolution 2018-075). The Board of County Commissioners is a party to that agreement. Due to the 4th of July holiday; they did not have the opportunity to meet to discuss the agreement. Minor changes have been proposed by County staff. The Board of County Commissioners will meet at 9:00 am on Monday, July 23rd to finalize these minor amendments. If any changes arise from that meeting, they will be brought to the meeting.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle #_____

Budget Line Item #_____ YTD Line Item Balance $_____

Estimated Hours Spent to Date: Estimated Completion Date:

Staff Contact: Lisa Horowitz Phone # 788-9815 #13

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

__ _	City Attorney	___	City Administrator	___	Engineer	___	Building
___	Library	_x__	Planning	___	Fire Dept.	___	_____
___	Safety Committee	___	P & Z Commission	___	Police	___	_____
___	Streets	___	Public Works, Parks	___	Mayor	___	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Authorize the Council President to sign on behalf of the Mayor Resolution 2018-76 a resolution proposing minor amendments to the Blaine Manor Senior Community PUD Development Agreement.

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./Agmt./Order Originals: *Additional/Exceptional Originals to: _____

Copies (all info.): Copies

Instrument # _____

CITY OF HAILEY
RESOLUTION NO. 2018-076

RESOLUTION OF THE MAYOR AND CITY COUNCIL FOR THE CITY OF HAILEY AUTHORIZING THE EXECUTION OF A PLANNED UNIT DEVELOPMENT AGREEMENT WITH ARCH COMMUNITY HOUSING TRUST AND BLAINE COUNTY.

WHEREAS, Arch Community Housing Trust, Inc., (ARCH) is an Idaho Non-Profit Corporation organized under the laws of the State of Idaho in the business of providing affordable housing to low and moderate individuals and households. ARCH is certified as a Community Housing Development Organization (CHDO) by the Idaho Housing Finance Association and is acting in that capacity as the developer of the Blaine Manor Senior Community on land owned by Blaine County, as more fully described below. ARCH and Blaine County are desirous of implementing a Planned Unit Development (PUD) on property described below for the creation of a 30-unit, deed restricted senior housing community ("Project); and

WHEREAS, the In order to ensure that the housing units are constructed consistent with City's applicable ordinances and regulations, the City, ARCH and Blaine County deem it in their mutual interest to enter into an agreement with regard to the future use of the property, the manner and timing of construction, construction and landscaping of the Property and other factors affecting the general health, safety and welfare of the citizens of City and users of the Property; and

WHEREAS, the Board of County Commissioners has suggested minor changes to the PUD Agreement, and an amended agreement 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 attached Planned Unit Development Agreement, a copy of which is attached hereto, and that the Council President is authorized to execute the attached agreement.

Passed this 23rd day of July, 2018.

City of Hailey

_____

Martha Burke, Council President

ATTEST:

_____

Mary Cone, City Clerk

PLANNED UNIT DEVELOPMENT AGREEMENT

BLAINE MANOR SENIOR COMMUNITY
(AFFORDABLE SENIOR HOUSING)

This **PLANNED UNIT DEVELOPMENT AGREEMENT** ("Agreement") is entered into this ____ day of _____, 2018, by and between the **CITY OF HAILEY** ("City"), **COUNTY OF BLAINE**, ("County") and **ARCH COMMUNITY HOUSING TRUST** ("ARCH") in contemplation of the following:

I. RECITALS

1. Arch Community Housing Trust, Inc., (ARCH) is an Idaho Non-Profit Corporation organized under the laws of the State of Idaho in the business of providing affordable housing to low and moderate individuals and households. ARCH is certified as a Community Housing Development Organization (CHDO) by the Idaho Housing Finance Association and is acting in that capacity as the developer of the Blaine Manor Senior Community on land owned by Blaine County, as more fully described below. ARCH and Blaine County are desirous of implementing a Planned Unit Development (PUD) on property described below for the creation of a 30-unit, deed restricted senior housing community. ("Project);

   The property (the "Property") subject to this Agreement is more particularly described as follows:

   Lot 3, Block 1, Wertheimer Park, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded on the 12th day of November, 2012, as Instrument No. 596338, records of Blaine County, Idaho.

   The Property is also described in the PUD Application and is presently zoned Business and is subject to City's Municipal Code, including Zoning and Subdivision Regulations;

2. The City's Planning and Zoning Commission and City Council have held the required public hearings, accompanied with proper notice, with respect to the PUD Application; and

3. City approved the County and ARCH's PUD Application on July 9, 2018, and adopted Findings of Fact and Conclusions of Law on July 23, 2018;

4. In order to ensure that the housing units are constructed consistent with City's applicable ordinances and regulations, the City, ARCH and Blaine County deem it in their mutual interest to enter into an agreement with regard to the future use of the property, the manner and timing of construction, construction and landscaping of the Property and other factors affecting the general health, safety and welfare of the citizens of City and users of the Project and Property;

5. The Property shall be developed substantially in accordance with City's Comprehensive Plan, Zoning and Subdivision Ordinances, City's Standards and other applicable City ordinances and the terms and conditions of this Agreement;

6. City, ARCH and Blaine County desire that construction of the Project and subdivision of the property proceed as approved by City's City Council as set forth in the Findings of Fact and Conclusions of Law adopted by the City Council; and

7. The Blaine Manor Senior Community PUD Application is consistent with the housing and other sections of City's Comprehensive Plan.

NOW, THEREFORE, IN CONSIDERATION of the above recitals which are incorporated below, and of the mutual covenants and agreements herein contained and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

II. AGREEMENT

A. **Description and Location of Property**. The total Property, a single lot, encompassed within the PUD Application is approximately 2.7 acres, zoned Business ("B"), and has been approved by the City for the purposes of this Agreement as a Planned Unit Development, subject to certain conditions, in accordance with the Hailey Municipal Code Chapter 17.10. The original lot, subdivision and PUD contemplate internal and external vehicle and pedestrian circulation; vacation of a portion of Maple Street, and the current and past public interest uses now occurring thereon and in Werthheimer Park.

B. **Subdivision, Future Use, Construction of Improvements and Amenities**. The City and County agree that the current single lot shall be subdivided into two (2) blocks, Block 1 consisting of the ARCH development parcel, and Block 2 consisting of a single lot subject to future subdivision and development. On the newly created Lot 1, Block 1, ARCH agrees to construct the deed restricted project in accordance with this Agreement, and the City's approval of ARCH and County's PUD Application and the drawings and site plans submitted with the instant PUD Application. If so approved by the Board of County Commissioners, the County for its part agrees to cede and transfer to the City a fifteen foot, (15') strip of land running along the east edge of Lot 1 Block 2, to become part of Werthheimer Park. (all of the above described shall occur pursuant to the plat thereof attached hereto and recorded herewith)

The following improvements and amenities of the Project shall be installed and constructed by ARCH, to City specification, in a single phase:

1. A 30-unit three story apartment building to be utilized for deed restricted affordable senior housing and one unit used as a manager unit,
2. At grade interior parking for 31 of the 35 on-site parking spaces, and
3. A 26' wide alley between Blocks 1 and 2 as depicted on the plat.
4. A walkway on the Lot 1, Block 1 side of the alley, location and design as depicted on the plans dated June 6, 2018.
5. Other landscape improvements and project amenities as shown on the plans dated April 16, 2018.

C. **Zoning Ordinance Waivers.** The City agrees to provide the following waivers to the City of Hailey Zoning Ordinance:

1. Section 17.10.040.02 allows for a density transfer between zoning districts within a PUD, so long as the resulting density is not greater than the allowable aggregate density. Lot 3, Wertheimer Park Sub. The entire Blaine Manor site is 2.74 acres,

which permits 54 residential units. The applicants are authorized to cluster 30 units of the 54 total on Lot 1 Block 1 shown on the plat, leaving 24 units possible on the remainder (Lot 1, Block 2).

D. **PUD Approval**. The PUD approval is granted subject to the following conditions:

1. All Zoning Ordinance, City's Standards and other City ordinances not specifically waived by this Agreement shall remain in full force and effect.

2. All Fire Department and Building Department requirements are to be met.

3. All City infrastructure requirements shall be met as outlined in Section 5 of the Hailey Subdivision Ordinance. Detailed plans of all infrastructure to be installed or improve at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.

5. The Design Review plans dated June 7, 2018 approved by the City of Hailey Planning and Zoning Commission on June 7, 2018, and attached as Exhibit A.

6. Thirty (30) units shall be reserved for and occupied by qualifying seniors. The project shall be permitted to have three (3) market rate units and one free-of-charge manager unit. The remaining twenty-six (26) units shall be affordable to senior households earning between 30-60% of the area median income. Fifteen (15) of the units shall be affordable and restricted to households earning less than 60% of the area median income, while eleven (11) of the units shall be affordable and restricted to households earning 50% or less of the area median income.

7. Blaine County is a co-applicant on this application.

8. This approval is subject to the adoption of an ordinance by the Hailey City Council vacating Maple Street as shown on the plat, attached as Exhibit B.

9. This PUD is contingent upon financing being procured within three (3) years.

10. Subject to approval by the Board of County Commissioners, a strip of land 15 feet in width located on Lot 1, Block 2 adjacent to Hailey Ice shall be deeded to the City of Hailey for the purposes of Hailey Ice Locker Room, and cafe expansion.

III. GENERAL REQUIREMENTS

A. **Property Maintenance**. ARCH shall be responsible, at its sole expense, in perpetuity, for all maintenance of the ARCH development parcel common area, including maintaining all landscaping, irrigation systems, parking and drainage systems.

B. **Police Powers**. Except as otherwise provided, nothing contained herein is intended to limit the police powers of City. Except as provided herein, this Agreement shall not be construed to modify or waive any law, ordinance, rule, or regulations, including, without limitation, applicable building codes, fire codes, City's Zoning Ordinance, City's Subdivision Ordinance, and Planned Unit Development requirements for the Property.

C. **Specific Performance**. In addition to all other remedies at law or in equity, this Agreement shall be enforceable by specific performance by either party hereto. All remedies shall be cumulative.

D. **Dispute Resolution**. Any controversy or claim arising out of or relating to this Agreement or breach thereof, shall first be submitted to mediation in accordance with the American Arbitration Association Commercial Mediation Rules. Mediation shall be held in Blaine County. This Agreement to mediate and any other agreement or consent to mediate entered into in accordance with this Agreement shall be specifically enforceable under the prevailing law of Idaho. Each party shall bear its own costs and the parties shall split equally the cost and expenses of the mediator.

E. **Relationship of Parties**. It is understood that the contractual relationship between City, County and ARCH is such that no party is the agent, partner, or joint venture of any other party.

F. **Successor and Assigns; Covenant Running With the Land**. This Agreement shall inure to the benefit of City, the County and ARCH, 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.

G. **No Waiver**. In the event that City, County or ARCH, or its successors or 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 ARCH, or its successors in interest, or City, to any 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.

H. **Partial Invalidity**. In the event any portion of this Agreement shall be determined by any court of competent jurisdiction to be invalid, void, or otherwise unenforceable, the remaining provisions of this Agreement, or parts hereof, shall remain in full force and effect and shall in no way be affected, impaired or invalidated, it being understood that such remaining provisions shall be construed in a manner most closely approximating the intention of the parties with respect to the invalid, void, or unenforceable provision or part hereof.

I. **Entire Agreement**. This Agreement constitutes the full and complete agreement and understanding between the parties hereto. No representations or covenants made by any party shall be binding unless contained in this Agreement or subsequent written amendments hereto.

J. **No Third Party Beneficiaries**. This Agreement is not intended, nor shall it be deemed or construed, to create or confer any rights upon third parties.

K. **Authority**. Each of the persons executing this Agreement represents that they have lawful authority and authorization to execute this Agreement, as well as any other documents required hereunder, for and on behalf of the entity executing this Agreement.

L. **Default**. In the event either City, County or ARCH, its successors and assigns, fail to faithfully comply with all the terms and conditions included in this Agreement it shall be in breach of this Agreement.

M. **Notices**. Any and all notices, demands, requests, and other communications required to be given hereunder by either of the parties hereto shall be in writing and be deemed properly served or delivered, if delivered by hand to the party to whose attention it is directed, or when sent, two (2) days after deposit in the U.S. mail, postage prepaid, or upon the sending of a facsimile, followed by a copy sent by U.S. mail as provided herein, addressed as follows:

To City:

The City of Hailey
c/o Director, Planning Department
115 Main Street South, Suite H
Hailey, Idaho 83333
208/788-4221 (telephone)
208/788-2924 (facsimile)

To ARCH:

ARCH Community Housing Trust, Inc.
Executive Director
P. O. Box 1272
Ketchum, Idaho 83340
208/726-4411 (telephone)

To County:

Blaine County
c/o Administrator, Land Use & Bldg. Services
Attn. Tom Bergin
219 1st Avenue South
Hailey, Idaho 83333
208.788-5570 (telephone)

or at such other address, or facsimile number, or to such other party which any party entitled to receive notice hereunder designates to the other in writing as provided above.

N. **Time is of the Essence**. The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the party so failing to perform.

IN WITNESS WHEREOF, the parties, having been duly authorized, have hereunto caused this Agreement to be executed, on the day and year first above written, the same being done after public hearing, notice and statutory requirements having been fulfilled.

CITY OF HAILEY, an Idaho municipal corporation

By:_____
Fritz X. Haemmerle, Mayor
City of Hailey

ATTEST:
By:_____
Mary Cone, Deputy City Clerk
City of Hailey

ARCH Community Housing Trust, Inc., an Idaho Non-Profit Corporation

By:_____
Michelle Griffith, Executive Director

BLAINE COUNTY, a political subdivision of the State of Idaho

By:_____
Angenie McCleary, Chairwomen

STATE OF IDAHO)
) ss:
County of Blaine)

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

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

_____
Notary Public for Idaho
Residing at _____
My commission expires _____

STATE OF IDAHO)
) ss.
County of Blaine)

On this _____ day of July, 2018, before me, _____, a Notary Public in and for said State, personally appeared Michelle Griffith, the Executive Director of ARCH Community Housing Trust, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same on behalf of the Non-Profit Corporation.

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

_____
Notary Public for Idaho
Residing at _____
My commission expires _____

STATE OF IDAHO)
) ss.
County of Blaine)

On this _____ day of January, 2011, before me, _____, a Notary Public in and for said State, personally appeared Angenie McCleary, the Chairperson of the Blaine County Board of Commissioners, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of Blaine County.

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

_____
Notary Public for Idaho
Residing at _____
My commission expires _____

Mark-up

PLANNED UNIT DEVELOPMENT AGREEMENT

BLAINE MANOR SENIOR COMMUNITY
(AFFORDABLE SENIOR HOUSING)

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This **PLANNED UNIT DEVELOPMENT AGREEMENT** ("Agreement") is entered into this ____ day of _____, 2018, by and between the **CITY OF HAILEY** ("City"), **COUNTY OF BLAINE**, ("County") and **ARCH COMMUNITY HOUSING TRUST** ("ARCH") in contemplation of the following:

I. RECITALS

1. Arch Community Housing Trust, Inc., (ARCH) is an Idaho Non-Profit Corporation organized under the laws of the State of Idaho in the business of providing affordable housing to low and moderate individuals and households. ARCH is certified as a Community Housing Development Organization (CHDO) by the Idaho Housing Finance Association and is acting in that capacity as the developer of the Blaine Manor Senior Community on land owned by Blaine County, as more fully described below. ARCH and Blaine County are desirous of implementing a Planned Unit Development (PUD) on property described below for the creation of a 30-unit, deed restricted senior housing community. ("Project);

   The property (the "Property") subject to this Agreement is more particularly described as follows:

   Lot 3, Block 1, Wertheimer Park ~~Addition~~, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded on the 12th day of November, 2012, as Instrument No. 596338, records of Blaine County, Idaho.

   The Property is also described in the PUD Application and is presently zoned Business and is subject to City's Municipal Code, including Zoning and Subdivision Regulations;

2. The City's Planning and Zoning Commission and City Council have held the required public hearings, accompanied with proper notice, with respect to the PUD Application; and

3. City approved the County and ARCH's PUD Application on July 9, 2018, and adopted Findings of Fact and Conclusions of Law on July 23, 2018;

4. In order to ensure that the housing units are constructed consistent with City's applicable ordinances and regulations, the City, ARCH and Blaine County deem it in their mutual interest to enter into an agreement with regard to the future use of the property, the manner and timing of construction, construction and landscaping of the Property and other factors affecting the general health, safety and welfare of the citizens of City and users of the Project and Property;

5. The Property shall be developed substantially in accordance with City's Comprehensive Plan, Zoning and Subdivision Ordinances, City's Standards and other applicable City ordinances and the terms and conditions of this Agreement;

6. City, ARCH and Blaine County desire that construction of the Project and subdivision of the property proceed as approved by City's City Council as set forth in the Findings of Fact and Conclusions of Law adopted by the City Council; and

7. The Blaine Manor Senior Community PUD Application is consistent with the housing and other sections of City's Comprehensive Plan.

NOW, THEREFORE, IN CONSIDERATION of the above recitals which are incorporated below, and of the mutual covenants and agreements herein contained and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

II. AGREEMENT

A. **Description and Location of Property**. The total Property, a single lot, encompassed within the PUD Application is approximately 2.7 acres, zoned Business ("B"), and has been approved by the City for the purposes of this Agreement as a Planned Unit Development, subject to certain conditions, in accordance with the Hailey ~~Zoning Ordinance, Article 10~~Municipal Code Chapter 17.10. The original lot, subdivision and PUD contemplate internal and external vehicle and pedestrian circulation; vacation of a portion of Maple ~~-~~Street, and the current and past public interest uses now occurring thereon and in Werthheimer Park.

B. **Subdivision, Future Use, Construction of Improvements and Amenities**. The City and County agree that the current single lot shall be subdivided~~,~~ into two (2) blocks, Block 1 consisting of the ARCH development parcel, and Block 2 consisting of a single lot subject to future subdivision and development. On the newly created Lot 1, Block 1, ARCH agrees to construct the deed restricted project in accordance with this Agreement, and the City's approval of ARCH and County's PUD Application and the drawings and site plans submitted with the instant PUD Application. If so approved by the Board of County Commissioners, the County for its part agrees to cede and transfer to the City a fifteen foot, (15') strip of land running along the east edge of Lot 1 Block 2, to become part of Werthheimer Park. (all of the above described shall occur pursuant to the plat thereof attached hereto and recorded herewith)

The following improvements and amenities of the Project shall be installed and constructed by ARCH, to City specification, in a single phase:

1. A 30-unit three story apartment building to be utilized ~~entirely~~ for deed restricted affordable senior housing and one unit used as a manager unit,
2. At grade interior parking for 31 of the 35 on-site parking spaces, and
3. A ~~n~~26' wide alley ~~running~~ between Blocks 1 and 2 as depicted on the plat ~~and connecting the alley running parallel to Main Street running in a northerly/southerly route through the City, and connecting to Werthheimer Park~~.
4. ~~The alley shall include a~~ A walkway on the ~~ARCH side~~Lot 1, Block 1 side of the alley, location and design as depicted on the plans dated June 6, 2018.
5. Other landscape improvements and project amenities as shown on the plans dated April 16, 2018.

C. **Zoning Ordinance Waivers.** The City agrees to provide the following waivers to the City of Hailey Zoning Ordinance:

1. Section 17.10.040.02 allows for a density transfer between zoning districts within a PUD, so long as the resulting density is not greater than the allowable aggregate density. Lot 3, Wertheimer Park Sub. The entire Blaine Manor site is ~~approximately~~ 2.74 acres, which permits 54 residential units. The applicants are authorized to cluster 30 units of the 54 total on Lot 1 Block 1 shown on the plat, leaving 24 units possible on the remainder (Lot 1, Block 2).

D. **PUD Approval**. The PUD approval is granted subject to the following conditions:

1. All Zoning Ordinance, City's Standards and other City ordinances not specifically waived by this Agreement shall remain in full force and effect.

2. All Fire Department and Building Department requirements are to be met.

3. All City infrastructure requirements shall be met as outlined in Section 5 of the Hailey Subdivision Ordinance. Detailed plans of all infrastructure to be installed or improve at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.

5. The Design Review plans dated June 7, 2018 approved by the City of Hailey Planning and Zoning Commission on June 7, 2018, and attached as Exhibit A. ~~conditions of approval listed in the Findings of Fact signed on June 18, 2018.~~

6. Thirty (30) units shall be reserved for and occupied by qualifying seniors. The project shall be permitted to have three (3) market rate units and one free-of-charge manager unit. The remaining twenty-six (26) units shall be affordable to senior households earning between 30-60% of the area median income. Fifteen (15) of the units shall be affordable and restricted to households earning less than 60% of the area median income, while eleven (11) of the units shall be affordable and restricted to households earning 50% or less of the area median income.

7. Blaine County is a co-applicant on this application.

8. This approval is subject to ~~approval of~~ the adoption of an ordinance by the Hailey City Council vacating ~~that portion of~~ Maple Street ~~contemplated for vacation by the Hailey City Council~~ as shown on the plat, attached as Exhibit B. Formatted: Font: 12 pt

9. This PUD is contingent upon financing being procured within three (3) years. Formatted: Font: 12 pt

10. ~~Unless otherwise approved~~ Subject to approval by the Board of County Commissioners, a strip of land 15 feet in width located on Lot 1, Block 2 adjacent to Hailey Ice shall be deeded to the City of Hailey for the purposes of Hailey Ice Locker Room, and cafe expansion.

III. GENERAL REQUIREMENTS

A. **Property Maintenance**. ARCH shall be responsible, at its sole expense, in perpetuity, for all maintenance of the ARCH development parcel common area, including maintaining all landscaping, irrigation systems, parking and drainage systems.

B. **Police Powers**. Except as otherwise provided, nothing contained herein is intended to limit the police powers of City. Except as provided herein, this Agreement shall not be construed to modify or waive any law, ordinance, rule, or regulations, including, without limitation, applicable building codes, fire codes, City's Zoning Ordinance, City's Subdivision Ordinance, and Planned Unit Development requirements for the Property.

C. **Specific Performance**. In addition to all other remedies at law or in equity, this Agreement shall be enforceable by specific performance by either party hereto. All remedies shall be cumulative.

D. **Dispute Resolution**. Any controversy or claim arising out of or relating to this Agreement or breach thereof, shall first be submitted to mediation in accordance with the American Arbitration Association Commercial Mediation Rules. Mediation shall be held in Blaine County. This Agreement to mediate and any other agreement or consent to mediate entered into in accordance with this Agreement shall be specifically enforceable under the prevailing law of Idaho. Each party shall bear its own costs and the parties shall split equally the cost and expenses of the mediator.

E. **Relationship of Parties**. It is understood that the contractual relationship between City, County and ARCH is such that no party is the agent, partner, or joint venture of any other party.

F. **Successor and Assigns; Covenant Running With the Land**. This Agreement shall inure to the benefit of City, the County and ARCH, 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.

G. **No Waiver**. In the event that City, County or ARCH, or its successors or 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 ARCH, or its successors in interest, or City, to any 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.

H. **Partial Invalidity**. In the event any portion of this Agreement shall be determined by any court of competent jurisdiction to be invalid, void, or otherwise unenforceable, the remaining provisions of this Agreement, or parts hereof, shall remain in full force and effect and shall in no way be affected, impaired or invalidated, it being understood that such remaining provisions shall be construed in a manner most closely approximating the intention of the parties with respect to the invalid, void, or unenforceable provision or part hereof.

I. **Entire Agreement**. This Agreement constitutes the full and complete agreement and understanding between the parties hereto. No representations or covenants made by any party shall be binding unless contained in this Agreement or subsequent written amendments hereto.

J. **No Third Party Beneficiaries**. This Agreement is not intended, nor shall it be deemed or construed, to create or confer any rights upon third parties.

K. **Authority**. Each of the persons executing this Agreement represents that they have lawful authority and authorization to execute this Agreement, as well as any other documents required hereunder, for and on behalf of the entity executing this Agreement.

L. **Default**. In the event either City, County or ARCH, its successors and assigns, fail to faithfully comply with all the terms and conditions included in this Agreement it shall be in breach of this Agreement.

M. **Notices**. Any and all notices, demands, requests, and other communications required to be given hereunder by either of the parties hereto shall be in writing and be deemed properly served or delivered, if delivered by hand to the party to whose attention it is directed, or when sent, two (2) days after deposit in the U.S. mail, postage prepaid, or upon the sending of a facsimile, followed by a copy sent by U.S. mail as provided herein, addressed as follows:

To City:

The City of Hailey
c/o Director, Planning Department
115 Main Street South, Suite H
Hailey, Idaho 83333
208/788-4221 (telephone)
208/788-2924 (facsimile)

To ARCH:

ARCH Community Housing Trust, Inc.
Executive Director
P. O. Box 1272
Ketchum, Idaho 83340
208/726-4411 (telephone)

To County:

Blaine County
c/o Administrator, Land Use & Bldg. Services
Attn. Tom Bergin
219 1st Avenue South
Hailey, Idaho 83333
208.788-5570 (telephone)

or at such other address, or facsimile number, or to such other party which any party entitled to receive notice hereunder designates to the other in writing as provided above.

N. **Time is of the Essence**. The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the party so failing to perform.

IN WITNESS WHEREOF, the parties, having been duly authorized, have hereunto caused this Agreement to be executed, on the day and year first above written, the same being done after public hearing, notice and statutory requirements having been fulfilled.

CITY OF HAILEY, an Idaho municipal corporation

By:_____
Fritz X. Haemmerle, Mayor
City of Hailey

ATTEST:
By:_____
Mary Cone, Deputy City Clerk
City of Hailey

ARCH Community Housing Trust, Inc., an Idaho Non-Profit Corporation

By:_____
Michelle Griffith, Executive Director

BLAINE COUNTY, a political subdivision of the State of Idaho

By:_____
Angenie McCleary, Chairwomen

STATE OF IDAHO)
) ss.
County of Blaine)

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

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

_____
Notary Public for Idaho
Residing at _____
My commission expires _____

STATE OF IDAHO)
) ss.
County of Blaine)

On this _____ day of July, 2018, before me, _____, a Notary Public in and for said State, personally appeared Michelle Griffith, the Executive Director of ARCH Community Housing Trust, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same on behalf of the Non-Profit Corporation.

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

_____
Notary Public for Idaho
Residing at _____
My commission expires _____

STATE OF IDAHO)
) ss.
County of Blaine)

On this _____ day of January, 2011, before me, _____, a Notary Public in and for said State, personally appeared Angenie McCleary, the Chairperson of the Blaine County Board of Commissioners, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of Blaine County.

Comment [TB1]: July, 2018

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

_____
Notary Public for Idaho
Residing at _____
My commission expires _____

EXHIBIT A, ARCH PUD AGREEMENT
FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On July 9, 2018, the Hailey City Council considered the application by ARCH Community Housing Trust and Blaine County for Planned Unit Development (PUD) approval of 30 residential units. The Council, having been presented with the recommendation of the Hailey Planning and Zoning Commission and all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision pursuant to Title 17 of the Hailey Municipal Code.

FINDINGS OF FACT

Applicant:	ARCH Community Housing
Project:	30-unit senior housing project- Blaine Manor Senior Community
Decision Approval:	Consideration of a Planned Unit Development (PUD) Application for Blaine Manor Senior Community by Arch Community Housing Trust, represented by Galena Engineering, on behalf of Blaine County
Location:	706 South Main Street
Legal Description:	Lot 3, Block 1, Hailey Townsite
Zoning:	Business (B)
Note:	Staff analysis is in lighter type

On June 7, 2018, the Hailey Planning and Zoning Commission considered a Planned Unit Development Application by ARCH Community Housing Trust, represented by Galena Engineering on behalf of Blaine County, for 30-unit senior housing project- Blaine Manor Senior Community to be located at 706 South Main Street (Lot 3, Block 1, Hailey Townsite), in the Business (B) Zoning District. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, recommends approval of this PUD to the City Council.

Notice:
Notice for the public hearing was published in the Idaho Mountain Express on June 20, 2018 and June 27, 2018; the notice was mailed to property owners within 300 feet on June 20, 2018 and June 26, 2018; and notice was posted on the property on July 2, 2018.

Procedural History
The Application was submitted and certified complete on May 21, 2018.

Application:
Arch Community Housing Trust, represented by Galena Engineering, on behalf of Blaine County, is proposing the Blaine Manor Senior Community, to be located at 706 S Main (Lot 3, Block 1, Hailey Townsite). The project consists of thirty (30) senior housing units on one (1) newly created lot. The project includes:

- Parking-under a two story building
- Fourteen (14) two (2) bedroom units
- Sixteen (16) one (1) bedroom units
- Common area on the first floor, total of 4,442 square foot
- Open Space for resident use

A PUD is requested to allow the applicant to cluster a portion of the total allowable residential site density of 54 units on to a newly created parcel, Lot 1. The project will be fully residential. 30 units will be clustered on Lot 1, Block 1. Lot 1 Block 2 is not proposed for development at this time.

Subsection 17.10.050.02 of the Zoning Title provides for concurrent submission, such that a Planned Unit Development Permit Application may be submitted and reviewed concurrently with other applications affecting the same piece of property. The applicant has submitted a subdivision and design review application. The City has initiated a right of way vacation for portions of Maple Street. Concurrent submissions shall be voted on separately.

The City Attorney has noted that Blaine County is the owner of the property and, therefore the primary applicant. Blaine County representatives were participants in the public hearing.

Waivers requested:
Section 17.10.040.02 allows for a density transfer between zoning districts within a PUD, so long as the resulting density is not greater than the allowable aggregate density. The entire Blaine Manor site is 2.7 acres, which permits 54 residential units. The applicant is requesting to cluster 30 units of the 54 total on Lot 1 Block 1 shown in the application, leaving 24 units possible on the remainder (Lot 1, Block 2).

Department Comments:
Life/safety issues: Fire: a 26' wide all-weather surface is needed to serve the 30 units.

Water and Sewer issues: Detailed water and sewer plans will be required of the building permit submittal for the building on Lot 1. The existing sewer stub-out should not be from the manhole. Water and sewer service need to be shown to Lot 2. Some options for future service may not be practical for mixed use or commercial redevelopment on Lot 1, Block 2.

Engineering issues: The City Engineer recommends that the centerline of the proposed road align with the centerline of the alley to the north. This will push the building slightly east. The applicant has agreed to this configuration. See also Subdivision staff report on file with the Community Development Department.

The street right of way width as proposed does not meet City standards for a public street. Therefore, it is recommended as an alley with possible conversion to a private street in the future based on redevelopment of Lot 1, Block 2. The Council concurred with this recommendation.

Standards of Evaluation:
Section 17.10.030 sets forth General Requirements.

A. The minimum gross size for properties that may be developed as a PUD is one (1) acre, except in the Business and Limited Business zoning districts within the Central Business District, the

minimum gross size shall be 18,000 square feet. All land within the development shall be contiguous except for intervening streets and waterways.

The proposed PUD site is greater than 18,000 square feet. The Council found that this standard has been met.

B. A tract or parcel of land proposed for PUD development must be in one (1) ownership or the subject of an application filed jointly by the owners of all property included.

The parcel is in one ownership- Blaine County. The County and ARCH have entered into an agreement permitting ARCH to seek approval of the portion of the project on Lot 1, Block 1. Blaine County has signed application forms, and participated in the public hearings. The Council found that this standard has been met.

C. Area Development Plan:

1. When the owner of Contiguous Parcels is required to obtain PUD approval for any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:

Blaine County owns contiguous property consisting of the remainder of the Blaine Manor parcel; therefore standards a-g shall apply. The Council found that this standard has been met.

a) Streets, whether public or private, shall provide an interconnected system and be adequate to accommodate anticipated vehicular and pedestrian traffic.

The architecture firm Ruscitto/Latham/Blanton designed both the Rodeo grounds remodel and Hailey Ice. They are very familiar with the area and with circulation needs. The City of Hailey has entered in to a contract with RLB to study overall circulation in the area, including whole area of Main Street from Hailey Elementary to the rodeo grounds, Hailey Ice and Blaine Manor. This key gateway area has highway curves and congestion. With the amount of activity generated at Hailey Ice, Skate Park, Visitor Center and rodeo grounds, the informal 20' fire access lane that leads westerly behind Hailey Ice and through the Blaine Manor site to Maple Street has become critical. It is used on a daily basis. Hailey felt it was important to study the best location for the ARCH building in order to plan optimal circulation in this busy part of town. RLB studied 3 or 4 configurations for the ARCH building, after concluding that the northeast corner (where ARCH has proposed their building) was in fact the best location for circulation purposes.

The Hailey fire Marshall has stated that the existing 20' fire access lane currently located on the eastern edge of Blaine Manor must be widened to 26' to accommodate a 30-unit housing complex. In addition, the existing fire access lane is in very poor condition and must be repaved. The need to repave and widen the fire land gave the City the opportunity to discuss its location and overall function within the area.

The Council found that the fire lane should be relocated on to the west side of the ARCH building to line up with the existing alley to the north, and considered an alley, with possible conversion to a private street. See subdivision staff report for right of way and snow storage dimensions. The Council found that this design will enhance the remainder of the Blaine Manor property, and create a more functional circulation plan for the future. The Council is concurrently considering a vacation for portions of Maple Street (see staff reports on file with the Community Development Department). The Planning and Zoning Commission recommends that the City retain 26' of Maple Street, as presented to the Council on July 9, 2018. ARCH has made a request to the Hailey URA, who has agreed to fund approximately 70% of the rebuilt road/sidewalk on the ARCH side, with the remainder of the road being completed when the vacant portions of the site are developed.

The study plans from RLB also include some expansion needs from Hailey Ice. The City has also targeted the narrowed, less build able corner of Blaine Manor for a possible scooter park. The optimal circulation solution suggests that the City negotiate with the school district to move the alley/private road behind Hailey Ice to the north, and possibly adding parking.

It is preferred that the site be accessed via Maple as proposed, and not from the old curb cut on the curve of the Highway. This project and future development of the Blaine Manor site will increase traffic at the Maple Street/Highway 75 intersection. Contribution towards this improvement may be required of future redevelopment. The Council found that this standard has been met.

b) Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.

There are numerous pedestrian connections in the area due to the close proximity of Hailey Elementary School, Hailey Ice, the Skate Park and the Rodeo grounds. The ketch plan from RLB on file with the Community Development Department shows both existing and planned pedestrian connections. A connection from Hailey Elementary through to the Skate Park is planned as part of the Pathways for People levy. Design and location have not yet been determined. The Council found that this standard has been met.

c) Water main lines and sewer main lines shall be designed in the most effective layout feasible.

Water and Sewer lines have not been laid out in detail at this time. Water and sewer service for Block 2 could come from several locations. Not all of these locations are practical for mixed use or commercial development. Ideally, water and sewer service for Block 2 would be under the proposed alley/private road. The Council found that this standard has been met.

d) Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.

This standard will be met. The Council found that this standard has been met.

e) Park land shall be most appropriately located on the Contiguous Parcels.

The site connects to a variety of parks and open space land. Hailey Ice has indicated a need to expand locker rooms to the west, attached to the existing building. They have requested an additional 15' of land to accomplish this goal. This land area equals 3-600-5,280 square feet, depending on the final configuration. This land could be deeded to the City (who owns the land underlying Hailey Ice) as part of this application. The Council found that this would be desirable, if so approved by the Board of County Commissions.

At a later time, and not part of this application, the City hopes to secure land for a future Scooter Park in the treed area of the Blaine Manor site adjacent to the existing Skate Park.

The Council found that this standard has been met.

f) Grading and drainage shall be appropriate to the Contiguous Parcels.

A grading and drainage plan has been prepared for Block 1 as part of the design review. Further grading to address the time period before Block 2 is developed will be developed prior to issuance of a building permit. The Council found that this standard has been met.

g) Development shall avoid easements and hazardous or sensitive natural resource areas.

N/A

2. Upon any approval of the PUD application, the Owner shall be required as a condition of approval to record the Area Development Plan or a PUD agreement depicting and/or detailing the approved Area Development Plan. The Area Development Plan shall bind the Owner and Owner's successors.

The Area Development Plan will be recorded. Blaine County has participated in the entitlement process, as they own the development parcel at this time, as well as the remainder of the undeveloped Blaine Manor. The Council found that this standard has been met.

D. Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide for solar access to all south roofs and walls to the maximum extent feasible in order to promote energy efficiency.

See comments on file with the Community Development Department from the City Engineer regarding alley/private road alignment. The alignment of the street and lot is designed to work with surrounding land uses and area circulation. Solar access is readily available. The Council found that this standard has been met.

E. Access: Access shall be provided in accordance with standards set forth in Chapter 16.04, Development Standards, of this Code. Buildings may not be so arranged that any structure is inaccessible to emergency vehicles.

The Hailey Fire Marshall has stated that the existing 20' fire access lane currently located on the eastern edge of Blaine Manor must be widened to 26' to accommodate a 30-unit housing complex. In addition, the existing fire access lane is in very poor condition and must be repaved. The need to repave and

widen the fire land gave the City the opportunity to discuss its location and overall function within the area. The Council found that a design of an alley with possible future conversion to a private street will better accommodate this project, existing surrounding uses, and possible future commercial/mixed use uses on the remainder of the Blaine Manor property.

The Council found that the alley/private street, which functions as a fire lane, should be relocated on to the west side of the ARCH building with the centerline to line up with the existing alley to the north. The Council found that this design will enhance the remainder of the Blaine Manor property, and create a more functional circulation plan for the future. The Council found that this standard has been met.

F. Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs.

All utilities will be underground, including the existing power line on the south side of Maple. The Council found that this standard has been met.

G. Public Easement: In each case where a PUD project is located adjacent to public lands, a public easement to those lands shall be provided. All existing public accesses to public lands must be preserved.

While Blaine Manor is owned by the County, it is not "public" lands in the same manner as federally managed lands. Regardless, the alley/roadway design will provide for public access through the site. The Council found that this standard has been met.

H. Pathways: In each case where a PUD project encompasses a non-vehicular pathway as depicted on the Master Plan, a pathway constructed to City standards shall be provided.

There are numerous pedestrian connections in the area due to the close proximity of Hailey Elementary School, Hailey Ice, the Skate Park and the Rodeo grounds. The sketch plan on file from RLB shows both existing and planned pedestrian connections. The Council found that this standard has been met.

I. Amenities: Each PUD shall provide one (1) or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:

1. Green Space. All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public. Green space shall be set aside in accordance with the following formulas:

For residential PUDs	**A minimum of .05 acres per residential unit.**
For non-residential PUDs	**A minimum of 15% of the gross area of the proposed PUD.**

2. **Active Recreational Facilities. Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the needs of the development. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity, or replaced with another similar recreation facility.**
3. **Public Transit Facilities. Public transit facilities include a weather-protected transit stop or transit station, and must be located on a designated transit route.**
4. **Preservation of Vegetation. Preservation of significant existing vegetation on the site must include the preservation of at least 75% of mature trees greater than 6-inch caliper on the site.**
5. **Wetlands. Protection of significant wetlands area must constitute at least 10% of the gross area of the proposed PUD.**
6. **River Enhancement. Enhancement of the Big Wood River and its tributaries must include stream bank restoration and public access to or along the waterway.**
7. **Community Housing. For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as Community Housing Units affordable to households earning between 50% and 120% of the Area Median Income, or the provision of at least twenty percent (20%) as Community Housing Units affordable to households earning less than 50% of the Area Median Income.**

The project is over 90% affordable rental housing for seniors. The model is the same income model as the existing River Street Apartments. That project has a wait list of 52 household for the 24 units. The wait list is likely longer than 5 years based on low turnover rates. The project will have 30 units, of which 9 are between 30-50% AMI, and 18 are at 60% AMI. There is one manager unit (free rent) and two market rate units (required for project funding). Therefore, one of the above seven standards has been met. The project is 100% residential.

Standard #2 could be met by the dedication of 15' of land adjacent to Hailey Ice to the City of Hailey (underlying land owner) to accomplish needed locker room expansion.

The Council found that this standard has been met.

8. **Real Property. Dedication or conveyance of real property or an interest in real property to the City.**

The dedication of 15' of land adjacent to Hailey Ice to the City of Hailey (underlying land owner) to accomplish needed locker room expansion will occur if so approved by the Board of County Commissioners. The City plans to continue discussions with Blaine County regarding a scooter park in the narrow, treed portion of Block 2 adjacent to the Hailey Skate Park.

9. **Sidewalks. Off-site sidewalk improvements shall be constructed according to City Standard Improvement Drawings and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:**

For residential PUDs	**A minimum of 100 linear feet per residential unit.**
For non-residential or mixed-use PUDs	**A minimum of 100 linear feet per 1000**

	square feet of gross floor area.

At this time, 335 linear feet of sidewalk are proposed on-site. The Council found that this standard has been met.

10. **Underground Parking. Underground parking must be provided for at least 50% of the required number of parking spaces in the PUD.**

The parking as proposed is "tuck-under" parking. The Council found that this standard has been met.

11. **Energy Consumption. All principal buildings within the PUD must comply with sustainable building practices, as follows:**

For residential PUDs	**Buildings comply with local "Built Green" standards for certification, federal EPA "Energy Star" program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.**
For non-residential or mixed-use PUDs	**Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.**

12. **Other Amenities. Other project amenities and/or benefits to the community that are found, by recommendation of the Commission and approval of the Council, to promote the purpose of this Chapter and the goals and objectives of the Comprehensive Plan.**

The applicant has stated that the proposed private road is an additional amenity as it benefits the Rodeo grounds and Hailey Ice, as well as area circulation. However, a public alley would not be considered an additional amenity. The Council found that this standard has been met.

Section 17.10.040 sets forth Developer Benefits and relevant standards.

The Council may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this Chapter and the land use policies of the City.

17.10.040.02 Density Transfer.

Densities may be transferred between zoning districts within a PUD provided the resulting density shall be not greater than aggregate overall allowable density of units and uses allowed in the zoning districts in which the development is located.

The entire Blaine Manor site is 2.7 acres, which permits 54 residential units. The applicant is requesting to cluster 30 units of the 54 total on the .7-acre parcel shown in the application, leaving 24 units possible on the remainder. The Council found that this standard has been met.

17.10.040.05 Phased Development Allowed.

The development of the PUD may be planned in phases provided that as part of the general submission, a development schedule is approved which describes:

A. Parcels: The parcels that are to be constructed upon in each phase and the date of each phase submission.

Block 1 is proposed for development at this time. The Council found that this standard has been met.

B. Number of Units: The number of units to be built in each submission.

30 units will be constructed with this phase, leaving a remainder of 24 possible units for future phases. The Council found that this standard has been met.

C. Schedule For Completion: A schedule for making contributions (if any), for the completion of project amenities and public improvements, for posting of security pursuant to subsection 17.10.050.08 of this Chapter, for dedication of Green Space, for conveyance of community housing and/or provision of employee housing.

Sidewalk, curb, gutter and street trees on the undeveloped side of the new alley/private road will be developed at a later phase. The Council found that this standard has been met.

D. Stage Planning: Each stage within the PUD shall be so planned and related to existing and/or planned services and facilities, including commercial space, such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each stage shall also be planned so as to insure that green space and any other amenities will be provided along with proposed construction at each phase of construction.

This phase is planned to stand on its own. Fire access, through circulation and pedestrian amenities are adequate to serve this phase. Project open space has been provided to the east of the building to specifically serve the residents.

At this time, traffic on Maple coming from the east is extremely light. At some point in the redevelopment of this area, a traffic light will be merited at Main Street and Cedar. The redevelopment of Block 2 could trigger this improvement. Proportionate share of impacts would typically be considered based on all redevelopable parcels that would be shown to use this traffic light.

The Council found that this standard has been met.

17.10.040.06 Modifications to the Subdivision standards.

Standards in the Subdivision Title for streets, sidewalks, alleys and easements, lots and blocks, and parks may be allowed. The requirements for sidewalks in the zoning districts set forth in Section 16.04.030 shall not be waived.

The City Engineer recommends that the centerline of the proposed alley/private road align with the centerline of the alley to the north. This will push the building slightly east.

The street right of way width as proposed does not meet City standards to be a public street. Therefore, it is recommended as an alley with possible conversion to a private street based on redevelopment of Block 2. A private street would be maintained by the HOA and/or property owner. The modified proposed right of way as shown in the public hearing meets minimum private street standards. The Council found that this standard has been met.

Subsection 17.10.050.04(C) sets forth Standards of Evaluation required by the City Council.

A. Standards of Evaluation:

1. The proposed development can be completed within one (1) year of the date of approval or phased according to a development schedule as submitted in accordance with Section 17.10.040.05 of this chapter and approved by the City;

The applicant is applying for federal funds in August 2018. If successful, the project will be constructed in 2019. If not successful in 2019, the applicant would likely re-apply in 2020. The Development agreement outlines a schedule, which would allow for several application rounds. The Council found that this standard has been met.

2. The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic;

The Hailey fire Marshall has stated that the existing 20' fire access lane currently located on the eastern edge of Blaine Manor must be widened to 26' to accommodate a 30-unit housing complex. In addition, the existing fire access lane is in very poor condition and must be repaved. The need to repave and widen the fire land gave the City the opportunity to discuss its location and overall function within the area. The Council found that a design of an alley/private street will better accommodate this project, existing surrounding uses, and possible future commercial/mixed use uses on the remainder of the Blaine Manor property.

The Council found that the alley/private street should be relocated on to the west side of the ARCH building to line up with the existing alley to the north, finding that this design will enhance the remainder of the Blaine Manor property, and create a more functional circulation plan for the future. It is preferred that the site be accessed via Maple as proposed, and not from the old curb cut on the curve of the Highway. This project and future development of the Blaine Manor site will increase traffic at the Maple intersection. As part of the planned 2019 Transportation Master Plan, the City will study the need for a light at the Maple Street/Blaine Manor intersection. Contribution towards this improvement may be required of future redevelopment.

At this time, traffic on Maple coming from the east is extremely light. At some point in the redevelopment of this area, a traffic light will be merited at Main Street and Cedar. The redevelopment of Block 2 could trigger this improvement. Proportionate share of impacts would typically be considered based on all redevelopable parcels that would be shown to use this light.

The Council found that this standard has been met.

3. **The PUD will not create excessive additional requirements at public cost for public facilities and services;**

Redevelopment of the entire Blaine Manor property places additional demands on area circulation. To implement the suggested improved vehicular/pedestrian connection to the east, the City will need to negotiate with the Blaine County School district. See earlier comments about the future need for a traffic signal at Main and Maple. Contribution towards this improvement may be required of future redevelopment.

The Council found that this standard has been met.

4. **The existing and proposed utility services are adequate for the population densities and non-residential uses proposed;**

Utility services available in the area are adequate. The Council found that this standard has been met.

5. **The development plan incorporates the site's significant natural features;**

Very few natural features existing, with the exception of numerous mature trees on the site. Five trees will be removed as a result of this project. The Council found that this standard has been met.

6. **Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner;**

Block 1 is proposed for development at this time. Fire protection, circulation, public safety and other necessary elements have been provided for Phase 1. The Council found that this standard has been met.

7. **One or more amenities as set forth in subsection 17.10.030I of this chapter shall be provided to ensure a public benefit;**

See section I in this report. The Council found that this standard has been met.

8. **All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and**

All exterior lighting will be compliant. The Council found that this standard has been met.

9. **The proposed PUD Agreement is acceptable to the applicant and the City.**

B.

The Council reviewed and approved the PUD agreement at their July 9, 2018 meeting. One provision in that agreement was modified to allow for additional consideration by the Blaine County Commissioners.

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Hailey City Council makes the following Conclusions of Law:

1. Adequate notice, pursuant to Section 17.10 of the Hailey Municipal Code, was given for the public hearing.

2. Upon compliance with the conditions noted below, the application substantially meets the standards of approval set forth in Section 17.10 of the Hailey Municipal Code.

DECISION

The Planned Unit Development (PUD) Application for Blaine Manor Senior Community by ARCH Community Housing Trust, represented by Galena Engineering, on behalf of Blaine County, located at 706 S Main (Lot 3, Block 1, Hailey Townsite), for thirty (30) senior housing units on one (1) newly created lot, Lot 1 is hereby approved, finding that the application meets each of the criteria for review outlined in Hailey Municipal Code Title 17, subject to conditions (1) below.

1) The project shall receive Planned Unit Development approval subject to the following conditions outlined in the PUD Development Agreement.
   a) This approval is subject to approval of the adoption of an ordinance vacating that portion of Maple Street contemplated for vacation.
   b) This PUD is contingent upon financing being procured within three (3) years.
   c) The item in the Development Agreement related to the 15' strip on Lot 2 Block 2 shall be deleted, unless otherwise approved by the County Commissioners.

_____
Fritz X. Haemmerle, Mayor, City of Hailey

Attest:

_____
Mary Cone, City Clerk

A PRELIMINARY PLAT SHOWING

BLAINE MANOR SUBDIVISION

WHEREIN WERTHEIMER PARK LOT 3 BLOCK 1 IS COMBINED WITH A VACATED PORTION OF MAPLE STREET AND SUBDIVIDED

LOCATED WITHIN

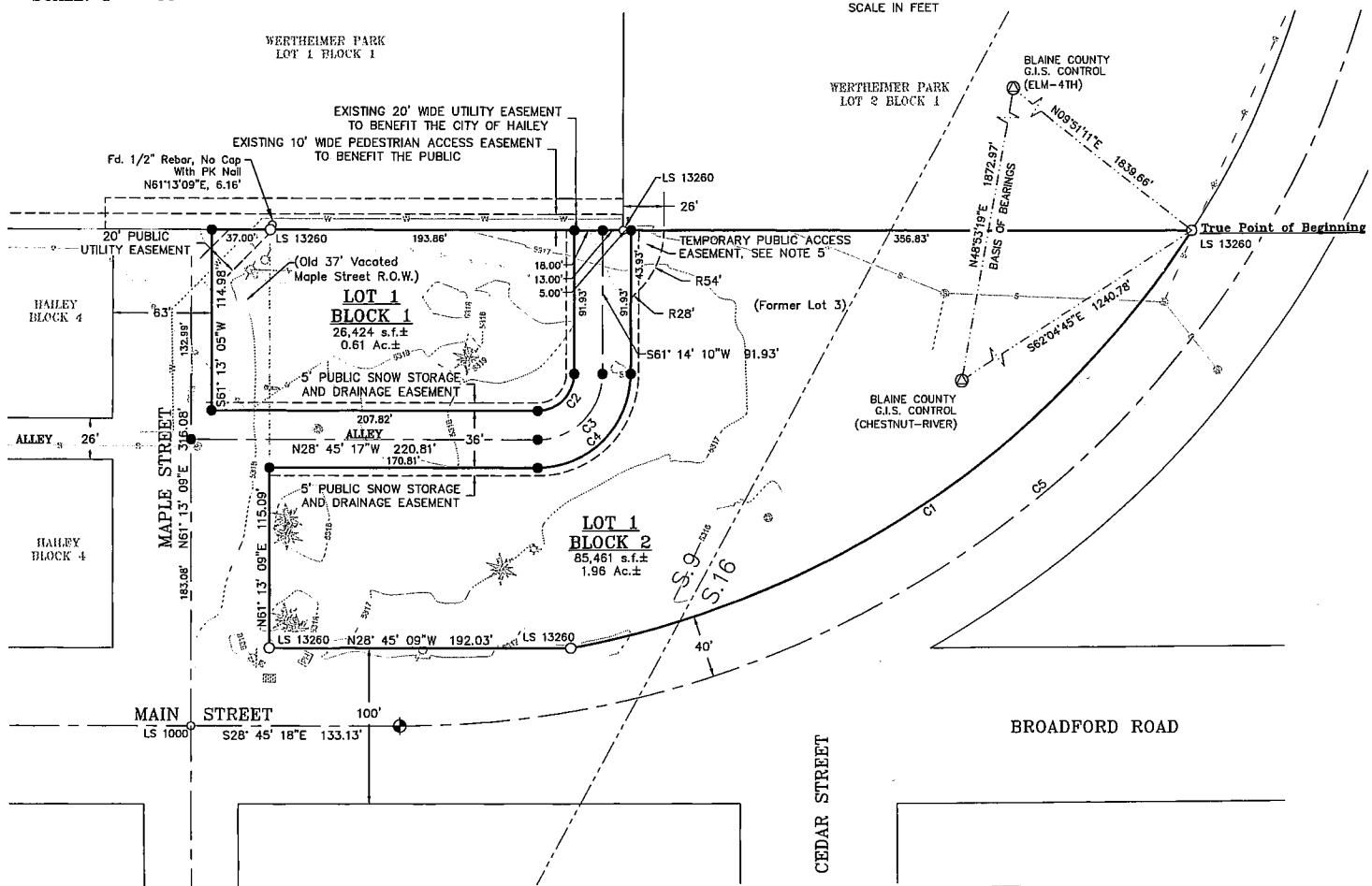
SECTIONS 9 & 16, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

JUNE 2018

SCALE: 1" = 50'

50 25 0 50 100 150

SCALE IN FEET



LEGEND

- Property Boundory
- Lot Line
- Previous Lot Line Eliminated by this Plat
- Adjoining Lot Line
- Section Line
- Easement, As Shown
- GIS Tie
- Centerline
- Found Brass Cap
- Found Aluminum Cap
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 5/8" Rebar
- Gas Line per Previous Survey
- Buried Power Line per Previous Survey
- Buried Power Line
- Sewer Main Line
- 8" Water Main Line per Previous Survey
- Water Service Line per Previous Survey
- 1' Contour Line
- 5' Contour Line
- Catch Basin
- Telephone Riser
- Utility Pole
- Guy Wire
- Sewer Manhole
- Drywell
- Water Valve
- Irrigation Box
- Sign
- Gas Marker
- Coniferous Tree

NOTES

1) Refer to the plat of "Wertheimer Park" for conditions and/or restrictions regarding this property.
2) Former Lot 3, Block 1 Wertheimer Park Subdivision is subject to a Development Agreement as set forth in Instrument No. 596639, records of Blaine County, Idaho.
3) The current zoning is Business and Townsite Overlay District.
4) See site plan for proposed improvements.
5) Wertheimer Park Lot 2, Block 1 is owned by the City of Hailey and contains a fire access lane adjacent to the northern property boundary for connectivity to the alley shown hereon.
6) A temporary public access easement is granted hereon, to be removed once connectivity to Wertheimer Park Lot 1, Block 1 is available.
7) The City of Hailey and the owner of Lot 1 Block 2 reserve the right to convert the alley shown hereon to a private street depending on the nature and density of redevelopment of Lot 1, Block 2. If converted to a private street, maintenance costs shall not be the responsibility of Lot 1, Block 1.
8) A maximum of 26 feet of asphalt centered within the alley right-of-way shall be allowed. No additional vehicular hardscape shall be allowed within the alley adjacent to Lot 1, Block 1.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	489.41	597.00	46.97	475.82	S62° 44' 21"E
C2	36.13	23.00	90.01	32.53	N73° 45' 34"W
C3	64.41	41.00	90.01	57.99	N73° 45' 34"W
C4	92.69	59.00	90.01	83.45	N73° 45' 34"W
C5	958.53	637.00	86.22	870.62	S71° 51' 18"E

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date

South Central Public Health District

PROFESSIONAL LAND SURVEYOR LICENSED 16670 STATE OF IDAHO MARK E. PHILLIPS

BLAINE MANOR SUBDIVISION

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 1 OF 1

Job No. 7301.01

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 7/23/18 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** LH

SUBJECT: Findings of Fact, Blaine Manor Senior Community PUD

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

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The City Council approved the PUD for the Blaine Manor Senior Community on July 9, 2018. The attached findings reflect the deliberation and decision.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle #_____

Budget Line Item #_____ YTD Line Item Balance $_____

Estimated Hours Spent to Date: Estimated Completion Date:

Staff Contact: Lisa Horowitz Phone # 788-9815 #13

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

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

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Authorize the Mayor to sign the Findings of Fact, Conclusions of Law and Decision dated July 9, 2018 for the Blaine Manor Senior Community PUD.

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./Agmt./Order Originals: *Additional/Exceptional Originals to: _____

Copies (all info.): Copies

Instrument # _____

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On July 9, 2018, the Hailey City Council considered the application by ARCH Community Housing Trust and Blaine County for Planned Unit Development (PUD) approval of 30 residential units. The Council, having been presented with the recommendation of the Hailey Planning and Zoning Commission and all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision pursuant to Title 17 of the Hailey Municipal Code.

FINDINGS OF FACT

Applicant:	ARCH Community Housing
Project:	30-unit senior housing project- Blaine Manor Senior Community
Decision Approval:	Consideration of a Planned Unit Development (PUD) Application for Blaine Manor Senior Community by Arch Community Housing Trust, represented by Galena Engineering, on behalf of Blaine County
Location:	706 South Main Street
Legal Description:	Lot 3, Block 1, Hailey Townsite
Zoning:	Business (B)
Note:	Staff analysis is in lighter type

On June 7, 2018, the Hailey Planning and Zoning Commission considered a Planned Unit Development Application by ARCH Community Housing Trust, represented by Galena Engineering on behalf of Blaine County, for 30-unit senior housing project- Blaine Manor Senior Community to be located at 706 South Main Street (Lot 3, Block 1, Hailey Townsite), in the Business (B) Zoning District. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, recommends approval of this PUD to the City Council.

Notice:
Notice for the public hearing was published in the Idaho Mountain Express on June 20, 2018 and June 27, 2018; the notice was mailed to property owners within 300 feet on June 20, 2018 and June 26, 2018; and notice was posted on the property on July 2, 2018.

Procedural History
The Application was submitted and certified complete on May 21, 2018.

Application:
Arch Community Housing Trust, represented by Galena Engineering, on behalf of Blaine County, is proposing the Blaine Manor Senior Community, to be located at 706 S Main (Lot 3, Block 1, Hailey Townsite). The project consists of thirty (30) senior housing units on one (1) newly created lot. The project includes:

- Parking-under a two story building
- Fourteen (14) two (2) bedroom units
- Sixteen (16) one (1) bedroom units
- Common area on the first floor, total of 4,442 square foot
- Open Space for resident use

A PUD is requested to allow the applicant to cluster a portion of the total allowable residential site density of 54 units on to a newly created parcel, Lot 1. The project will be fully residential. 30 units will be clustered on Lot 1, Block 1. Lot 1 Block 2 is not proposed for development at this time.

Subsection 17.10.050.02 of the Zoning Title provides for concurrent submission, such that a Planned Unit Development Permit Application may be submitted and reviewed concurrently with other applications affecting the same piece of property. The applicant has submitted a subdivision and design review application. The City has initiated a right of way vacation for portions of Maple Street. Concurrent submissions shall be voted on separately.

The City Attorney has noted that Blaine County is the owner of the property and, therefore the primary applicant. Blaine County representatives were participants in the public hearing.

Waivers requested:
Section 17.10.040.02 allows for a density transfer between zoning districts within a PUD, so long as the resulting density is not greater than the allowable aggregate density. The entire Blaine Manor site is 2.7 acres, which permits 54 residential units. The applicant is requesting to cluster 30 units of the 54 total on Lot 1 Block 1 shown in the application, leaving 24 units possible on the remainder (Lot 1, Block 2).

Department Comments:
Life/safety issues: Fire: a 26' wide all-weather surface is needed to serve the 30 units.

Water and Sewer issues: Detailed water and sewer plans will be required of the building permit submittal for the building on Lot 1. The existing sewer stub-out should not be from the manhole. Water and sewer service need to be shown to Lot 2. Some options for future service may not be practical for mixed use or commercial redevelopment on Lot 1, Block 2.

Engineering issues: The City Engineer recommends that the centerline of the proposed road align with the centerline of the alley to the north. This will push the building slightly east. The applicant has agreed to this configuration. See also Subdivision staff report on file with the Community Development Department.

The street right of way width as proposed does not meet City standards for a public street. Therefore, it is recommended as an alley with possible conversion to a private street in the future based on redevelopment of Lot 1, Block 2. The Council concurred with this recommendation.

Standards of Evaluation:
Section 17.10.030 sets forth General Requirements.

A. **The minimum gross size for properties that may be developed as a PUD is one (1) acre, except in the Business and Limited Business zoning districts within the Central Business District, the minimum gross size shall be 18,000 square feet. All land within the development shall be**

contiguous except for intervening streets and waterways.

The proposed PUD site is greater than 18,000 square feet. The Council found that this standard has been met.

B. A tract or parcel of land proposed for PUD development must be in one (1) ownership or the subject of an application filed jointly by the owners of all property included.

The parcel is in one ownership- Blaine County. The County and ARCH have entered into an agreement permitting ARCH to seek approval of the portion of the project on Lot 1, Block 1. Blaine County has signed application forms, and participated in the public hearings. The Council found that this standard has been met.

C. Area Development Plan:

1. When the owner of Contiguous Parcels is required to obtain PUD approval for any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:

Blaine County owns contiguous property consisting of the remainder of the Blaine Manor parcel; therefore standards a-g shall apply. The Council found that this standard has been met.

a) Streets, whether public or private, shall provide an interconnected system and be adequate to accommodate anticipated vehicular and pedestrian traffic.

The architecture firm Ruscitto/Latham/Blanton designed both the Rodeo grounds remodel and Hailey Ice. They are very familiar with the area and with circulation needs. The City of Hailey has entered in to a contract with RLB to study overall circulation in the area, including whole area of Main Street from Hailey Elementary to the rodeo grounds, Hailey Ice and Blaine Manor. This key gateway area has highway curves and congestion. With the amount of activity generated at Hailey Ice, Skate Park, Visitor Center and rodeo grounds, the informal 20' fire access lane that leads westerly behind Hailey Ice and through the Blaine Manor site to Maple Street has become critical. It is used on a daily basis. Hailey felt it was important to study the best location for the ARCH building in order to plan optimal circulation in this busy part of town. RLB studied 3 or 4 configurations for the ARCH building, after concluding that the northeast corner (where ARCH has proposed their building) was in fact the best location for circulation purposes.

The Hailey fire Marshall has stated that the existing 20' fire access lane currently located on the eastern edge of Blaine Manor must be widened to 26' to accommodate a 30-unit housing complex. In addition, the existing fire access lane is in very poor condition and must be repaved. The need to repave and widen the fire land gave the City the opportunity to discuss its location and overall function within the area.

The Council found that the fire lane should be relocated on to the west side of the ARCH building to line up with the existing alley to the north, and considered an alley, with possible conversion to a private

street. See subdivision staff report for right of way and snow storage dimensions. The Council found that this design will enhance the remainder of the Blaine Manor property, and create a more functional circulation plan for the future. The Council is concurrently considering a vacation for portions of Maple Street (see staff reports on file with the Community Development Department). The Planning and Zoning Commission recommends that the City retain 26' of Maple Street, as presented to the Council on July 9, 2018. ARCH has made a request to the Hailey URA, who has agreed to fund approximately 70% of the rebuilt road/sidewalk on the ARCH side, with the remainder of the road being completed when the vacant portions of the site are developed.

The study plans from RLB also include some expansion needs from Hailey Ice. The City has also targeted the narrowed, less build able corner of Blaine Manor for a possible scooter park. The optimal circulation solution suggests that the City negotiate with the school district to move the alley/private road behind Hailey Ice to the north, and possibly adding parking.

It is preferred that the site be accessed via Maple as proposed, and not from the old curb cut on the curve of the Highway. This project and future development of the Blaine Manor site will increase traffic at the Maple Street/Highway 75 intersection. Contribution towards this improvement may be required of future redevelopment. The Council found that this standard has been met.

b) Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.

There are numerous pedestrian connections in the area due to the close proximity of Hailey Elementary School, Hailey Ice, the Skate Park and the Rodeo grounds. The ketch plan from RLB on file with the Community Development Department shows both existing and planned pedestrian connections. A connection from Hailey Elementary through to the Skate Park is planned as part of the Pathways for People levy. Design and location have not yet been determined. The Council found that this standard has been met.

c) Water main lines and sewer main lines shall be designed in the most effective layout feasible.

Water and Sewer lines have not been laid out in detail at this time. Water and sewer service for Block 2 could come from several locations. Not all of these locations are practical for mixed use or commercial development. Ideally, water and sewer service for Block 2 would be under the proposed alley/private road. The Council found that this standard has been met.

d) Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.

This standard will be met. The Council found that this standard has been met.

e) Park land shall be most appropriately located on the Contiguous Parcels.

The site connects to a variety of parks and open space land. Hailey Ice has indicated a need to expand locker rooms to the west, attached to the existing building. They have requested an additional 15' of land to accomplish this goal. This land area equals 3-600-5,280 square feet, depending on the final

configuration. This land could be deeded to the City (who owns the land underlying Hailey Ice) as part of this application. The Council found that this would be desirable, if so approved by the Board of County Commissions.

At a later time, and not part of this application, the City hopes to secure land for a future Scooter Park in the treed area of the Blaine Manor site adjacent to the existing Skate Park.

The Council found that this standard has been met.

f) Grading and drainage shall be appropriate to the Contiguous Parcels.

A grading and drainage plan has been prepared for Block 1 as part of the design review. Further grading to address the time period before Block 2 is developed will be developed prior to issuance of a building permit. The Council found that this standard has been met.

g) Development shall avoid easements and hazardous or sensitive natural resource areas.

N/A

2. Upon any approval of the PUD application, the Owner shall be required as a condition of approval to record the Area Development Plan or a PUD agreement depicting and/or detailing the approved Area Development Plan. The Area Development Plan shall bind the Owner and Owner's successors.

The Area Development Plan will be recorded. Blaine County has participated in the entitlement process, as they own the development parcel at this time, as well as the remainder of the undeveloped Blaine Manor. The Council found that this standard has been met.

D. Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide for solar access to all south roofs and walls to the maximum extent feasible in order to promote energy efficiency.

See comments on file with the Community Development Department from the City Engineer regarding alley/private road alignment. The alignment of the street and lot is designed to work with surrounding land uses and area circulation. Solar access is readily available. The Council found that this standard has been met.

E. Access: Access shall be provided in accordance with standards set forth in Chapter 16.04, Development Standards, of this Code. Buildings may not be so arranged that any structure is inaccessible to emergency vehicles.

The Hailey Fire Marshall has stated that the existing 20' fire access lane currently located on the eastern edge of Blaine Manor must be widened to 26' to accommodate a 30-unit housing complex. In addition, the existing fire access lane is in very poor condition and must be repaved. The need to repave and widen the fire land gave the City the opportunity to discuss its location and overall function within the area. The Council found that a design of an alley with possible future conversion to a private street will

better accommodate this project, existing surrounding uses, and possible future commercial/mixed use uses on the remainder of the Blaine Manor property.

The Council found that the alley/private street, which functions as a fire lane, should be relocated on to the west side of the ARCH building with the centerline to line up with the existing alley to the north. The Council found that this design will enhance the remainder of the Blaine Manor property, and create a more functional circulation plan for the future. The Council found that this standard has been met.

F. Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs.

All utilities will be underground, including the existing power line on the south side of Maple. The Council found that this standard has been met.

G. Public Easement: In each case where a PUD project is located adjacent to public lands, a public easement to those lands shall be provided. All existing public accesses to public lands must be preserved.

While Blaine Manor is owned by the County, it is not "public" lands in the same manner as federally managed lands. Regardless, the alley/roadway design will provide for public access through the site. The Council found that this standard has been met.

H. Pathways: In each case where a PUD project encompasses a non-vehicular pathway as depicted on the Master Plan, a pathway constructed to City standards shall be provided.

There are numerous pedestrian connections in the area due to the close proximity of Hailey Elementary School, Hailey Ice, the Skate Park and the Rodeo grounds. The sketch plan on file from RLB shows both existing and planned pedestrian connections. The Council found that this standard has been met.

I. Amenities: Each PUD shall provide one (1) or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:

1. **Green Space. All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public. Green space shall be set aside in accordance with the following formulas:**

For residential PUDs	A minimum of .05 acres per residential unit.
For non-residential PUDs	A minimum of 15% of the gross area of the proposed PUD.

2. **Active Recreational Facilities. Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the needs of the development. The PUD agreement shall contain provisions requiring that such**

facilities be maintained in perpetuity, or replaced with another similar recreation facility.

3. **Public Transit Facilities. Public transit facilities include a weather-protected transit stop or transit station, and must be located on a designated transit route.**
4. **Preservation of Vegetation. Preservation of significant existing vegetation on the site must include the preservation of at least 75% of mature trees greater than 6-inch caliper on the site.**
5. **Wetlands. Protection of significant wetlands area must constitute at least 10% of the gross area of the proposed PUD.**
6. **River Enhancement. Enhancement of the Big Wood River and its tributaries must include stream bank restoration and public access to or along the waterway.**
7. **Community Housing. For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as Community Housing Units affordable to households earning between 50% and 120% of the Area Median Income, or the provision of at least twenty percent (20%) as Community Housing Units affordable to households earning less than 50% of the Area Median Income.**

The project is over 90% affordable rental housing for seniors. The model is the same income model as the existing River Street Apartments. That project has a wait list of 52 household for the 24 units. The wait list is likely longer than 5 years based on low turnover rates. The project will have 30 units, of which 9 are between 30-50% AMI, and 18 are at 60% AMI. There is one manager unit (free rent) and two market rate units (required for project funding). Therefore, one of the above seven standards has been met. The project is 100% residential.

Standard #2 could be met by the dedication of 15' of land adjacent to Hailey Ice to the City of Hailey (underlying land owner) to accomplish needed locker room expansion.

The Council found that this standard has been met.

8. **Real Property. Dedication or conveyance of real property or an interest in real property to the City.**

The dedication of 15' of land adjacent to Hailey Ice to the City of Hailey (underlying land owner) to accomplish needed locker room expansion will occur if so approved by the Board of County Commissioners. The City plans to continue discussions with Blaine County regarding a scooter park in the narrow, treed portion of Block 2 adjacent to the Hailey Skate Park.

9. **Sidewalks. Off-site sidewalk improvements shall be constructed according to City Standard Improvement Drawings and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:**

For residential PUDs	**A minimum of 100 linear feet per residential unit.**
For non-residential or mixed-use PUDs	**A minimum of 100 linear feet per 1000 square feet of gross floor area.**

At this time, 335 linear feet of sidewalk are proposed on-site. The Council found that this standard has

been met.

10. **Underground Parking. Underground parking must be provided for at least 50% of the required number of parking spaces in the PUD.**

The parking as proposed is "tuck-under" parking. The Council found that this standard has been met.

11. **Energy Consumption. All principal buildings within the PUD must comply with sustainable building practices, as follows:**

For residential PUDs	**Buildings comply with local "Built Green" standards for certification, federal EPA "Energy Star" program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.**
For non-residential or mixed-use PUDs	**Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.**

12. **Other Amenities. Other project amenities and/or benefits to the community that are found, by recommendation of the Commission and approval of the Council, to promote the purpose of this Chapter and the goals and objectives of the Comprehensive Plan.**

The applicant has stated that the proposed private road is an additional amenity as it benefits the Rodeo grounds and Hailey Ice, as well as area circulation. However, a public alley would not be considered an additional amenity. The Council found that this standard has been met.

Section 17.10.040 sets forth Developer Benefits and relevant standards.

The Council may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this Chapter and the land use policies of the City.

17.10.040.02 Density Transfer.

Densities may be transferred between zoning districts within a PUD provided the resulting density shall be not greater than aggregate overall allowable density of units and uses allowed in the zoning districts in which the development is located.

The entire Blaine Manor site is 2.7 acres, which permits 54 residential units. The applicant is requesting to cluster 30 units of the 54 total on the .7-acre parcel shown in the application, leaving 24 units possible on the remainder. The Council found that this standard has been met.

17.10.040.05 Phased Development Allowed.

The development of the PUD may be planned in phases provided that as part of the general

submission, a development schedule is approved which describes:

A. Parcels: The parcels that are to be constructed upon in each phase and the date of each phase submission.

Block 1 is proposed for development at this time. The Council found that this standard has been met.

B. Number of Units: The number of units to be built in each submission.

30 units will be constructed with this phase, leaving a remainder of 24 possible units for future phases. The Council found that this standard has been met.

C. Schedule For Completion: A schedule for making contributions (if any), for the completion of project amenities and public improvements, for posting of security pursuant to subsection 17.10.050.08 of this Chapter, for dedication of Green Space, for conveyance of community housing and/or provision of employee housing.

Sidewalk, curb, gutter and street trees on the undeveloped side of the new alley/private road will be developed at a later phase. The Council found that this standard has been met.

D. Stage Planning: Each stage within the PUD shall be so planned and related to existing and/or planned services and facilities, including commercial space, such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each stage shall also be planned so as to insure that green space and any other amenities will be provided along with proposed construction at each phase of construction.

This phase is planned to stand on its own. Fire access, through circulation and pedestrian amenities are adequate to serve this phase. Project open space has been provided to the east of the building to specifically serve the residents.

At this time, traffic on Maple coming from the east is extremely light. At some point in the redevelopment of this area, a traffic light will be merited at Main Street and Cedar. The redevelopment of Block 2 could trigger this improvement. Proportionate share of impacts would typically be considered based on all redevelopable parcels that would be shown to use this traffic light.

The Council found that this standard has been met.

17.10.040.06 Modifications to the Subdivision standards.

Standards in the Subdivision Title for streets, sidewalks, alleys and easements, lots and blocks, and parks may be allowed. The requirements for sidewalks in the zoning districts set forth in Section 16.04.030 shall not be waived.

The City Engineer recommends that the centerline of the proposed alley/private road align with the centerline of the alley to the north. This will push the building slightly east.

The street right of way width as proposed does not meet City standards to be a public street. Therefore, it is recommended as an alley with possible conversion to a private street based on redevelopment of Block 2. A private street would be maintained by the HOA and/or property owner. The modified proposed right of way as shown in the public hearing meets minimum private street standards. The Council found that this standard has been met.

Subsection 17.10.050.04(C) sets forth Standards of Evaluation required by the City Council.

A. Standards of Evaluation:

1. The proposed development can be completed within one (1) year of the date of approval or phased according to a development schedule as submitted in accordance with Section 17.10.040.05 of this chapter and approved by the City;

The applicant is applying for federal funds in August 2018. If successful, the project will be constructed in 2019. If not successful in 2019, the applicant would likely re-apply in 2020. The Development agreement outlines a schedule, which would allow for several application rounds. The Council found that this standard has been met.

2. The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic;

The Hailey fire Marshall has stated that the existing 20' fire access lane currently located on the eastern edge of Blaine Manor must be widened to 26' to accommodate a 30-unit housing complex. In addition, the existing fire access lane is in very poor condition and must be repaved. The need to repave and widen the fire land gave the City the opportunity to discuss its location and overall function within the area. The Council found that a design of an alley/private street will better accommodate this project, existing surrounding uses, and possible future commercial/mixed use uses on the remainder of the Blaine Manor property.

The Council found that the alley/private street should be relocated on to the west side of the ARCH building to line up with the existing alley to the north, finding that this design will enhance the remainder of the Blaine Manor property, and create a more functional circulation plan for the future. It is preferred that the site be accessed via Maple as proposed, and not from the old curb cut on the curve of the Highway. This project and future development of the Blaine Manor site will increase traffic at the Maple intersection. As part of the planned 2019 Transportation Master Plan, the City will study the need for a light at the Maple Street/Blaine Manor intersection. Contribution towards this improvement may be required of future redevelopment.

At this time, traffic on Maple coming from the east is extremely light. At some point in the redevelopment of this area, a traffic light will be merited at Main Street and Cedar. The redevelopment of Block 2 could trigger this improvement. Proportionate share of impacts would typically be considered based on all redevelopable parcels that would be shown to use this light.

The Council found that this standard has been met.

3. The PUD will not create excessive additional requirements at public cost for public facilities and services;

Redevelopment of the entire Blaine Manor property places additional demands on area circulation. To implement the suggested improved vehicular/pedestrian connection to the east, the City will need to negotiate with the Blaine County School district. See earlier comments about the future need for a traffic signal at Main and Maple. Contribution towards this improvement may be required of future redevelopment.

The Council found that this standard has been met.

4. **The existing and proposed utility services are adequate for the population densities and non-residential uses proposed;**

Utility services available in the area are adequate. The Council found that this standard has been met.

5. **The development plan incorporates the site's significant natural features;**

Very few natural features existing, with the exception of numerous mature trees on the site. Five trees will be removed as a result of this project. The Council found that this standard has been met.

6. **Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner;**

Block 1 is proposed for development at this time. Fire protection, circulation, public safety and other necessary elements have been provided for Phase 1. The Council found that this standard has been met.

7. **One or more amenities as set forth in subsection 17.10.030I of this chapter shall be provided to ensure a public benefit;**

See section I in this report. The Council found that this standard has been met.

8. **All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and**

All exterior lighting will be compliant. The Council found that this standard has been met.

9. **The proposed PUD Agreement is acceptable to the applicant and the City.**

B.

The Council reviewed and approved the PUD agreement at their July 9, 2018 meeting. One provision in that agreement was modified to allow for additional consideration by the Blaine County Commissioners.

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Hailey City Council makes the following Conclusions of Law:

1. Adequate notice, pursuant to Section 17.10 of the Hailey Municipal Code, was given for the public hearing.

2. Upon compliance with the conditions noted below, the application substantially meets the standards of approval set forth in Section 17.10 of the Hailey Municipal Code.

DECISION

The Planned Unit Development (PUD) Application for Blaine Manor Senior Community by ARCH Community Housing Trust, represented by Galena Engineering, on behalf of Blaine County, located at 706 S Main (Lot 3, Block 1, Hailey Townsite), for thirty (30) senior housing units on one (1) newly created lot, Lot 1 is hereby approved, finding that the application meets each of the criteria for review outlined in Hailey Municipal Code Title 17, subject to conditions (1) below.

1) The project shall receive Planned Unit Development approval subject to the following conditions outlined in the PUD Development Agreement.
   a) This approval is subject to approval of the adoption of an ordinance vacating that portion of Maple Street contemplated for vacation.
   b) This PUD is contingent upon financing being procured within three (3) years.
   c) The item in the Development Agreement related to the 15' strip on Lot 2 Block 2 shall be deleted, unless otherwise approved by the County Commissioners.

_____
Fritz X. Haemmerle, Mayor, City of Hailey

Attest:

_____
Mary Cone, City Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 7/23/18 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** LH

SUBJECT: Findings of Fact, Blaine Manor Subdivision Preliminary Plat

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

-**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED**:

The City Council approved the Preliminary Plat for the Blaine Manor Subdivision July 9, 2018. The attached findings reflect the deliberation and decision.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle #_____

Budget Line Item #_____ YTD Line Item Balance $_____

Estimated Hours Spent to Date: Estimated Completion Date:

Staff Contact: Lisa Horowitz Phone # 788-9815 #13

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

__ _	City Attorney	___	City Administrator	___	Engineer	___	Building
___	Library	_x__	Planning		___ Fire Dept.	___	
___	Safety Committee	___	P & Z Commission	___	Police	___	_____
___	Streets	___	Public Works, Parks	___	Mayor	___	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Authorize the Mayor to sign the Findings of Fact, Conclusions of Law and Decision dated July 9, 2018 for the Preliminary Plat of the Blaine Manor Subdivision.

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./Agmt./Order Originals: *Additional/Exceptional Originals to: _____

Copies (all info.): Copies

Instrument # _____

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Pursuant to Title 16 of the Hailey Municipal Code and based on the record, the Hailey City Council ("Council") enters these Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Applicant: Blaine Manor Subdivision by ARCH Community Housing Trust and Blaine County

Project: Blaine Manor Subdivision Preliminary Plat

Request: Preliminary Plat

Location: Lot 3, Block 1, Hailey Townsite

Property Address: 706 South Main Street

Size: 2.7 Acres

Zoning: Business (B) and Townsite Overlay (TO)

I. Background.

ARCH Community Housing Trust and Blaine County have submitted an Application for Subdivision/Preliminary Plat of approximately 2.7 acres to be utilized for residential development and future redevelopment. The proposed subdivision consists of two (2) lots, located at 706 South Main Street (Lot 3, Block 1, Hailey Townsite), for thirty (30) senior housing units on 26,424 square feet lot (Block 1, Lot 1) and a second 85,461 square foot lot (Block 1, Lot 2), reserved for future development. The surrounding use is Limited Residential (LR-1), Limited Business (LB) and General Residential (GR). The proposed project is zoned Business (B).

II. Procedural History

The Application was certified complete on May 21, 2018. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on June 7, 2018, in the Hailey City Council Chambers. The Commission has recommended approval with conditions.

Notice

Notice for the public hearing was published in the Idaho Mountain Express on May 16, 2018 and mailed to property owners within 300 feet on May 14, 2018. Notice for the public hearing was published in the Idaho Mountain Express on June 20 and 26, 2018 and mailed to property owners within 300 feet on June 20, 2018.

Standards of Evaluation for a Subdivision

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and *Staff Comments*
☒	☐	☐	**16.04.010 Development Standards**	**Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.**
			Staff Comments	*The two lot subdivision generally meets city standards. Further utility and road expansion would be needed to serve commercial development on Block 2. The Council found that this standard has been met.*
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.04.020**	**Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.**
			Staff Comments	
☒	☐	☐	**A.**	**Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.**
			Staff Comments	*The Hailey Fire Marshall has stated that the existing 20' fire access lane currently located on the eastern edge of Blaine Manor must be widened to 26' to accommodate the proposed 30-unit housing complex on Block 1. In addition, the existing fire access lane is in very poor condition and must be repaved. The need to repave and widen the fire land gave the City the opportunity to discuss its location and overall function within the area. The Council found that an alley design that could be upgraded to a city street will better accommodate this project, existing surrounding uses, and possible future commercial/mixed use uses on the remainder of the Blaine Manor property.* *The Council found that the access should be relocated on to the west side of the ARCH building to line up with the existing alley to the north, and considered an alley/ private street. While the relocated alley/road should may ultimately function more like a real street, it lines up with an existing alley, and an alley was likely vacated in this location in the late 1950's when the property was deeded from the City of Hailey to the county for*

				hospital purposes. The Council found that an interim solution of a 36' easement which includes a 26-foot wide alley with 5' snow storage on both side, and one sidewalk constructed at this time closer to the building on Block 1. The preferred right of way width under this scenario would be 36', which meets the minimum requirements of a private street, thereby preserving the City's option to redesignate the alley as a private street in the future when Lot 1 Block 2 redevelops. *Hailey is offering to vacate the most easterly end of Maple past the alley to help get the best building location. ARCH has made a request to the Hailey URA, who has agreed to fund approximately 70% of the rebuilt road/sidewalk on the ARCH side, with the remainder of the road being completed when the vacant portions of the site are developed. Alignment appears safe for existing and anticipated vehicular traffic. The proposed provides a through route for vehicles accessing the site.* *The Council found that this standard has been met.*
☒	☐	☐	B.	**Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.**
			Staff Comments	*The proposed public access and utility easement connect to an existing 20' wide fire access lane easement on the City-owned Werthheimer Park property (Wertheimer Park Lot 2, Block 1). I the interim, the road/alley between Blocks 1 and 2 will connect to this fire access lane to provide connectivity. This fire access lane has been noted on the plat.* *The Council found that this standard has been met.*
☒	☐	☐	C.	**Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.**
			Staff Comments	*Two points of access are required, as described above. This access location appears to be appropriate for project access, so long as the street/alley aligns with the existing alley to the north. The Council found that this standard has been met.*
☒	☐	☐	D.	**Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.**
			Staff Comments	*The proposed project access appears to intersect Maple Street at approximately 90 degrees.* *The Council found that this standard has been met.*
☐	☐	☒	E.	**Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential**

				street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.
			Staff Comments	*No deflections in horizontal alignment are proposed. The Council found that this standard has been met.*
☒	☐	☐	**F.**	**Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.**
			Staff Comments	*A 26-foot wide public utility easement was originally proposed. This does not meet Section 16.04.020L of the Municipal Code. The Council found that the alley/road easement width should be 36' to allow for the alley to be designated as a road in the future.* *The Council found that this standard has been met.*
☒	☐	☐	**G.**	**Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.**
			Staff Comments	*The proposed asphalt pavement width is 26' wide. Currently no parking is shown. The Commission recommended that a gravel (or similar) seasonal parking area may be desirable adjacent to the paved area, in the proposed snow storage easement. No additional paved area will be located adjacent to the ARCH project.* *The Council found that this standard has been met.*
☒	☐	☐	**H.**	**Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.**
			Staff Comments	*A plan showing drainage patterns has been provided. This will be made a condition of approval.* *The Council found that this standard has been met.*
☒	☐	☐	**I.**	**Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm Water Discharge from Construction Activity" for all construction activity affecting more than one acre.**
			Staff Comments	*No drywell calculations have been provided for the proposed street runoff. The number of drywells appears to be adequate. Drywells are proposed to be privately maintained. The Applicant shall complete all necessary state permitting for constructed shallow injection wells. The Council found that this standard has been met.*
☒	☐	☐	**J.**	**Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.**

			Staff Comments	*Street signs and a stop sign are proposed. The Council found that this standard has been met.*
☒	☐	☐	**K.**	**Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.**
			Staff Comments	*The proposed street/alley will serve 30 residential units at this time, and will also serve redevelopment of Block 2. So long as the street/alley is designated as an alley, no name is required. If the designation is changed to a street, this standard will be met. The Council found that this standard has been met.*
☐	☐	☒	**L.**	**Private Streets:**
			Staff Comments	*N/A*
☒	☐	☐	**L. 1.**	**Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.**
			Staff Comments	*The proposed street/alley serves 30 dwelling units. If designated as an alley, it will be dedicated to the City and maintained by the City. If it is converted to a private street, it will be maintained by the HOA, or by the developers of Block 2. The Commission recommended that plat note #7 should be amended to reflect that Lot 1, Block 1 should not be responsible for any future maintenance of this road. This plat note has been amended. The Council found that this standard has been met.*
☒	☐	☐	**L. 2.**	**Private streets, wherever possible, shall provide interconnection with other public streets and private streets.**
			Staff Comments	*The existing platted lots surrounding the proposed development allow connectivity to Main Street via Maple Street, and to the Werthheimer Park to the east. This interconnection is highly desirable. The Council found that this standard has been met.*
☒	☐	☐	**L. 3.**	**The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.**
			Staff Comments	*The plat has been modified to show the street/alley as a separate parcel. The Council found that this standard has been met.*
☒	☐	☐	**L. 4.**	**Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.**
			Staff Comments	*The proposed street/alley will serve 30 residential units at this time. The Applicant will be responsible for a new street name and shall not be the same or similar to any other street names used in Blaine County if the alley is redeisgnated a street in the future. The Council found that this standard has been met.*
☒	☐	☐	**L. 5.**	**Private streets shall have adequate and unencumbered 10-foot wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of**

				the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			Staff Comments	*Snow storage calculations are noted on the plan and show greater than 25% snow storage available. The 36' wide right of way should be dedicated, which would include a 5' snow storage easement on each side. An additional 5' of snow storage would be needed outside of the dedicated area to meet this standard. This snow storage easement has been shown on the plat. The Council found that this standard has been met.*
☒	☐	☐	**L. 6.**	**Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (*e.g.*, between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or other all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.**
			Staff Comments	*At this time, the Council found that the access easement be considered an alley, with possible redesignation to a private street in the future. The project currently contains four guest parking spaces, shown off of Maple. The Commission recommended additional parallel guest parking in front of the building. This would, however, be within the snow storage area and would be considered seasonal guest parking. It will not be paved, but will be of a permeable surface.* *The Council found that this standard has been met.*
☐	☐	☒	**M.**	**Driveways:**
☐	☐	☒	**M. 1.**	**Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (*e.g.*, no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.**
			Staff Comments	*N/A; No proposed driveways are shown.*
☐	☐	☒	**M. 2.**	**Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths:** **a. Accessing one residential unit: twelve feet (12')** **b. Accessing two residential units: sixteen feet (16')** **No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.**
			Staff Comments	*N/A; No proposed driveways are shown.*
☐	☐	☒	**M. 3.**	**Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.**
			Staff Comments	*N/A*

☐	☐	☒	M. 4.	**Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.**
			Staff Comments	*N/A*
☐	☐	☒	M. 5.	**The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.**
			Staff Comments	*N/A*
☒	☐	☐	M. 6.	**No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.**
			Staff Comments	*Future driveways do not appear to have any impact on existing infrastructure. The Council found that this standard has been met.*
☐	☐	☒	N.	**Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.**
			Staff Comments	*N/A*
☒	☐	☐	O.	**Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.**
			Staff Comments	*A required fire lane is incorporated into the alley/street. The Council found that this standard has been met.*

16.04.060: Sidewalks and Drainage Improvements

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	A.	**Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable city standards, except as otherwise provided herein.**
			Staff Comments	*A concrete sidewalk is proposed along the building frontage and south side of the proposed building. Staff recommends a full connection to the east property line. The Council found that this standard has been met.*
☒	☐	☐	B.	**The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.**
			Staff Comments	*A 5' concrete sidewalk is proposed along the building frontage and south side of the proposed building. The length of the proposed sidewalk appears to be equal to the length of the subject property line. The Council found that this standard has been met.*
☒	☐	☐	C.	**New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.**
			Staff Comments	*An additional sidewalk will likely be required on the west side of the alley/street at the time*

				that Block 2 is redeveloped. The Council found that this standard has been met.
☒	☐	☐	D.	**Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.**
			Staff Comments	*A concrete sidewalk is proposed along the building frontage and south side of the proposed building, and shall facilitate future pedestrian connections. The alley/street is proposed as a through-street. The Council found that this standard has been met.*
☐	☐	☒	E.	**The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.**
			Staff Comments	*N/A*

16.04.040: Alleys and Easements

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**A.**	**Alleys:**
			Staff Comments	*N/A*
☒	☐	☐	**A. 1.**	**Alleys shall be provided in all Business District and Limited Business District developments where feasible.**
			Staff Comments	*The proposed access easement could be considered an alley, as it adjoins an alley to the north; an alley likely was once platted in this location. The Council found that this standard has been met.*
☒	☐	☐	**A. 2.**	**The minimum width of an alley shall be twenty-six (26') feet.**
			Staff Comments	*The minimum width has been met. The Council found that this standard has been met.*
☒	☐	☐	**A. 3.**	**All alleys shall be dedicated to the public or provide for public access.**
			Staff Comments	*The alley would be dedicated to the City of Hailey. The Council found that this standard has been met.*
☒	☐	☐	**A. 4.**	**All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.**
			Staff Comments	*Proposed, utilities and water and sewer mains identified on submitted plans are underground. At this time, infrastructure for the proposed Block 2 is shown from a sewer manhole on the southerly portion of the property. The City Engineer has noted that this service location may not be adequate for commercial redevelopment of the property. Typically, a sewer and water main line would be located under the alley to serve future development on Block 2. The Council found that this standard has been met.*
☒	☐	☐	**A. 5.**	**Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.**

			Staff Comments	*Storm drainage improvements for the alley/street should be completed prior to final plat. The Council found that this standard has been met.*
☒	☐	☐	A. 6.	**Dead-end alleys shall not be allowed.**
			Staff Comments	*The alley is shown as a through-alley. The Council found that this standard has been met.*
	☐	☒	A. 7.	**Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.**
			Staff Comments	*An alley/private road is provided. The Council found that this standard has been met.*
☒?	☐	☐	B.	**Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:**
			Staff Comments	*See comments earlier in this report: snow storage easements should be added. The Council found that this standard has been met.*
☐	☐	☒	B. 1.	**To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.**
			Staff Comments	*Property does not border Big Wood River. The Council found that this standard has been met.*
☐	☐	☒	B. 2.	**To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.**
			Staff Comments	*Property does not border Big Wood River. The Council found that this standard has been met.*
☒	☐	☐	B. 3.	**To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.**
			Staff Comments	*Snow storage calculations are provided on the plat. Snow storage easements are identified and appear to not be located over any above ground utilities. The Council found that this*

				standard has been met.

16.04.050: Blocks

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and *Staff Comments*
☒	☐	☐	16.04.050	**Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.**
			Staff Comments	*The proposed subdivision meets this standard. The Council found that this standard has been met.*

16.04.060: Lots

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and *Staff Comments*
☐	☐	☒	16.04.060	**Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.**
			Staff Comments	*Not applicable, as the proposed lots are intended for a multi-family residential development.*
☒?	☐	☐	**A.**	**If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.**
			Staff Comments	*The redevelopment of Lot 2 could change the nature and function of the street/alley. Staff suggests a plat note be added stipulating that the alley may be converted to a private street in the future if needed to serve Lot 2. The Council found that this standard has been met.*
☒	☐	☐	**B.**	**Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).**
			Staff Comments	*No double frontage lots are created at this time. The Council found that this standard has been met.*
☒	☐	☐	**C.**	**No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as "parcels" on the plat. Green Space shall be clearly designated as such on the plat.**
			Staff Comments	*No unbuildable lots identified on the preliminary plat. No green space identified on preliminary plat. The Council found that this standard has been met.*
☐	☐	☒	**D.**	**A single flag lot may be permitted at the sole discretion of the Hearing Examiner or**

				Commission and Council, in which the "flagpole" projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The "flagpole" portion of the lot shall be included in lot area, but shall not be considered in determining minimum lot width. The "flagpole" shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.
			Staff Comments	*N/A*
☒	☐	☐	**E.**	**All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.**
			Staff Comments	*Block 1, Lot 1 fronts on to Maple Street. Block 2 fronts on to Main Street. No lots are proposed within Block 2 at this time. The Council found that this standard has been met.*
☐	☐	☒	**F.**	**In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e. lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.**
			Staff Comments	*The current configuration allows for street and alley frontage. The Council found that this standard has been met. The Council found that this standard has been met.*

16.04.070: Orderly Development

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**A.**	**Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.**
			Staff Comments	*The development is phased in that no development is planned for Block 2 at this time, and infrastructure needed to serve commercial redevelopment of Block 2 is not shown. The Council found that this standard has been met.*
☐	☐	☒	**B.**	**Agreement: Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.**
			Staff Comments	*Lots 1 and 2 are subject to a Development Agreement as set forth in Instrument No. 596639, records of Blaine County, Idaho. The PUD application will also require a development agreement, which was reviewed and approved by the Council on July 9, 2018. The Council found that this standard has been met.*
☒	☐	☐	**C.**	**Mitigation of Negative Effects: No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:** **1. Provision of on-site or off-site street or intersection improvements.**

				2. Provision of other off-site improvements. **3. Dedications and/or public improvements on property frontages.** **4. Dedication or provision of parks or green space.** **5. Provision of public service facilities.** **6. Construction of flood control canals or devices.** **7. Provisions for ongoing maintenance.**
			Staff Comments	*The alley/street is required to connect though to the adjacent Hailey Ice/Rodeo grounds.* *The water distribution system and wastewater conveyance system and treatment facility all have capacity for the proposed 30 units on Lot 1. Block 2 is not proposed for development at this time. The Council found that this standard has been met.*
☒	☐	☐	**D.**	**When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:** **1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.** **2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.** **3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.** **4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.** **5. Park land shall be most appropriately located on the Contiguous Parcels.** **6. Grading and drainage shall be appropriate to the Contiguous Parcels.** **7. Development shall avoid easements and hazardous or sensitive natural resource areas.** **The commission and council may require that any or all contiguous parcels be included in the subdivision.**
			Staff Comments	*The street/alley layout provides for interconnectivity. Water and sewer mains for Block 2 have not been laid out at this time. Other utilities shall be underground.* *The City hopes to achieve a "Scooter Park" in the least developable portion of Block 2. See comments in the PUD staff report regarding Hailey Ice expansion needs in this area.* *Grading and drainage for Block 1 have been provided as part of the Design review application.* *The Council found that this standard has been met.*

16.04.080: Perimeter Walls, Gates and Berms

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and *Staff Comments*
☐	☐	☒	16.04.080	**The City of Hailey shall not approve any residential subdivision application that includes**

				any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
			Staff Comments	*No perimeter gate or wall is proposed. The Council found that this standard has been met.*

16.04.090: Cuts, Fills, Grading and Drainage

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and *Staff Comments*
☒	☐	☐	A.	**Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.**
			Staff Comments	*Grading has been developed for Block 1. Site appears to be fairly flat with no hydrologic issues. The Council found that this standard has been met.*
☒	☐	☐	A. 1.	**A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.**
			Staff Comments	*A geotechnical report has not been submitted. Staff does not anticipate the need for a geotechnical report. The Council found that this standard has been met.*
☒	☐	☐	A. 2.	**A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:** **a. Proposed contours at a maximum of two (2) foot contour intervals;** **b. Cut and fill banks in pad elevations;** **c. Drainage patterns;** **d. Areas where trees and/or natural vegetation will be preserved;** **e. Location of all street and utility improvements including driveways to building envelopes; and** **f. Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.**
			Staff Comments	*Grading has been developed for Block 1. Grading for Block 2 can be accomplished at a later date, as the topography is almost flat. The Council found that this standard has been met.*
☒	☐	☐	B.	**Design Standards: The proposed subdivision shall conform to the following design standards:**
☒	☐	☐	B. 1.	**Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.**
			Staff Comments	*Site appears to be fairly flat, and no terracing or padding identified on preliminary plat. The Council found that this standard has been met.*

☒	☐	☐	B. 2.	**Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.**
			Staff Comments	*The site appears to be fairly flat and does not identify any questionable existing soil conditions, areas of steep slopes, geological or hydrological areas of concern. The Council found that this standard has been met.*
☒	☐	☐	B. 3.	**Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.**
			Staff Comments	*Erosion control and re-vegetation shall be included in final design. Developer shall re-vegetate disturbed area per this standard. The Council found that this standard has been met.*
☒	☐	☐	B. 4.	**Where cuts, fills or other excavation are necessary, the following development standards shall apply:** **a. Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.** **b. Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM).** **c. Cut slopes shall be no steeper than two horizontal to one vertical. Subsurface drainage shall be provided as necessary for stability.** **d. Fill slopes shall be no steeper than three horizontal to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.** **e. Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.**
			Staff Comments	*Site appears to be fairly flat with minimal site grading. Staff requests that a Directional Grading Plan be submitted prior to final plat. The Council found that this standard has been met.*
☒	☐	☐	B. 5.	**The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the city engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm-water Discharge from Construction Activity" for all construction activity affecting more than one acre.**
			Staff Comments	*No drainage calculations provided for drywell capacities. Calculations shall be submitted at final design. The Council found that this standard has been met.*

16.04.100: Overlay Districts

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and *Staff Comments*
			A.	Flood Hazard Overlay District:
☐	☐	☒	A. 1.	Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.
			Staff Comments	*N/A*
☐	☐	☒	A. 2.	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			Staff Comments	*N/A*
☐	☐	☒	A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			Staff Comments	*N/A*
☐	☐	☒	B.	Hillside Overlay District:
			Staff Comments	*N/A*
☐	☐	☒	B. 1.	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.
			Staff Comments	*N/A*
☐	☐	☒	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			Staff Comments	*N/A*
☒	☐	☐	B. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			Staff Comments	*Developer shall meet this standard. The Council found that this standard has been met.*

16.04.110: Parks, Pathways and Other Green Spaces

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and *Staff Comments*
☐	☐	☐	A.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			A. 1.	Parks:
☒	☐	☐	A. 1. a.	The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance

				with the following formula: **P = x multiplied by .0277** **"P" is the Parks contribution in acres** **"x" is the number of single family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, "x" is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations**
			Staff Comments	*The subdivision is for two (2) lots. If additional subdivision is requested for Block 2, park land dedication will be required. The Council found that this standard has been met.*
☐	☐	☒	**A.1.b**	**In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.**
			Staff Comments	*The subdivision is in the Business zone district. The subdivision is for two (2) lots. If additional subdivision is requested for Block 2, park land dedication will be required. The Council found that this standard has been met.*
☒	☐	☐	**A. 2.**	**Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on city property adjacent to the property to be subdivided, and sidewalks required by this ordinance.**
			Staff Comments	*A concrete sidewalk is proposed along the building frontage and south side of the proposed building. The length of the proposed sidewalk appears to be equal to the length of the subject property line. The sidewalk should connect to the east. The Council found that this standard has been met.*
☒	☐	☐	**B.**	**Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:** **1. By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or** **2. By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies),** **3. Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.** **4. Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and**

				provisions of this ordinance.
			Staff Comments	*Block 2 may be redeveloped in the future, and subject to the provisions herein. The Council found that this standard has been met.*
☐	☐	☒	**C.**	**Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of this section. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.**
			Staff Comments	*The 2-lot subdivision does not trigger Parks and Lands Board review. The Council found that this standard has been met.*
			D.	**Minimum Requirements:**
☐	☐	☒	**D. 1.**	**Private Green Space: Use and maintenance of any privately owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.**
			Staff Comments	*No private green space proposed on submitted preliminary plat. Green space for the benefit of Lot 1 is shown on the design review drawings. The Council found that this standard has been met.*
☐	☐	☐	**D. 2.**	**Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.**
			Staff Comments	*See item C.*
☐	☐	☐	**D. 3.**	**Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.**
			Staff Comments	*See item C.*

☐	☐	☐	D. 4.	Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.
			Staff Comments	*See item C.*
☐	☐	☒	D. 5.	Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan, or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.
			Staff Comments	*No pathway identified on submitted plans. All park space must be contiguous with a minimum width of 20'. The Council found that this standard has been met.*
☐	☐	☐	E.	Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
			Staff Comments	*See item C.*
☐	☐	☐	E. 1.	Shall meet the minimum applicable requirements of Subsection D of this section.
			Staff Comments	*See item C.*
☐	☐	☐	E. 2.	Shall provide safe and convenient access, including ADA standards.
			Staff Comments	*See item C.*
☐	☐	☐	E. 3.	Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.
			Staff Comments	*See item C.*
☐	☐	☐	E. 4.	Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drainways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.
			Staff Comments	*See item C.*
☐	☐	☐	E. 5.	Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.

			Staff Comments	*See item C.*
☐	☐	☐	**E. 6.**	**Shall require low maintenance, or provide for maintenance or maintenance endowment.**
			Staff Comments	*See item C.*
☐	☐	☐	**F.**	**Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
			Staff Comments	*See item C.*
☐	☐	☒	**F. 1.**	**Shall meet the minimum applicable requirements required by subsection D of this section.**
			Staff Comments	*No paths identified.*
☐	☐	☒	**F. 2.**	**Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.**
			Staff Comments	*No parks or pathways identified on plan.*
☐	☐	☒	**G.**	**Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
			Staff Comments	*No parks or pathways identified on plan.*
☐	☐	☐	**G. 1.**	**Shall meet the minimum applicable requirements required by subsection D of this section.**
			Staff Comments	*See item C.*
☐	☐	☐	**G. 2.**	**Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).**
			Staff Comments	*See item C.*
☐	☐	☐	**G. 3.**	**The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.**
			Staff Comments	*See item C.*
☒	☐	☐	**G. 4.**	**The private ownership and maintenance of green space shall be adequately provided for by written agreement.**
			Staff Comments	*The open space for the benefit of the residents of the ARCH project will be managed by the property management company.*
☐	☐	☐	**H.**	**In-Lieu Contributions:**
			Staff Comments	*See item C. An in-lieu contributions would be required by the Applicant if no park is dedicated per the Parks and Lands Board recommendations.*

☐	☐	☐	H. 1.	After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.
			Staff Comments	*See item C.*
☐	☐	☐	H. 2.	The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (*e.g.*, square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (*e.g.*, $/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in subsections E.4 and E.5 of this ordinance. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			Staff Comments	*See item C.*
☐	☐	☐	H. 3.	Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.
			Staff Comments	*See item C.*
☐	☐	☐	H. 4.	In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			Staff Comments	*See item C.*

16.05: Improvements Required:

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and *Staff Comments*
☒	☐	☐	16.05.010	Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.
			Staff Comments	*The proposed alley/street, shown as a 36' wide right of way, will meet minimum standards. The Applicant intends to construct all necessary infrastructure if the project is approved for Lot 1. Further improvements will be needed for the redevelopment of Block 2, including water, sewer and possibly road improvements. The Council found that this standard has been met.*
☒	☐	☐	A.	Plans Filed, Maintained: 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.
			Staff Comments	*The Applicant shall meet this standard. The Council found that this standard has been met.*
☒	☐	☐	B.	**Preconstruction Meeting: 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.**
			Staff Comments	*The Applicant shall meet this standard. The Council found that this standard has been met.*
☒	☐	☐	C.	**Term of Guarantee Of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the city engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.**
			Staff Comments	*The Applicant shall meet this standard. The Council found that this standard has been met.*
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
☒	☐	☐	16.05.020	**Streets, Sidewalks, Lighting, Landscaping: 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.**
			Staff Comments	*The proposed alley/road would be constructed to City standards. The Council found that this standard has been met.*
☒	☐	☐	A.	**Street Cuts: 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. (Ord. 1191, 2015)**
			Staff Comments	*Street cuts for the installation of the water and sewer line connection shall be per this standard. The Council found that this standard has been met.*
☒	☐	☐	B.	**Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.**
			Staff Comments	*Street and stop signs identified on submitted plat. The Council found that this standard has been met.*
☐	☐	☒	C.	**Streetlights: 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.
			Staff Comments	*No street lights are proposed. The Council found that this standard has been met.*
16.05.030: Sewer Connections				
☒	☐	☐	**16.05.030**	**Sewer Connections: 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.**
			Staff Comments	*Proposed sewer main size is 8". Depth is not indicated on plans at this time. Proposed plan identifies connecting into the existing sewer main. This service point may not be adequate for commercial redevelopment of Block 2. The Council found that this standard has been met.*
16.05.040: Water Connections				
☒	☐	☐	**A.**	**Requirements: 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.**
			Staff Comments	*A minimum separation of 10' shall be maintained between parallel potable and non-potable utilities. Water main connections are not currently shown for Block 2. The Council found that this standard has been met.*
☒	☐	☐	**B.**	**Townsite Overlay: 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.**
			Staff Comments	*This will be required. The Council found that this standard has been met.*
16.05.050: Drainage				

☒	☐	☐	16.05.050	**Drainage: 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. (Ord. 1191, 2015)**
			Staff Comments	*No drainage calculations have been submitted. Review of drainage calculations will take place during final design. Design appears to be sufficient for anticipated runoff. The Council found that this standard has been met.*
16.05.060: Utilities				
	☐	☐	16.05.060	**Utilities: 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.**
			Staff Comments	*No dry utilities shown. Additional utility company comment and engineering details will be required at final design.* *All utilities shall be installed underground. The Council found that this standard has been met.*
16.05.070: Parks, Green Space				
☒	☐	☐	16.05.070	**Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.**
			Staff Comments	*See section 16.04.110*
16.05.080: Installation to Specifications; Inspections				
☒	☐	☐	16.05.080	**Installation to Specifications; Inspections: 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.**
			Staff Comments	*An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey Specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure the compliance with City of Hailey code.* *The City will need to select an inspector, to be paid for by the applicant, for all water, sewer, and roadway infrastructure during construction. The Council found that this standard has been met.*
16.05.090: Completion; Inspections; Acceptance				
☒	☐	☐	A.	**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.
			Staff Comments	*All infrastructure must meet City of Hailey Specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure the compliance with City of Hailey code.* *The City will need to select an inspector, to be paid for by the applicant, for all water, sewer, and roadway infrastructure during construction. The Council found that this standard has been met.*
☐	☐	☒	B.	**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. (Ord. 1191, 2015)**
			Staff Comments	*Completion of all major infrastructure by the Developer is preferred over bonding. The Council found that this standard has been met.*

16.05.100: As Built Plans and Specifications

☒	☐	☐	**16.05.100**	**As Built Plans and Specifications: 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. (Ord. 1191, 2015)**
			Staff Comments	*As-built drawings will be required. The Council found that this standard has been met.*

16.08: Townhouses:

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**16.08.010**	**Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)**
			Staff Comments	*N/A*
☐	☐	☒	**16.08.020**	**Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord.**

				1191, 2015)
			Staff Comments	*N/A- while a garage is proposed to serve the 30-unit building, it is not proposed for further subdivision.*
☐	☐	☒	16.08.030	Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)
			Staff Comments	*N/A*
☐	☐	☒	16.08.040	Construction Standards: All townhouse development construction shall be in accordance with the IBC, IRC and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)
			Staff Comments	*N/A*
☐	☐	☒	16.08.050	General Applicability: All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)
			Staff Comments	*N/A*
☐	☐	☒	16.08.060	Expiration: Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015)
			Staff Comments	*N/A*
☐	☐	☒	16.08.070	Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)
			Staff Comments	*N/A*
☐	☐	☒	16.08.080	Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)
			Staff Comments	*N/A*
☒	☐	☐	16.11.010	Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase "real difficulties and substantial hardships or injustices" shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer

				establishes only that exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015).
			Staff Comments	*Because the road access is platted as an alley, sidewalks are proposed on one side at this time; sidewalks on the other side of the road/alley will be constructed on Block 2 at the time of redevelopment. The Council found that this standard has been met.*

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Hailey City Council makes the following Conclusions of Law:

1. Adequate notice, pursuant to Chapter 16.03 of the Hailey Municipal Code was given for the public hearing.
2. Upon compliance with the conditions noted below, the application substantially meets the standards of approval set forth in the Hailey Subdivision Ordinance.
3. The application for Preliminary Plat, as presented on the day these findings are signed is approved by the Hailey City Council.

DECISION

The application for approval of Preliminary Plat, submitted by Arch Community Housing Trust, represented by Galena Engineering for a new Subdivision/Preliminary Plat of approximately 2.7 acres to be utilized for residential development and future redevelopment. The proposed subdivision consists of two (2) lots, located at 706 South Main Street (Lot 3, Block 1, Hailey Townsite), for thirty (30) senior housing units on Block 1 (Lot 1) and Block 2, reserved for future development, is hereby approved subject to the following conditions:

a) 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 submitted plat dated May 2018.

b) 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.

c) Infrastructure needs for Lot 2 may be greater than shown on this plat.

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

e) 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.

f) 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.

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

h) Any application development impact fees shall be paid prior to recording the final plat.

i) Plat note #3 shall be modified to reflect the Business Zone District.

j) Other plat notes shall be amended as noted in the hearing.

k) The County is a co-applicant on this application.

l) This approval is subject to approval of the adoption of an ordinance vacating that portion of Maple Street contemplated vacation.

m) This PUD is contingent upon financing being procured within three (3) years.

_____

Fritz X. Haemmerle, Mayor, City of Hailey

Attest:

_____

Mary Cone, City Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 7/23/18 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** LH

SUBJECT: Findings of Fact, Lupine Subdivision Final Plat

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

-BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The City Council approved the Final Plat for the Lupine Subdivision on July 9, 2018. The attached findings reflect the deliberation and decision.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle #_____

Budget Line Item #_____ YTD Line Item Balance $_____

Estimated Hours Spent to Date: Estimated Completion Date:

Staff Contact: Lisa Horowitz Phone # 788-9815 #13

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

__ _ City Attorney ___City Administrator ___ Engineer ___ Building

___ Library _x__ Planning ___ Fire Dept. ___

_____

___ Safety Committee ___P & Z Commission ___ Police ___ _____

___ Streets ___ Public Works, Parks ___Mayor ___ _____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Authorize the Mayor to sign the Findings of Fact, Conclusions of Law and Decision dated July 9, 2018 for the Lupine Subdivision Final Plat

---

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./Agmt./Order Originals: *Additional/Exceptional Originals to: _____

Copies (all info.): Copies

Instrument # _____

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Pursuant to Title 16 of the Hailey Municipal Code and based on the record, the Hailey City Council ("Council") enters these Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Applicant: David Morgan

Project: Final Plat for Lupine Subdivision, a six-lot single family subdivision

Location: Lots 21A & 21B, Block 49, Woodside Subdivision #12

Zoning: General Residential (GR)

Notice

Notice for the April 16, 2018, Planning and Zoning public hearing was published in the Idaho Mountain Express on March 27, 2018. The notice was mailed to property owners within 300 feet and to public agencies on March 27, 2018.

Application

David Morgan submitted an Application for Subdivision/Preliminary Plat of approximately 1.53 acres to be utilized for residential development. The proposed subdivision consists of six (6) lots and one 36'-wide private road parcel. The property is contains a church building, currently not in use. Adjacent use is residential, zoned General Residential (GR). The City Council approved the Preliminary Plat on October 10, 2017. Pursuant to Hailey Municipal Code, the final plat is reviewed by the Council.

Procedural History

Pursuant to Hailey Municipal Code Section 16, The City Council approved the Preliminary Plat on January 13, 2018, subject to the following conditions. Notes in italics indicate the status of each condition.

a) 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 submitted on the plat dated October 2, 2017. *Improvements have been commenced.*

b) 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. *Improvements have been commenced.*

c) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Subdivision Title. *A building permit was recently issued to relocate the church (which will be converted to a single family residence) on to Lot 5. The building has been relocated.*

d) 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. *Improvements have commenced.*

e) 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. *The final plat is within one calendar year.*

f) Any subdivision inspection fees due shall be paid prior to recording the final plat. *Inspection fees will be required as per Title 16.*

g) Any application development impact fees shall be paid prior to recording the final plat. *This will be required.*

h) The proposed road is permitted as a private street; pursuant to 16.04.020.L. Guest parking shall be permitted in Parcel A to meet the requirements of Section 16.04.020.L.6. *This will be required.*

i) The proposed private street shall not be named. No street name signage will be approved. *This will be required.*

j) The applicant shall submit a final Erosion Control Plan prior to final plat. *This has been submitted.*

k) Pursuant to Hailey Municipal Code 16.05.010, the Applicant shall be allowed to pay in lieu fees for on-site sidewalks (interior road and along Snow Bank Drive) prior to approval of the final plat. If only one estimate is provided, it shall be reviewed by the City Engineer, and additional estimates may be requested. *The sidewalk In Lieu fee has been calculated as $21,748, which should be paid prior to approval of the final plat.*

l) 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. Road grades as proposed would result in a superior design.

m) In-lieu of dedicated a park as required by Section of the Subdivision Ordinance, the applicant shall pay $20,555 to the City of Hailey, according to Section 4.10.8. The in-lieu fee shall be paid prior to recording the final plat. (Or as otherwise recommended by the Parks and Lands Board). *This will be required.*

n) A plat note shall be added stating that all building heights shall be no more than two stories and no more than 25' in height. *This has been added.*

o) The fence and sprinklers adjacent to 3130 Snow Bank shall be relocated to the property line prior to recordation of the final plat. *This work has been completed.*

p) The driveway on Lot 5 shall be located on the west side of the building. *This will be done as part of the infrastructure.*

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. An existing building was moved as part of the Preliminary Plat approval; this standard does not apply to that building.

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 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 plat is consistent with the preliminary plat approved by the Commission. Conditions of preliminary plat approval have been met or are carried over. Changes to Conditions of Approval related to the amended plat were shown in the staff report 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):

All water valves and sewer mainholes falling in asphalted areas in the public right of way will need concrete collars pursuant to ISPWC. The existing street needs to be sawcut where the new street attaches.

Either a swale across the entrance road and a drywell or catch basin, or demonstrate/discuss why flow won't enter development.

See also comments from the Pre-construction meeting on file with the Community Development Department.

Standards of Evaluation

SECTION 4 – DEVELOPMENT STANDARDS

Development standards were reviewed in detail during the preliminary plat approval process. Please refer to the preliminary plat Findings of Fact and Decision. No changes have been made to the plat since preliminary plat approval.

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 this summer. Construction has commenced.

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 has been met.

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 was conducted prior to any construction. See notes from that meeting attached to this report.

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 has proposed a security agreement for 150% of the cost of all improvements. See attached Security Agreement and Cost Estimate.

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.

Decision

The application for approval of Final Plat, submitted by David Morgan for a six lot subdivision located at Lots 21A & 21B, Block 49, Woodside Subdivision #12, the Lupine Subdivision, is hereby approved subject to the following conditions:

a) 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 submitted on the plat dated October 2, 2017.

b) 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.

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

d) 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.

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

f) Any application development impact fees shall be paid prior to recording the final plat.

g) The proposed road is permitted as a private street; pursuant to 16.04.020.L. Guest parking shall be permitted in Parcel A to meet the requirements of Section 16.04.020.L.6.

h) The proposed private street shall not be named. No street name signage will be approved.

i) Pursuant to Hailey Municipal Code 16.05.010, the Applicant shall be allowed to pay in lieu fees for on-site sidewalks (interior road and along Snow Bank Drive) prior to

approval of the final plat. If only one estimate is provided, it shall be reviewed by the City Engineer, and additional estimates may be requested.

j) 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. Road grades as proposed would result in a superior design.

k) In-lieu of dedicated a park as required by Section of the Subdivision Ordinance, the applicant shall pay $20,555 to the City of Hailey, according to Section 4.10.8. The in-lieu fee shall be paid prior to recording the final plat. (Or as otherwise recommended by the Parks and Lands Board).

l) The driveway on Lot 5 shall be located on the west side of the building.

_____

_____Fritz X. Haemmerle,
Mayor, City of Hailey

Attest:

_____

Mary Cone, City Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 07/23/2018 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:**

SUBJECT:
Alcohol Beverage License Renewals

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

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Annual renewal of alcohol beverage licenses, which expire August 31, 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:

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

Sun Valley Car Wash II, LLC DBA Valley Car Wash
Chapalitas Grill
Atkinson's Market
The Smokey Bone BBQ
Dang's Thai Cusine Sushi
Uptown Mini Mart DBA Base Camp Hailey
Mobile Cycle Repair Inc. DBA Powerhouse
Flip and Pour Inc. DBA Wicked Spud
~~CK's Real Food~~
da Vinci's Restaurant
Valley Gas Inc. DBA Hailey Chevron

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 # _____

RECEIVED
JUL 11 2018
CITY OF HAILEY

ALCOHOL BEVERAGE LICENSE

APPLICATION FOR:

Liquor	$562.50		
Wine by the Drink	$200.00		
Beer by the Drink	$200.00		
Grocery Sale of Wine	$200.00	X	200
Grocery Sale of Beer	$ 50.00	X	50
	Total Amount Due:		250

APPLICATION IS:

- ___ New License
- X Renewal

Applicant Name: CHARLES R ATKINSON

Business Name: Atkinson's Market

Business Address: 93 Croy St. E

Mailing Address: Box 2088 Ketchum ID 83340

Business Phone: 208-788-2294

Property Owner (if different from applicant): _____

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 Alcohol License (copy attached) and the Blaine County Alcohol License (copy attached)

Applicant Signature

7-9-18
Date

July 11, 2018

Subscribed and sworn to before me this

9th day of July 2018

City Clerk or Designee

CHRISTINE KOSSAL
NOTARY PUBLIC
STATE OF IDAHO

OFFICIAL USE ONLY

State License No. 1833

County License No. 21

City License No. 32

Date Approved by Council _____

Chief of Police Approval _____

CITY OF HAILEY

Alcohol Beverage License

Atkinson's Market

DBA

Atkinson's Market
at
93 Croy St. E
for

Grocery Wine
Grocery Beer

This license is valid through August 31, 2019
License No. 32

City Clerk | Mayor | Issue Date

RECEIVED
JUL 05 2018
CITY OF HAILEY

ALCOHOL BEVERAGE LICENSE

APPLICATION FOR:

Liquor	$562.50		
Wine by the Drink	$200.00	X	200
Beer by the Drink	$200.00	X	200
Grocery Sale of Wine	$200.00	X	200
Grocery Sale of Beer	$ 50.00		
Total Amount Due:			600

APPLICATION IS:

- New License
- X Renewal

Applicant Name: Larry Schwartz

Business Name: daVinci's Restaurant

Business Address: 17 Bullion St. W

Mailing Address: Box 3623 Ketchum ID 83340

Business Phone: 788-7699

Property Owner (if different from applicant): _____

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 Alcohol License (copy attached) and the Blaine County Alcohol License (copy attached)

Applicant Signature — Date: 7/5/18

Subscribed and sworn to before me this

5 day of July, 2018.

City Clerk or Designee

OFFICIAL USE ONLY

State License No. 1850

County License No. _____

City License No. 118

Date Approved by Council _____

Chief of Police Approval _____

CITY OF HAILEY

Alcohol Beverage License

daVinci's Restaurant

DBA

daVinci's Restaurant

at

17 Bullion St. W

for

Wine by Drink
Beer by Drink
Grocery Wine

This license is valid through August 31, 2019

License No. 118

City Clerk | Mayor | Issue Date

RECEIVED
JUL 13 2018
CITY OF HAILEY

ALCOHOL BEVERAGE LICENSE

APPLICATION FOR:

Liquor	$562.50	___	___
Wine by the Drink	$200.00	___	___
Beer by the Drink	$200.00	___	___
Grocery Sale of Wine	$200.00	X	200
Grocery Sale of Beer	$ 50.00	X	50
	Total Amount Due:		250

APPLICATION IS:

___ New License

X Renewal

Applicant Name: Deide Rodriguez

Business Name: Valley Gas, Inc.

Business Address: 209 Main St. S

Mailing Address: Box 4148 Hailey ID 83333

Business Phone: 788-6292

Property Owner (if different from applicant): _

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 Alcohol License (copy attached) and the Blaine County Alcohol License (copy attached)

Deide Rodriguez
Applicant Signature

7-12-18
Date

July 13, 2018
Subscribed and sworn to before me this

12 day of July, 2018.

City Clerk or Designee

SUSAN ALFS
NOTARY PUBLIC
STATE OF IDAHO

12/15/2019

OFFICIAL USE ONLY

State License No. 3732

County License No. 57

City License No. 164

Date Approved by Council ___

Chief of Police Approval ___

CITY OF HAILEY

Alcohol Beverage License

Valley Gas, Inc.

DBA

Hailey Chevron

at

209 Main St. S

for

Grocery Wine
Grocery Beer

This license is valid through August 31, 2019

License No. 164

City Clerk | Mayor | Issue Date

RECEIVED
JUL 16 2018
CITY OF HAILEY

ALCOHOL BEVERAGE LICENSE

APPLICATION FOR:

Liquor	$562.50	___	___
Wine by the Drink	$200.00	___	___
Beer by the Drink	$200.00	___	___
Grocery Sale of Wine	$200.00	X	200
Grocery Sale of Beer	$ 50.00	X	50
	Total Amount Due:		250

APPLICATION IS:

___ New License
X Renewal

Applicant Name: Dave Wendland
Business Name: ~~Uptown Mini Mart~~ BASE CAMP HAILEY
Business Address: 602 Main St. N
Mailing Address: Box 790 Hailey ID 83333
Business Phone: 788-4095
Property Owner (if different from applicant): _____

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 Alcohol License (copy attached) and the Blaine County Alcohol License (copy attached)

Applicant Signature

7/06/18
Date

Subscribed and sworn to before me this
16 day of July, 2018.

City Clerk or Designee

OFFICIAL USE ONLY

State License No. 3506
County License No. 49
City License No. 407
Date Approved by Council _____
Chief of Police Approval _____

CITY OF HAILEY

Alcohol Beverage License

Uptown Mini Mart

DBA

Base Camp Hailey

at

602 Main St. N

for

Grocery Wine
Grocery Beer

This license is valid through August 31, 2019

License No. 407

City Clerk | Mayor | Issue Date

ALCOHOL BEVERAGE LICENSE

RECEIVED
JUL 12 2018
CITY OF HAILEY

APPLICATION FOR:

Liquor	$562.50		
Wine by the Drink	$200.00	X	200
Beer by the Drink	$200.00	X	200
Grocery Sale of Wine	$200.00		
Grocery Sale of Beer	$ 50.00		
	Total Amount Due:		400

APPLICATION IS:

- [ ] New License
- [X] Renewal

Applicant Name: Mike Broman

Business Name: Flip and Pour Inc.

Business Address: 305 Main St. N

Mailing Address: 305 Main St. N Hailey ID 83333

Business Phone: 788-0009

Property Owner (if different from applicant): _____

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 Alcohol License (copy attached) and the Blaine County Alcohol License (copy attached)

Mike Broman
Applicant Signature

7/12/18
Date

Subscribed and sworn to before me this

12 day of July, 2018.

Jessica Matteson
City Clerk or Designee

OFFICIAL USE ONLY

State License No. 3226

County License No. 60

City License No. 427

Date Approved by Council _____

Chief of Police Approval _____

CITY OF HAILEY

Alcohol Beverage License

Flip and Pour Inc.

DBA

Wicked Spud

at

305 Main St. N

for

Wine by Drink
Beer by Drink

This license is valid through August 31, 2019

License No. 427

City Clerk | Mayor | Issue Date

RECEIVED
JUL 13 2018
CITY OF HAILEY

ALCOHOL BEVERAGE LICENSE

APPLICATION FOR:

Liquor	$562.50	___	___
Wine by the Drink	$200.00	X	200-
Beer by the Drink	$200.00	X	200-
Grocery Sale of Wine	$200.00	___	___
Grocery Sale of Beer	$ 50.00	___	___
	Total Amount Due:		400-

APPLICATION IS:

___ New License

X Renewal

Applicant Name: Christine Wilson

Business Name: The Smokey Bone BBQ

Business Address: 315 South Main Street

Mailing Address: PO BOX 2281 Hailey ID 83333

Business Phone: 208-309-2610

Property Owner (if different from applicant): _____

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 Alcohol License (copy attached) and the Blaine County Alcohol License (copy attached)

Applicant Signature

1/12/18
Date

Subscribed and sworn to before me this

13 day of July, 2018.

City Clerk or Designee

OFFICIAL USE ONLY

State License No. 20395

County License No. 42

City License No. 445

Date Approved by Council _____

Chief of Police Approval _____

CITY OF HAILEY

Alcohol Beverage License

The Smokey Bone BBQ

DBA

The Smokey Bone BBQ
at
315 South Main Street
for

Wine by Drink
Beer by Drink

This license is valid through August 31, 2019
License No. 445

City Clerk | Mayor | Issue Date

ALCOHOL BEVERAGE LICENSE

RECEIVED
JUL 11 2018
CITY OF HAILEY

APPLICATION FOR:

Liquor	$562.50		
Wine by the Drink	$200.00	X	200-
Beer by the Drink	$200.00	X	200-
Grocery Sale of Wine	$200.00		
Grocery Sale of Beer	$ 50.00	X	50-
	Total Amount Due:		450-

APPLICATION IS:

_ New License
X Renewal

Applicant Name: Bill Olson

Business Name: Mobile Cycle Repair Inc.

Business Address: 502 Main Street North

Mailing Address: 502 Main Street North Hailey ID 83333

Business Phone: 208-788-9184

Property Owner (if different from applicant): _____

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 Alcohol License (copy attached) and the Blaine County Alcohol License (copy attached)

Bill Olson
Applicant Signature

7/11/18
Date

July 11, 2018
Subscribed and sworn to before me this
11th day of July, 20 18.

City Clerk or Designee
Notary Public

OFFICIAL USE ONLY

State License No. 13265
County License No. 75
City License No. 507
Date Approved by Council _____
Chief of Police Approval _____

CITY OF HAILEY

Alcohol Beverage License

Mobile Cycle Repair Inc.

DBA

Powerhouse

at

502 Main Street North

for

Wine by Drink
Beer by Drink
Grocery Beer

This license is valid through August 31, 2019

License No. 507

City Clerk | Mayor | Issue Date

RECEIVED
JUL 12 2018
CITY OF HAILEY

ALCOHOL BEVERAGE LICENSE

APPLICATION FOR:

Liquor	$562.50		
Wine by the Drink	$200.00	X	200
Beer by the Drink	$200.00	X	200
Grocery Sale of Wine	$200.00		
Grocery Sale of Beer	$ 50.00		
Total Amount Due:			400

APPLICATION IS:

- New License
- X Renewal

Applicant Name: Sergio Marin

Business Name: Chapalitas Grill

Business Address: 200 S. Main Street

Mailing Address: 200 S. Main Street Hailey ID 83333

Business Phone: 208-928-7306

Property Owner (if different from applicant): yes

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 Alcohol License (copy attached) and the Blaine County Alcohol License (copy attached)

Applicant Signature

7-11-2018
Date

Subscribed and sworn to before me this

12 day of July, 2018.

City Clerk or Designee

OFFICIAL USE ONLY

State License No. 7214

County License No. 72

City License No. 1470

Date Approved by Council

Chief of Police Approval

CITY OF HAILEY

Alcohol Beverage License

Chapalitas Grill

DBA

Chapalitas Grill Family Mexican Restaura

at

200 S. Main Street

for

Wine by the Drink
Beer by the Drink

This license is valid through August 31, 2019

License No. 1470

City Clerk | Mayor | Issue Date

ALCOHOL BEVERAGE LICENSE

RECEIVED
JUL 12 2018
CITY OF HAILEY

APPLICATION FOR:

Liquor	$562.50		
Wine by the Drink	$200.00	X	200
Beer by the Drink	$200.00	X	200
Grocery Sale of Wine	$200.00		
Grocery Sale of Beer	$ 50.00		
	Total Amount Due:		400

APPLICATION IS:

- ___ New License
- X Renewal

Applicant Name: Taveesak Chanthasuthisombut

Business Name: Dang LLC

Business Address: 310 Main Street N

Mailing Address: 310 Main Street North Hailey ID 83333

Business Phone: 208-928-7111

Property Owner (if different from applicant): _____

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 Alcohol License (copy attached) and the Blaine County Alcohol License (copy attached)

Applicant Signature

07/12/18
Date

Subscribed and sworn to before me this

12 day of July, 2018.

City Clerk or Designee

OFFICIAL USE ONLY

State License No. 15168

County License No. _____

City License No. 1549

Date Approved by Council _____

Chief of Police Approval _____

CITY OF HAILEY

Alcohol Beverage License

Dang LLC

DBA

Dang's Thai Cuisine Sushi Bar

at

310 Main Street N

for

Wine by Drink
Beer by Drink

This license is valid through August 31, 2019

License No. 1549

City Clerk | Mayor | Issue Date

ALCOHOL BEVERAGE LICENSE

RECEIVED
JUL 13 2018
CITY OF HAILEY

APPLICATION FOR:

Liquor	$562.50	___	_____
Wine by the Drink	$200.00	___	_____
Beer by the Drink	$200.00	___	_____
Grocery Sale of Wine	$200.00	X	200-
Grocery Sale of Beer	$ 50.00	X	50-
	Total Amount Due:		250-

APPLICATION IS:

___ New License
X Renewal

Applicant Name: LLC SUN VALLEY CAR WASH II
Business Name: SUN VALLEY CAR WASH II, LLC
Business Address: 817 SOUTH THIRD AVENUE
Mailing Address: P.O. BOX 6727 KETCHUM ID 83340
Business Phone: 208-720-2860 RENE
Property Owner (if different from applicant): _____

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 Alcohol License (copy attached) and the Blaine County Alcohol License (copy attached)

Applicant Signature

07/06/2018
Date

Subscribed and sworn to before me this
13 day of July, 2018.

City Clerk or Designee

OFFICIAL USE ONLY

State License No. 3719
County License No. 15
City License No. 1578
Date Approved by Council
Chief of Police Approval

CITY OF HAILEY

Alcohol Beverage License

SUN VALLEY CAR WASH II, LL

DBA

VALLEY CAR WASH

at

817 SOUTH THIRD AVENUE

for

Grocery Wine
Grocery Beer

This license is valid through August 31, 2019

License No. 1578

City Clerk | Mayor | Issue Date

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 07/23/18 **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 July 9, 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 JULY 9, 2018
IN THE HAILEY TOWN CENTER MEETING ROOM

The Meeting of the Hailey City Council was called to order at 5:32 P.M. by Mayor Fritz Haemmerle. Present were Council members Colleen Teevin, Kaz Thea, Pat Cooley, and Martha Burke. Staff present included City Attorney Christopher P. Simms, City Administrator Heather Dawson, and City Clerk Mary Cone.

Howie Royal with Blaine County School District spoke and thanked the city for cleaning up after the fireworks around the community campus. It was all clean by 6:15 am the next morning.

Open Session for Public Comments:

CONSENT AGENDA:

CA 258 Motion to ratify the mayor's signature on the 2018 Arbor Day grant accomplishment report ACTION ITEM.....
CA 259 Motion to authorize grant application with Blaine Senior Services Fund Grant in Idaho Community Foundation for potential $1,000 award.....
CA 260 Motion to approve Resolution 2018-071, authorizing grant agreement with Idaho STEM Action Center for "Week of Making" grant for $500 grant award.....
CA 261 Motion to ratify the mayor's signature on Resolution 2018-072, authorizing an Agreement with BLM for use of Old Cutters Park for firefighter staging and camping ACTION ITEM.....
~~CA 262 Motion for reconsideration of two agenda items from the June 25, 2018 meeting, CA238 and CA241 ACTION ITEM.....~~
~~*Reconsideration of CA238 with motion to deny Resolution 2018-067 ratifying the Mayor's signature for purchase of Balmoral Park pavilion from Garrett and Company ACTION ITEM.....*~~
~~*Reconsideration of CA239 with motion to reject bid for 9 curb ramps on Main Street ACTION ITEM .....*~~
CA 263 Motion to accept bid from Skyline Excavation and Grading in the amount of $72,251, to install a Pressure Reducing Station on the Hailey municipal water system, and motion to adopt Resolution 2018-073, authorizing the Council President to sign the Notice of Award and Agreement ACTION ITEM .....
CA 264 Motion to adopt Resolution 2018-074, approving and authorizing the Council President to sign Change Order No. 1 for a net deduct of $16,575.40 for modifications on the Pathways for People – Croy St. and 2nd Ave Project ACTION ITEM .....
CA 265 Findings of Fact Conclusions of Law and Decision regarding the 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 ACTION ITEM .....
CA 266 Motion to approve minutes of June 25, 2018 and to suspend reading of them ACTION ITEM.....
CA 267 Motion to ratify claims for expenses incurred during the month of June 2018 ACTION ITEM .....
CA 268 Motion to approve claims for expenses incurred during the month of June 2018 and claims for expenses due by contract in July, 2018 ACTION ITEM.....

5:32:44 PM CA 262 which contains item CA 239 from a previous meeting – Thea pulls this item she has a question about it.

5:33:02 PM **Burke moved to approve all consent agenda items minus CA 239, seconded by Cooley, motion passed unanimously.**

5:33:29 PM CA 262 (CA 239) – Thea asks about the ITD curb ramps item and rejecting the bids. Dawson responds, we received one bid, for 3 times the amount of the grant, we might not be doing this at all, and we don't want to accept the bid at this time. Dawson added that Yeager has some innovative ideas on solutions here.

5:34:42 PM CA 262 (CA 238) **Burke moves to deny this item, Teevin seconds, motion passed unanimously.**

5:35:34 PM CA 262 (CA 239) – **Motion to reject all bids made by Burke, seconded by Cooley, motion passed unanimously.**

MAYOR'S REMARKS:

5:36:05 PM The Mayor announced that we had a great 4th of July parade, there were tons of horses and great entries, the 4th of July is "Hailey's day" and the best he's seen ever, thank you to staff for all your hard work.

PUBLIC HEARINGS:

PH 269 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

5:37:23 PM Horowitz presents this item. Sidewalk in-lieu fee was paid last week as required. Haemmerle asked when we saw this before? Oct 10,2017 was the date. This was the site of the international church of the Foursquare, church has been moved, now building driveway to back lot.

No public comments.

Cooley5:40:46 PM asks about open-ended final plat process?, how do you feel about it. Mayor Haemmerle, does our ordinance allow this?

5:41:46 PM Thea, thought this was strange.

5:42:03 PM horowitz feels this meets our code right now, we'd need to tighten it up later. Make sure we address this.

5:42:34 PM Haemmerle, does not like approving it conditionally. Must complete this loophole and not have this happen again.

5:43:33 PM Cooley moves to approve final plat with conditions a-i, seconded by ?, passed with roll call vote. Listen

PH 270 *Consideration of a recommendation by the Planning and Zoning Commission regarding a Planned Unit Development (PUD) Application for Blaine Manor Senior Community by ARCH Community Housing Trust, represented by Galena Engineering, on behalf of Blaine County, located at 706 S Main (Lot 3, Block 1, Hailey Townsite), for thirty (30) senior housing units on one (1) newly created lot, and consideration of Resolution 2018- ___, a resolution authorizing a PUD Development Agreement. The project will consist of:*

- *Parking-under a two story building*
- *Fourteen (14) two (2) bedroom units*
- *Sixteen (16) one (1) bedroom units*
- *Common area on the first floor, total of 4,442 square foot*
- *Open Space for resident use*

A PUD is requested to allow the applicant to cluster a portion of the total allowable residential site density of 54 units on to a newly created parcel, Lot 1, Block 1. 30 units will be clustered on Lot 1 Block 1. Lot 1 Block 2 is not proposed for development at this time ACTION ITEM

5:44:14 PM Horowitz there are 3 separate agenda items for ARCH on tonight's agenda. Haemmerle, what are the 3 items? Horowitz, first is the PUD, not increased density, but clustering the units together, condition 53 units total. 2nd application, subdivision to split property out, 3rd is a street vacation for part of Maple Street. Since last meeting, staff feels the alley needs to be uniform and this will push the ARCH building back, the City would be retaining 26' and vacating to both adjacent property owners. Simms noted that the end of Maple street was vacated long ago. Horowitz added it was vacated in 1959 when deeded land to school district with a reversionary clause that if the school district no longer used this land as a school use it would revert back to the City of Hailey.

Michele Griffith to speak on items. 5:48:30 PM ARCH community housing trust, development team member, Mark, you may remember him with the River Street housing project. And also Samantha Stahlnecker, Griffith thanked the county too on the tight timeline, financing for this building is competitive, applications are due to the state in august, zoning must be in place prior to the application. City of Hailey staff, thank you and to the URA, many thanks to all of them. The former Blaine Manor site has been attractive to ARCH for awhile. Our original thought is that we'd access the building from Maple street, but the city desired a different configuration. The URA stepped up and agreed to finance a portion of the parking. Over 50 households on the list, waiting for affordable housing. The building will be longer and will be slightly different in color. The inside will be very similiar to River Street housing apartments. There is still a pointing system, must have 3 market rate units in Hailey, this will serve the community well, 30% ami here and River street was 40% ami. We will add more bike storage in these units. For the most part we are pleased with River Street, and are trying to do it again.

5:54:50 PM Haemmerle asked, is that an alley? Griffith, a private entity should not maintain a public parking area. 5:55:41 PM Horowitz this was an alley, platted at 36 feet wide, and is large

enough to become a private street. 5:56:29 PM Haemmerle until then we will maintain it? Horowitz, yes.

5:57:24 PM Thea, are there a broad range of rents? Griffith, very broad up to market rates. ARCH has to designate a certain number of units in each category. Of the 30 units, 3 are market rate. One is a manager rate which is rent free. Haemmerle, asked what the turnover is? Griffith, people don't move out. Registration for these units should be done at Blaine County Housing Authority, Griffith stated. Burke, this is great. Thea would love to see River Street apartments. Griffith responds, there are no units you can see, as they are full, you can see the community spaces though. Design Review is complete.

6:02:26 PM Haemmerle, would love to see brighter colors, splash more vibrancy.

6:04:13 PM Simms mentions that the county is represented tonight, Angenie might want to speak.

6:04:23 PM Angenie McCleary is present as is Tom Bergin. McCleary speaks, she is excited about this project, she wants to see the highest and best use of this property. Haemmerle asked are you donating the property? McCleary, the county is donating the property that ARCH will build on.
6:05:30 PM Griffith responds the application scoring process is very competitive with very objective criteria, Hailey support letter is important, but doesn't help with the points. You can get points for different things, income categories that you serve, proximity to city services, points for donated value of property that gave us 10 points.

6:07:07 PM Haemmerle asks, what happens if you don't get it? Griffith, it depends, may ask to resurrect PUD? Go to state housing area? Haemmerle asks how long are you waiting for this project? McCleary, suggests give it until November, approve this subject to financing and PUD process. What if PUD goes through but then no financing, then what, Haemmerle asks? McCleary responds. Haemmerle applauds county for this

Public comments:

6:11:13 PM Peter Lobb, great project, great place for it. Really like this because most residents won't drive. Question about vetting process? Lobb asks, he knows low income folks with lots of net worth who move into these places?

6:12:24 PM Tony Evans with the Idaho Mountain Express speaks, he has heard that many people moved here from outside the area, to move into River street apartments. Is there any priority given to locals? Not a city managed project.

Michelle Griffith, there are both income and asset tests to qualify for living in this housing. No one should think that wealthy individuals are not living here. Griffith does not know where the residents are originally from. Federal funding dictates the process and that information is confidential.

6:15:06 PM McCleary would like the county and city and senior connection to write letters of support.
Griffith apps due August 21st, will be putting those together soon. We are handicapped in Blaine County, as folks outside think everyone here owns their own jet.

6:17:51 PM Horowitz 15' strip dedicated to City of Hailey based on condition of approval, as the county has not yet met on this item. Simms adds, it would be appropriate to make the street vacation contingent on the rest of the project. Can we make the PUD conditional? Simms, we can. And asks, when to do the street vacation?
6:20:25 PM Teevin likes the idea of conditional PUD street vacation. Teevin why can't we put a timeline on this? Horowitz explains, maybe put 2-3 years on the timeline. Teevin would be in favor of that timeframe. Griffith adds, maybe tie it to the street vacation. Haemmerle doesn't want to see this take a long time either.
6:24:47 PM McCleary that topic would cover the county's anticipated next conversation. They are not looking for a long drawn out project. Griffith, only have 1 grant funding opportunity per year. If we don't get funded, then she will have the criteria revised.
6:26:30 PM Horowitz reads proposed language, #3 this PUD is contingent on financing being procured in 2 years or funding cycle. McCleary, says 3 years seems reasonable.
6:28:00 PM Teevin asks, when is an appropriate time and place to discuss the scooter park? Thea asked also. Haemmerle, this is a 3rd party conversation when ARCH application is in front of us today. They county has not discussed this in depth. Burke, these are 2 separate issues, housing and a park.

6:30:18 PM McCleary asks a question on the strip of land by the Ice house property, conditioning county for land swap? Simms, the PUD condition of approval. McCleary, didn't understand this was part of this application. Simms, the PUD must be in whole. Horowitz, if council wants to remove this parcel. Haemmerle restates, would find it gracious if county would donate this land. Haemmerle, but don't make this as a condition of approval.

6:34:11 PM Tom Bergin, raises a question of timing? Does council have a follow up opportunity before ARCH's application is due. Haemmerle this could be a problem. It would benefit Hailey to know what the county wants to do.
Cooley this is not a deal breaker to him. Burke this is not a deal breaker, she wants to move forward with this application.

6:36:27 PM **Burke moves to approve the ARCH PUD Development Agreement, minus the strip of land, with conditions 1-4, Horowitz suggests on condition 4 "...shall be deleted unless otherwise approved by the county commissioners", seconded by Thea, Horowitz suggests need to add a Resolution with the motion, Burke adds Resolution number 2018-075, Cooley seconds the amended motion, motion approved unanimously.**

PH 271 Consideration of a recommendation by the Planning and Zoning Commission regarding a Preliminary Plat Application, titled Blaine Manor Subdivision, for the Blaine Manor Senior Community, represented by ARCH Community Housing Trust, on behalf of Blaine County, located at 706 S Main (Lot 3, Block 1, Hailey Townsite), is resubdivided into two (2) lots. The total size of property is 119,354.4 square feet (2.74 Acres) Lot 1, Block 1 (ARCH parcel is

proposed to be 35,901 square feet). Lot 1 Block 2 is 89,265 square feet. This project is located in the Business (B) Zoning District ACTION ITEM

6:38:50 PM Horowitz, the county had made some comments after the last meeting those plat notes are shown in yellow. Samantha will review those notes. Samantha Stahlnecker with Galena Engineering presents, #2 note: originally was lots 1 and 2 lots, now they are lot 1 block 1 and lot 1 block 2. The development agreement only refers to lot 3 block 1 of Wertheimer park subdivision, we still think this needs to be addressed on the plat. Note 3, this zone is Business, not Limited Business. And adjusted note number 7, revised to add in the "owner of Lot 1 block 2" remainder of parcel owner, would have the right to change the alley to a private road. If converted to a private street the maintenance of the road would not fall on owner of property lot 1 block 1 (ARCH) but would be on owner of lot 1 block 2 owner. Note 8, revised prohibit further widening of road, "allowed, within the alley, adjacent to lot 1 block 1. Horowitz, but reserve the right if the county develops the remainder as commercial, you would want that part paved.

No Public comments:

6:43:11 PM Cooley asks if we can add same conditions on time to this? Horowitz, said we will add same timeframe conditions to this plat. Cooley, should we have 3 years or tie it to the project. Haemmerle, wouldn't mind 3 years timeframe.

Teevin would like to see some xeriscaping in the project.

6:44:11 PM Griffith responds to the xeriscaping comment. Haemmerle comments, Planning and Zoning design review decisions are final unless someone appeals them. We have a voluntary xeriscaping program in Hailey.

Discussion ensues around getting involved in some processes with water conservation.

6:47:19 PM **Burke moves to approve preliminary plat with conditions A-N, seconded by Thea, passed with roll call vote, Thea, yes. Cooley, yes. Burke, yes. Teevin, yes.**

PH 272 *Consideration of a recommendation by the Planning and Zoning Commission regarding a City-initiated Street Vacation to vacate certain sections of City Right-of-Way along W. Maple Street east of the alley, thereby reducing the City of Right-of-Way from 100' to 26'. The section proposed for vacation is as follows, "Wherein two 37-foot wide strips of Maple Street, one of which is adjacent to Lot 10, Block 4, Hailey Townsite, and one of which is adjacent to Wertheimer Park, Lot 3, Block 1, is being proposed for vacation within Sections 9 and 16, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho." ACTION ITEM*

6:48:12 PM Horowitz this is a staff-initiated application, to accompany the 2 previous items, we want to be able to align – match the old Townsite in this area. Staff has spoken with school district and other property owner adjacent and they have no problem with this action. In terms of timing, we need an ordinance (and quitclaim deed), and based on your previous discussions we should possibly post pone this decision until final plat and this project is moving forward.

Concept is to retain 26 feet of this area so that there could be a street in the future, 37 feet given to ARCH and 37 feet to other property owner at same time.

Haemmerle wants staff to come back with ordinance and deed later.

No public comments.

6:51:21 PM **Burke moves to come back with ordinance (and Quitclaim deed), Cooley seconds, motion passed with roll call vote, Teevin yes. Burke, yes. Cooley, yes. Thea, yes.**

6:52:35 PM McCleary, wants the county to discuss the project fully as it is presented, with the proposed skatepark area, and at 11:15 tomorrow is the public hearing at county. Haemmerle, thanked the county for considering this land for public purposes, applaud you for that.

PH 273 City Initiated text amendment to Hailey Municipal Code Title 15, Buildings and Construction Chapter 15.04, Standard Specifications to modify references and Chapter 15.08, Adoption of Codes to repeal the 2012 International Building Code and 2012 International Residential Code and replace with the 2015 International Building Code (IBC) and 2015 International Residential Code (IRC). ACTION ITEM.....(No packet materials) will be continued to August 13, 2018

6:53:26 PM staff is asking to continue this to next meeting.

6:54:21 PM **Burke moves to continue this item to August 13th, Teevin seconds. Motion passed unanimously.**

PH 274 Consideration of Ordinance No._____, amending Chapter 13.02 and 13.04 of the Hailey Municipal Code, to establish methods of calculating water user fees and water connection fees for community irrigation systems ACTION ITEM

6:54:42 PM Haemmerle wants Brian Yeager to be present for this discussion.

6:55:40 PM Dawson explains the community irrigation system set up. This amends the current ordinance, so that a developer does not have to pay connection fees twice.

6:57:55 PM Jeff Gunter adds comment on water rights watering versus potable water and odd even watering and the challenges around the City's watering ordinance.

6:58:47 PM Brian Yeager connects to the meeting via phone. Dawson asks Yeager, what is more expensive? Developer connection, surface water connection vs. city water system connection – which connection fee is cheaper? Yeager, if this ordinance passed, then only would be 1 connection fee for city (potable water connection). Cooley asks why is Hailey charging a fee to the community water system to a developer who owns the water right? Yeager responds, connection of 4 inch is 25 times the price of a ¾" and approx. $109,000.
7:01:15 PM Haemmerle, these users are going to be on our system without paying a fee? Yeager responds, the potable connection would be the same. Yeager, they will pay the same fee, for the

¾ inch connection as anyone else in town. If they choose to use the community irrigation system for the first few months, tail end of season, they will still connect to the system. Haemmerle, they are not paying the same usage rates? Yeager, they are paying same usage fees for potable water. Yeager, the connection fee is paid by user from main line, even if they never use the community water system. The monthly user fee for potable, would be metered and assessed to the HOA, user fee comparable to multi-family housing code. Haemmerle, no added benefit to other city users. Yeager, benefit is keeping them off of the city system for as long as possible.

Public comments

7:06:37 PM Bob MacLeod Hailey resident speaks. Some lots are bigger than others, are all users averaged? Cooley responds, HOA could install a sub-meter to fairly assess to users.

Burke, the equality is a concern.

Haemmerle, is this reflective in the HOA? Yeager, the HOA, it may be inequitable, but HOA could be asked to amend. Or maybe submeter. Yeager further comments. Trying to keep surface water rights in play, don't want to duplicate charge them.

7:11:25 PM **Burke moves to adopt Ordinance No. 1237 read by title only, conduct the 1st reading, seconded by Cooley, motion passed with roll call vote. Burke, yes. Cooley, yes. Teevin, yes.Thea, yes.**

7:11:56 PM **Mayor Haemmerle conducts the 1st Reading of Ordinance No. 1237, by title only.**

PH 275 Consideration of FY2019 Budget, with motion to adopt tentative budget, with instruction to notice the not-to-exceed amount for a public hearing on August 13, 2018 ACTION ITEM

7:12:48 PM Mayor suggests that we put it at top of next agenda, recommend continue this to next meeting and ask for public to comment.

Public comments

7:13:50 PM Peter Lobb, doesn't seem like anyone is interested in this item because it is their money. Lobb has a problem with the 3%, would you just do that too? Lobb recommends, try to take some fat out of budget, reduce by 3 – 4% and not just taking 3% every year. We have to cover inflation, if we don't people don't get raises? Lobb, encourages to look at this again. This is council's responsibility. Lobb would like to hear why the 3% is justifiable.

7:17:09 PM Haemmerle asks what is the dollar amount of the 3%? Dawson, answers, $85,000 is salary.

7:17:57 PM Haemmerle appreciates Lobb's comments and thanks him for commenting on this item. Haemmerle, in this process, he has begged the community to comment if they have a problem with anything on the budget. It is the duty of council to set the budget. It is the duty of

the public to come in state their name, in their responsible way to state their comments. Written or verbal comments are always encouraged. Haemmerle thanked Lobb for his comments again. It is less than an honorable way to comment under an alias name on a blog for the newspaper, and not come forward to this board to comment directly to us.

7:19:30 PM Tony Evans agrees with Haemmerle and feels it is cowardly to comment anonymously online at the paper. The paper's publishing board feels it is free speech issue. Evans feels that if there was a way to name people, it would be a better process.

Haemmerle, he wrote this budget, he stands behind this budget. Free speech is great, put your name behind it though. Those comments create incivility in our community.

7:21:34 PM Tony Evans, wrote an article about this subject, called "peanut gallery." Evans encourages people to write a letter to the editor, these are his personal views not representative of the paper.

Haemmerle would be more than happy to write a letter to the editor.

7:23:10 PM Evans comments again about a picture of a Hailey citizen hanging on the council chamber back wall, who owned the local paper many years ago. In response to some articles that were not liked, he was shot in the groin one, caned a few times in the street. People express themselves directly and immediately. Anonymous comments are not made in person and are indirect.

Haemmerle decided to run for office because he used to comment from the public seat. Haemmerle wants to set this for next meeting.

7:24:32 PM Teevin asks about a state law, 3% can be rolled over if not used. Dawson, commented it is "foregone amount" There were some changes making it more difficult to collect within 3 years, if it gets applied to a future budget amount. Prior to the 3% increase, we could take a 5% increase. Legislature put the cap on 3% about 15 years ago.

7:26:51 PM Haemmerle reminds council that this adds $85,000 to a $13.63 million dollar budget and would forego any raises, feel free to do as you wish.

7:27:14 PM Burke comments, everything we do is public health and public safety. The word "fat" in our budget is a non-starter and is not correct. This is how we keep employees, remove snow and keep up our buildings. After setting the budget, we then must see that every dollar we spend, is spent wisely.

Haemmerle adds, and in order to make these dollars work, we have to do such things as clean the property (as the school district asked) by 6:30 am. We sent those guys out in the middle of the night to complete the task and then we gave them the next day off. Those are the kinds of things that we have to do to make things work. Because we don't have a lot of money to pay overtime, so we need to do this to keep employees and keep them happy.

Burke, we must let them know that we respect the job they do. We respect them as people.

7:29:11 PM Thea, wants to continue to do projects and doesn't see a lot of fat. In order to keep this community vibrant, attractive, positive, we need this.

Burke we have many volunteers on our boards.

Thea should we comment on funding amounts. Haemmerle, this is your decision.

Cooley would like to discuss this next time, he has some questions for Dawson.

7:31:17 PM Dawson, on July 23rd you can discuss and adopt a not to exceed budget.

7:32:10 PM Thea asked a clarifying question. Haemmerle, Mountain Rides and others agencies are same as last year, you have the decision.

Thea what about a levy? Can we do it in November? Dawson nodded yes.

Teevin asked about floodplain discussions, people. Haemmerle, those decisions are up to those homeowners to put together an LID.

7:34:31 PM Simms, there are ongoing discussions with staff regarding the flooding areas and their desire for LID funding.

7:35:22 PM **Cooley moves to continue this to 7/23/18, seconded by Burke, motion passed unanimously.**

OLD BUSINESS:

OB 276 3rd reading of Ordinance No. 1235, a recommendation by the Hailey Planning and Zoning Commission for a Zone Change Application by William L. Pierpoint and George Kirk, for an amendment to the City of Hailey Zoning District Map. Proposed changes would rezone Lots 1A, 1B, 1C, 1D, 1E and 2, Block 4, Airport West Subdivision (1290 -1311 Citation Way and 1351 - 1451 Aviation Drive), from Service Commercial Industrial Sales & Offices (SCI-SO) to Service Commercial Industrial (SCI-I) ACTION ITEM

7:36:28 PM **Burke moves to approve Ordinance No. 1235 authorize the 3rd reading by title only and authorize the Mayor to sign, seconded by Cooley, motion passed with roll call vote. Burke, yes. Cooley, yes. Thea, yes. Teevin, yes.**

Mayor Haemmerle conducts the 3rd Reading of Ordinance No. 1235, by title only.

STAFF REPORTS:

No staff reports offered.

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

7:37:34 PM **Burke moves to go into Executive Session to discuss** Real Property Acquisition (IC 74-206(1)(c)), **seconded by Cooley, motion passed with roll call vote. Teevin, yes. Burke, yes. Cooley, yes. Thea, yes.**

Mayor Haemmerle and council came out of Executive Session.

8:01:45 PM **Burke moves to adjourn meeting, Cooley seconds, motion passed unanimously.**

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 07/25/2018 **DEPARTMENT:** Finance & Records **DEPT. HEAD SIGNATURE:** MHC

SUBJECT

Council Ratification of Claims costs incurred during the month of 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

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RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

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

FOLLOW UP NOTES:

Report Criteria:
Computed checks included
Manual checks included
Supplemental checks included
Termination checks included
Transmittal checks included
Void checks included

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07/05/2018	CDPT		0	REGENCE BLUE SHIELD	3	2,815.46-
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Report Criteria:

Computed checks included
Manual checks included
Supplemental checks included
Termination checks included
Transmittal checks included
Void checks included

Report Criteria:
- Computed checks included
- Manual checks included
- Supplemental checks included
- Termination checks included
- Transmittal checks included
- Void checks included

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06/21/2018	PC	06/28/2018	62873	PECK, TODD DAVID	8167	1,572.47-
06/21/2018	PC	06/28/2018	62870	MUNOZ, ANTONIO	8068	1,691.19-
06/21/2018	PC	06/28/2018	62869	LEOS, CHRISTINA M	8012	1,534.75-
06/21/2018	PC	06/28/2018	62853	FERRER, JANET T	1008090	710.24-
06/21/2018	PC	06/28/2018	62878	YEAGER, BRIAN D	8107	2,119.06-
06/21/2018	PC	06/28/2018	62877	MARES, MARIA C	8251	996.30-
06/21/2018	PC	06/28/2018	62880	JOHNSTON, JAIMEY P	8243	1,390.12-
06/21/2018	PC	06/28/2018	62881	SCHWARZ, STEPHEN K	8226	1,891.54-
06/21/2018	PC	06/28/2018	62883	WEST III, KINGSTON R	8234	1,107.23-
06/21/2018	PC	06/28/2018	62882	TURNER, TERRY	8050	1,284.91-
06/21/2018	PC	06/28/2018	62879	DOMKE, RODNEY F	8097	1,361.80-
06/21/2018	PC	06/28/2018	62884	AMBRIZ, JOSE L	7023	1,422.57-
06/21/2018	PC	06/28/2018	62887	PARKER, ROGER G	7041	1,787.53-
06/21/2018	PC	06/28/2018	62888	SHOTSWELL, DAVE O	7044	1,106.15-
06/21/2018	PC	06/28/2018	62885	HOLYOAK, STEVEN R	8036	1,359.83-
06/21/2018	PC	06/28/2018	62886	PARKER, MICHAEL J	8506	1,099.32-
06/21/2018	PC	06/28/2018	62890	ELLSWORTH, BRYSON	8285	1,478.02-
06/21/2018	PC	06/28/2018	62893	VINCENT, BRIAN A	8071	1,497.80-
06/21/2018	PC	06/28/2018	62891	HOLTZEN, KURTIS L	8072	1,257.59-
06/21/2018	PC	06/28/2018	62892	SAVAGE, JAMES L	8204	1,236.96-
06/21/2018	PC	06/28/2018	62889	BALIS, MARVIN C.	8225	1,533.94-
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06/21/2018	CDPT	06/28/2018	42787	REGENCE BLUE SHIELD	3	28,035.51-
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06/21/2018	CDPT	06/28/2018	63020	PERSI	7	3,519.55-
06/21/2018	CDPT	06/28/2018	63020	PERSI	7	4,908.85-
06/21/2018	CDPT	06/28/2018	63020	PERSI	7	3,258.21-
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06/21/2018	CDPT	06/28/2018	63020	PERSI	7	318.93-
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06/21/2018	CDPT	06/28/2018	63019	MOUNTAIN WEST BANK	8	1,721.77-
06/21/2018	CDPT	06/28/2018	63019	MOUNTAIN WEST BANK	8	1,721.77-
06/21/2018	CDPT	06/28/2018	63019	MOUNTAIN WEST BANK	8	8,102.18-
06/21/2018	CDPT	06/28/2018	42785	IDAHO STATE TAX COMM	9	4,616.00-
06/21/2018	CDPT	06/28/2018	42783	CHILD SUPPORT RECEIP	10	210.00-
06/21/2018	CDPT	06/28/2018	42783	CHILD SUPPORT RECEIP	10	219.24-
06/21/2018	CDPT	06/28/2018	42783	CHILD SUPPORT RECEIP	10	52.44-
06/21/2018	CDPT	06/28/2018	63018	A.W. REHN & ASSOCIATE	21	1,594.62-
06/21/2018	CDPT	06/28/2018	42788	VSP	26	104.34-
06/21/2018	CDPT	06/28/2018	42788	VSP	26	462.57-
06/21/2018	CDPT	06/28/2018	42787	REGENCE BLUE SHIELD	3	3,963.00-

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
06/21/2018	CDPT	06/28/2018	42787	REGENCE BLUE SHIELD	3	237.92
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06/21/2018	CDPT	06/28/2018	42784	DELTA DENTAL PLAN OF	2	49.70
06/21/2018	CDPT	06/28/2018	42788	VSP	26	2.72-
Grand Totals:			110			181,926.04-

Report Criteria:
- Computed checks included
- Manual checks included
- Supplemental checks included
- Termination checks included
- Transmittal checks included
- Void checks included

Report Criteria:
Computed checks included
Manual checks included
Supplemental checks included
Termination checks included
Transmittal checks included
Void checks included

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
06/07/2018	PC	06/14/2018	61424	STOKES, BECKY	8013	1,677.29-
06/07/2018	PC	06/14/2018	61421	DAWSON, HEATHER M	8014	1,803.26-
06/07/2018	PC	06/14/2018	61418	ANDERSON, TRACY	8021	1,120.83-
06/07/2018	PC	06/14/2018	61419	ARELLANO, NANCY	8005	1,015.80-
06/07/2018	PC	06/14/2018	61420	CONE, MARY M HILL	8009	1,159.78-
06/07/2018	PC	06/14/2018	61423	MATTESON, JONNA C	8057	1,233.69-
06/07/2018	PC	06/14/2018	61422	LILES, MELODY M	8100	387.87-
06/07/2018	PC	06/14/2018	61428	PARKER, JESSICA L	8111	1,038.70-
06/07/2018	PC	06/14/2018	61426	DAVIS, ROBYN K	8060	1,169.04-
06/07/2018	PC	06/14/2018	61427	HOROWITZ, LISA	8049	1,718.62-
06/07/2018	PC	06/14/2018	61425	BUNDY, REBECCA F	8098	69.26-
06/07/2018	PC	06/14/2018	61437	HOOVER, JAMES T	9002	31.40-
06/07/2018	PC	06/14/2018	61442	REAY, PATRICIA L	9005	446.05-
06/07/2018	PC	06/14/2018	61431	BOATMAN, MICHAEL L	9006	42.25-
06/07/2018	PC	06/14/2018	61439	LOHRKE, CONNOR W	9008	14.08-
06/07/2018	PC	06/14/2018	61440	MURPHY, JOSHUA Z	9011	14.08-
06/07/2018	PC	06/14/2018	61435	GRIFFITH, ERIN S	9014	223.25-
06/07/2018	PC	06/14/2018	61432	CHANEY, JACOB A	9015	302.82-
06/07/2018	PC	06/14/2018	61443	STOCKING, WINDI G	9023	106.00-
06/07/2018	PC	06/14/2018	61438	KNOX III, RUSSELL B	9024	191.62-
06/07/2018	PC	06/14/2018	61430	BALEDGE, MICHAEL S	9054	1,769.25-
06/07/2018	PC	06/14/2018	61444	SWANSON, ROBERT E.	9067	30.01-
06/07/2018	PC	06/14/2018	61433	EMERICK, DANIELLE A	9081	432.85-
06/07/2018	PC	06/14/2018	61436	HEITZMAN, KRISTY L	9103	690.37-
06/07/2018	PC	06/14/2018	61441	PALLAS, MARTIN	9111	698.60-
06/07/2018	PC	06/14/2018	61445	VINCENT, BRIAN A	9113	44.32-
06/07/2018	PC	06/14/2018	61446	WARD, CASEY R	9099	198.59-
06/07/2018	PC	06/14/2018	61434	ERVIN, CHRISTIAN C	8185	1,081.29-
06/07/2018	PC	06/14/2018	61429	ABERBACH, CRAIG S	8175	2,664.02-
06/07/2018	PC	06/14/2018	61451	THEA, KAREN J	8106	627.25-
06/07/2018	PC	06/14/2018	61447	BURKE, MARTHA	8074	726.25-
06/07/2018	PC	06/14/2018	61449	HAEMMERLE, FRITZ X.	8076	1,711.20-
06/07/2018	PC	06/14/2018	61448	COOLEY, PATRICK L	8079	227.25-
06/07/2018	PC	06/14/2018	61450	TEEVIN, COLLEEN E	8081	706.44-
06/07/2018	PC	06/14/2018	61461	MORALES, TRACI RAE	8089	345.10-
06/07/2018	PC	06/14/2018	61452	COLVILL, LEA N	8092	658.21-
06/07/2018	PC	06/14/2018	61462	PRIMROSE, LAURA A	8102	930.70-
06/07/2018	PC	06/14/2018	61454	DOLCE, DEIDRE	8113	278.55-
06/07/2018	PC	06/14/2018	61458	GRIGSBY, MICHAL J	8114	308.02-
06/07/2018	PC	06/14/2018	61460	MILLS, CAITLYN A	8061	831.86-
06/07/2018	PC	06/14/2018	61459	JOHNSTON, JEAN H	1008259	2,152.95-
06/07/2018	PC	06/14/2018	61457	GELSKEY, LEANN R	8262	1,520.10-
06/07/2018	PC	06/14/2018	61455	DREWIEN, LYNETTE	8271	1,004.27-
06/07/2018	PC	06/14/2018	61453	CROTTY, JOSHUA	8283	854.99-
06/07/2018	PC	06/14/2018	61468	REYES, ANTONIO	8238	1,041.55-
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06/07/2018	PC	06/14/2018	42777	LaPOINTE, JAMES	8116	416.47-
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Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
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06/07/2018	PC	06/14/2018	61482	WALLACE, SHAWNA R	8108	1,709.44-
06/07/2018	PC	06/14/2018	61477	MURPHY, JARED J	8109	1,676.11-
06/07/2018	PC	06/14/2018	61473	GELSKEY, BRAD S	8002	1,541.93-
06/07/2018	PC	06/14/2018	61478	ORNELAS, MANUEL G.	8180	1,829.45-
06/07/2018	PC	06/14/2018	61469	BAIRD, JACY DAVE	8183	1,518.53-
06/07/2018	PC	06/14/2018	61472	ENGLAND, STEVE J	8143	2,121.20-
06/07/2018	PC	06/14/2018	61474	GUNTER, JEFF M	8148	2,398.27-
06/07/2018	PC	06/14/2018	61481	STELLERS, DAVID J	8160	2,209.48-
06/07/2018	PC	06/14/2018	61470	COX, CHARLES F	8161	1,740.05-
06/07/2018	PC	06/14/2018	61480	SHELAMER, MICHAEL S	8163	1,523.68-
06/07/2018	PC	06/14/2018	61479	PECK, TODD DAVID	8167	1,501.67-
06/07/2018	PC	06/14/2018	61476	MUNOZ, ANTONIO	8068	1,551.14-
06/07/2018	PC	06/14/2018	61475	LEOS, CHRISTINA M	8012	1,534.75-
06/07/2018	PC	06/14/2018	61471	DOUTHIT, NATHAN S	8188	1,190.12-
06/07/2018	PC	06/14/2018	61483	MARES, MARIA C	8251	996.30-
06/07/2018	PC	06/14/2018	61484	YEAGER, BRIAN D	8107	2,119.07-
06/07/2018	PC	06/14/2018	61456	FERRER, JANET T	1008090	1,064.96-
06/07/2018	PC	06/14/2018	61485	DOMKE, RODNEY F	8097	1,361.80-
06/07/2018	PC	06/14/2018	61488	TURNER, TERRY	8050	1,284.91-
06/07/2018	PC	06/14/2018	61486	JOHNSTON, JAIMEY P	8243	1,390.12-
06/07/2018	PC	06/14/2018	61487	SCHWARZ, STEPHEN K	8226	1,891.54-
06/07/2018	PC	06/14/2018	61489	WEST III, KINGSTON R	8234	1,327.76-
06/07/2018	PC	06/14/2018	61465	GOMEZ CARRILLO, LUIS	8205	10.64-
06/07/2018	PC	06/14/2018	61492	PARKER, MICHAEL J	8506	1,099.32-
06/07/2018	PC	06/14/2018	61491	HOLYOAK, STEVEN R	8036	1,359.83-
06/07/2018	PC	06/14/2018	61490	AMBRIZ, JOSE L	7023	1,422.57-
06/07/2018	PC	06/14/2018	61493	PARKER, ROGER G	7041	1,787.52-
06/07/2018	PC	06/14/2018	61494	SHOTSWELL, DAVE O	7044	1,106.13-
06/07/2018	PC	06/14/2018	61499	VINCENT, BRIAN A	8071	1,146.38-
06/07/2018	PC	06/14/2018	61497	HOLTZEN, KURTIS L	8072	1,158.58-
06/07/2018	PC	06/14/2018	61498	SAVAGE, JAMES L	8204	1,137.70-
06/07/2018	PC	06/14/2018	61495	BALIS, MARVIN C.	8225	1,533.93-
06/07/2018	PC	06/14/2018	61496	ELLSWORTH, BRYSON	8285	1,309.77-
06/07/2018	CDPT	06/28/2018	42782	AFLAC	1	448.75-
06/07/2018	CDPT	06/28/2018	42782	AFLAC	1	101.39-
06/07/2018	CDPT	06/28/2018	42784	DELTA DENTAL PLAN OF	2	831.75-
06/07/2018	CDPT	06/28/2018	42784	DELTA DENTAL PLAN OF	2	49.70-
06/07/2018	CDPT	06/28/2018	42787	REGENCE BLUE SHIELD	3	2,661.94-
06/07/2018	CDPT	06/28/2018	42786	NCPERS GROUP LIFE IN	6	112.00-
06/07/2018	CDPT	06/11/2018	2202209	PERSI	7	5,135.28-
06/07/2018	CDPT	06/11/2018	2202209	PERSI	7	8,561.31-
06/07/2018	CDPT	06/11/2018	2202209	PERSI	7	3,540.49-
06/07/2018	CDPT	06/11/2018	2202209	PERSI	7	4,938.05-
06/07/2018	CDPT	06/11/2018	2202209	PERSI	7	3,746.69-
06/07/2018	CDPT	06/11/2018	2202209	PERSI	7	173.62-
06/07/2018	CDPT	06/11/2018	2202209	PERSI	7	318.93-
06/07/2018	CDPT	06/11/2018	2202209	PERSI	7	134.03-
06/07/2018	CDPT	06/11/2018	2202209	MOUNTAIN WEST BANK	8	7,776.86-
06/07/2018	CDPT	06/11/2018	2202209	MOUNTAIN WEST BANK	8	7,776.86-
06/07/2018	CDPT	06/11/2018	2202209	MOUNTAIN WEST BANK	8	1,818.80-
06/07/2018	CDPT	06/11/2018	2202209	MOUNTAIN WEST BANK	8	1,818.80-
06/07/2018	CDPT	06/11/2018	2202209	MOUNTAIN WEST BANK	8	8,499.10-
06/07/2018	CDPT	06/28/2018	42785	IDAHO STATE TAX COMM	9	4,709.00-
06/07/2018	CDPT	06/11/2018	42778	CHILD SUPPORT RECEIP	10	210.00-
06/07/2018	CDPT	06/11/2018	42778	CHILD SUPPORT RECEIP	10	219.24-

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
06/07/2018	CDPT	06/11/2018	42778	CHILD SUPPORT RECEIP	10	203.90-
06/07/2018	CDPT	06/11/2018	2202209	A.W. REHN & ASSOCIATE	21	1,257.12-
06/07/2018	CDPT	06/28/2018	42788	VSP	26	107.06-
Grand Totals:			109			154,168.95-

Report Criteria:

Computed checks included
Manual checks included
Supplemental checks included
Termination checks included
Transmittal checks included
Void checks included

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
1913 AMAZON CAPITAL SERVICES										
11M1-	1	11M1-W6JY-GCDH LIBRARY CROCHET HOOKS	Invoice	07/09/2018	07/25/2018	37.74	37.74	100-45-41549	18.45.0005.1	718
1FDV-3	1	2017 Dellaview Flood/Net Fencing ties for Tennis Cou	Invoice	06/29/2018	07/25/2018	44.97	44.97	100-50-41403	17.40.0002.1	718
1J1R-	1	1J1R-WTRG-PPL6 LIBRARY SUPPLIES & PRESCH	Invoice	07/08/2018	07/25/2018	133.93	133.93	100-45-41215		718
1JD4-X	1	2017 Dellaview Flood/Net Fencing for Tennis Courts x	Invoice	07/02/2018	07/25/2018	950.36	950.36	100-50-41403	17.40.0002.1	718
Total 1913 AMAZON CAPITAL SERVICES:						1,167.00	1,167.00			
375 ATKINSON'S MARKET										
5/7/18	1	WATERS FOR EVENT	Invoice	05/07/2018	07/25/2018	32.28	32.28	100-25-41215		718
Total 375 ATKINSON'S MARKET :						32.28	32.28			
6097 BEST WESTERN BLACKFOOT INN										
2155	1	TODD PECK- TRAINING	Invoice	03/23/2018	07/25/2018	449.95	449.95	100-25-41724		718
Total 6097 BEST WESTERN BLACKFOOT INN:						449.95	449.95			
44991 BLAINE COUNTY HOUSING AUTH.										
FY 18 4	1	4th Quarter Fiscal year 2018	Invoice	07/10/2018	07/23/2018	750.00	750.00	100-10-41707		718
Total 44991 BLAINE COUNTY HOUSING AUTH.:						750.00	750.00			
6051 CENTURY LINK										
144459	1	9814 260B long distance	Invoice	06/30/2018	07/25/2018	5.57	5.57	100-15-41713		718
144459	2	9814 260B long distance	Invoice	06/30/2018	07/25/2018	5.57	5.57	200-15-41713		718
144459	3	9814 260B long distance	Invoice	06/30/2018	07/25/2018	5.57	5.57	210-15-41713		718
144459	4	9814 260B long distance	Invoice	06/30/2018	07/25/2018	5.57	5.57	100-25-41713		718
144459	5	9814 260B long distance	Invoice	06/30/2018	07/25/2018	5.57	5.57	100-20-41713		718
144459	6	9814 260B long distance- 33.33%	Invoice	06/30/2018	07/25/2018	1.86	1.86	100-42-41713		718
144459	7	9814 260B long distance- 33.33%	Invoice	06/30/2018	07/25/2018	1.86	1.86	200-42-41713		718
144459	8	9814 260B long distance- 33.33%	Invoice	06/30/2018	07/25/2018	1.85	1.85	210-42-41713		718
144459	9	211 125B LONG DIST- TREATMENT PLANT	Invoice	06/30/2018	07/25/2018	2.78	2.78	210-70-41713		718
144459	10	211 125B LONG DIST- Water Dept	Invoice	06/30/2018	07/25/2018	2.78	2.78	200-60-41713		718
144459	11	3147 220B LONG DIST: FIRE DEPT	Invoice	06/30/2018	07/25/2018	5.57	5.57	100-55-41713		718
144459	12	5965-737B LONG DIST- STREET SHOP	Invoice	06/30/2018	07/25/2018	5.57	5.57	100-40-41713		718
Total 6051 CENTURY LINK:						50.12	50.12			

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
5361 CENTURY LINK - PHONE SERVICE										
7/1/18	1	POLICE DEPT L 208-788-0258 309M	Invoice	07/01/2018	07/25/2018	286.68	286.68	100-25-41713		718
Total 5361 CENTURY LINK - PHONE SERVICE:						286.68	286.68			
972 COX COMMUNICATIONS										
7/1/18	1	001 2401 200477401 MAIN 33%	Invoice	07/01/2018	07/25/2018	25.20	25.20	100-42-41713		718
7/1/18	2	001 2401 200477401 MAIN 33%	Invoice	07/01/2018	07/25/2018	25.20	25.20	200-42-41713		718
7/1/18	3	001 2401 200477401 MAIN 33%	Invoice	07/01/2018	07/25/2018	25.20	25.20	210-42-41713		718
7/1/18	4	001 2401 200477401 Library	Invoice	07/01/2018	07/25/2018	113.40	113.40	100-45-41713		718
7/1/18	5	027815002 Library	Invoice	07/01/2018	07/25/2018	138.60	138.60	100-45-41713		718
7/1/18	6	001 2401 200477401 Street	Invoice	07/01/2018	07/25/2018	118.70	118.70	100-40-41713		718
7/1/18	7	001 2401 200477401 Police	Invoice	07/01/2018	07/25/2018	362.99	362.99	100-25-41713		718
7/1/18	8	001 2401 200477401 Welcome Center	Invoice	07/01/2018	07/25/2018	79.00	79.00	100-10-41717		718
7/1/18	9	001 2401 205095301 HFD	Invoice	07/01/2018	07/25/2018	69.00	69.00	100-55-41717		718
Total 972 COX COMMUNICATIONS:						957.29	957.29			
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-			
2628 FASTENAL COMPANY										
IDJER7	1	MARKING PAINT	Invoice	12/20/2017	07/25/2018	60.02	60.02	200-60-41403		718
Total 2628 FASTENAL COMPANY:						60.02	60.02			
1584 FIRST BANKCARD - BALEDGE										
232170	1	The Supply Cache pocket guide- training	Invoice	06/08/2018	07/25/2018	120.95	120.95	100-55-41723		718
6/10/18	1	Delta - air bag fee for training in LV return	Invoice	06/10/2018	07/25/2018	25.00	25.00	100-55-41723		718
6/10/18	3	Credit card fee overage	Invoice	06/10/2018	07/25/2018	39.00	39.00	100-55-41724		718
6/14/18	1	Delta - air bag fee for training in LV	Invoice	06/13/2018	07/25/2018	25.00	25.00	100-55-41724		718
663491	4	LaQuinta Inn - meridian training	Invoice	06/18/2018	07/25/2018	372.00	372.00	100-55-41724		718
778435	3	Mandalay Bay training in June 2018	Invoice	06/10/2018	07/25/2018	888.93	888.93	100-55-41724		718
Total 1584 FIRST BANKCARD - BALEDGE:						1,470.88	1,470.88			

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
5371 FIRST BANKCARD - DAWSON										
908003	1	gasoline ford explorer PW and CDD	Invoice	06/27/2018	07/25/2018	32.56	32.56	100-20-41719		718
908003	2	gasoline ford explorer PW and CDD	Invoice	06/27/2018	07/25/2018	10.85	10.85	100-42-41719		718
908003	3	gasoline ford explorer PW and CDD	Invoice	06/27/2018	07/25/2018	10.85	10.85	200-42-41719		718
908003	4	gasoline ford explorer PW and CDD	Invoice	06/27/2018	07/25/2018	10.86	10.86	210-42-41719		718
Total 5371 FIRST BANKCARD - DAWSON:						65.12	65.12			
5379 FIRST BANKCARD - GELSKEY										
131649	1	Summer Reading favor bags from Etsy	Invoice	05/31/2018	07/25/2018	115.00	115.00	100-45-41549	18.45.0010.1	718
5/31/18	1	Summer Reading snacks	Invoice	05/31/2018	07/25/2018	254.56	254.56	100-45-41549	18.45.0010.1	718
6/1/201	2	Facebook promotion of job opening	Invoice	06/01/2018	07/25/2018	5.87	5.87	100-45-41319		718
6/24/18	3	newspaper subscription	Invoice	06/24/2018	07/25/2018	41.33	41.33	100-45-41711		718
Total 5379 FIRST BANKCARD - GELSKEY:						416.76	416.76			
5368 FIRST BANKCARD - GUNTER										
224321	3	CAR WASH	Invoice	06/11/2018	07/25/2018	15.00	15.00	100-25-41415		718
4413	1	CAR WASH	Invoice	07/04/2018	07/25/2018	9.00	9.00	100-25-41415		718
8128	1	CAR WASH	Invoice	06/25/2018	07/25/2018	9.00	9.00	100-25-41415		718
9535	1	CAR WASH	Invoice	06/01/2018	07/25/2018	5.00	5.00	100-25-41415		718
9535	4	AMAZON PRIME MEMBERSHIP	Invoice	06/01/2018	07/25/2018	13.77	13.77	100-25-41711		718
Total 5368 FIRST BANKCARD - GUNTER:						51.77	51.77			
1588 FIRST BANKCARD - HOROWITZ										
007349	1	Food from Albertsons for HAC Event 06/02/2018	Invoice	06/01/2018	07/25/2018	40.25	40.25	100-20-41709		718
10042	1	Java 06/02	Invoice	06/02/2018	07/25/2018	27.30	27.30	100-20-41709		718
Total 1588 FIRST BANKCARD - HOROWITZ:						67.55	67.55			
5376 FIRST BANKCARD - PARKER										
192090	1	IBOL LICENSES RENEWALS WWTP	Invoice	06/12/2018	07/25/2018	90.00	90.00	210-70-41711		718
271806	1	SIP.US FIRE	Invoice	06/14/2018	07/25/2018	32.34	32.34	100-55-41713		718
271806	2	SIP.US LIBRARY	Invoice	06/14/2018	07/25/2018	32.34	32.34	100-45-41713		718
271806	3	SIP.US POLICE	Invoice	06/14/2018	07/25/2018	32.34	32.34	100-25-41533		718
271806	4	SIP.US WATER	Invoice	06/14/2018	07/25/2018	32.34	32.34	200-60-41713		718
271806	5	SIP.US WW	Invoice	06/14/2018	07/25/2018	32.34	32.34	210-70-41713		718
346313	1	GOOGLE SPAM FILTERING	Invoice	05/31/2018	07/25/2018	29.09	29.09	100-15-41533		718
346313	2	GOOGLE SPAM FILTERING	Invoice	05/31/2018	07/25/2018	29.09	29.09	200-15-41533		718

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
346313	3	GOOGLE SPAM FILTERING	Invoice	05/31/2018	07/25/2018	29.10	29.10	210-15-41533		718
Total 5376 FIRST BANKCARD - PARKER:						338.98	338.98			
5377 FIRST BANKCARD - STELLERS										
112-80	2	MICROPHONE FOR LAPTOP	Invoice	06/27/2018	07/25/2018	12.55	12.55	100-25-41215		718
113-16	3	SD CARDS	Invoice	06/20/2018	07/25/2018	27.00	27.00	100-25-41415		718
549500	1	OFFICER PHOTOS	Invoice	06/06/2018	07/25/2018	7.33	7.33	100-25-41215		718
6/7/18	1	POLICE SUPPLIES-GUN HOLSTER	Invoice	06/07/2018	07/25/2018	102.00	102.00	100-25-41703		718
Total 5377 FIRST BANKCARD - STELLERS:						148.88	148.88			
1975 GUFFY'S GUN & PAWN										
11491	1	FIREARMS- 2 GLOCKS 9MM - RESERVED OFFICE	Invoice	06/20/2018	07/25/2018	920.00	920.00	100-25-41527		718
6	1	BULLETS	Invoice	05/22/2018	07/25/2018	500.00	500.00	100-25-41527		718
Total 1975 GUFFY'S GUN & PAWN:						1,420.00	1,420.00			
22433 IDAHO POWER										
7/5/18	1	IP Accnt#2203575119 Irr Cntrl bx	Invoice	07/05/2018	07/25/2018	7.33	7.33	100-40-41715		718
7/5/18	2	IP Accnt#2204305425 ST-TRAFFIC LIGHTS	Invoice	07/05/2018	07/25/2018	113.31	113.31	100-40-41717		718
7/5/18	3	IP Accnt#2221408442 PARKS-SHENANDOAH BALM	Invoice	07/05/2018	07/25/2018	5.24	5.24	100-50-41717		718
Total 22433 IDAHO POWER:						125.88	125.88			
50395 JACKSON GROUP PETERBILT										
184104	1	184104 - TIE CAB	Invoice	05/25/2018	07/09/2018	38.00	38.00	100-40-41405		718
CM179	1	CM179672 CR Fire 8 Parts	Invoice	01/31/2018	07/09/2018	143.21-	143.21-	100-55-41415		618
Total 50395 JACKSON GROUP PETERBILT:						105.21-	105.21-			
386 L.L. GREENS										
A50534	1	WINDOW FAN	Invoice	04/13/2018	07/25/2018	47.99	47.99	100-25-41215		718
Total 386 L.L. GREENS :						47.99	47.99			
390 METROQUIP, INC.										
000403	1	CREDIT - OVERPAYMENT OF INV. 00040302 - CHE	Invoice	04/18/2018	07/09/2018	2,762.97-	2,762.97-	100-40-41405		718
000409	1	00040956 - 8" X 42" EXTENS	Invoice	05/31/2018	07/02/2018	482.86	482.86	100-40-41405		718

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
Total 390 METROQUIP, INC. :						2,280.11-	2,280.11-			
4149 OUTLET FIREWORKS LLC										
7/12/18	1	clean up bond refund for 2 stands	Invoice	07/12/2018	07/25/2018	200.00	200.00	100-00-32290		718
Total 4149 OUTLET FIREWORKS LLC:						200.00	200.00			
1985 RED LION HOTEL										
48198	1	STEVE ENGLAND TRAINING	Invoice	07/02/2018	07/25/2018	465.00	465.00	100-25-41724		718
48422	1	TODD PECK TAINING	Invoice	07/07/2018	07/25/2018	465.00	465.00	100-25-41724		718
Total 1985 RED LION HOTEL:						930.00	930.00			
5323 TNT FIREWORKS										
7/12/18	1	clean up bond refund for fireworks stand	Invoice	07/12/2018	07/25/2018	100.00	100.00	100-00-32290		718
Total 5323 TNT FIREWORKS:						100.00	100.00			
2817 UNITED OIL										
884623	1	HPD GAS	Invoice	06/15/2018	07/25/2018	645.64	645.64	100-25-41719		718
884625	1	PUMPED VEHICLE FUEL W	Invoice	06/15/2018	07/25/2018	382.69	382.69	200-60-41719		718
885758	1	885758 FUEL CHARGES 6.30.18 PARKS	Invoice	06/30/2018	07/25/2018	326.77	326.77	100-50-41719		718
885759	1	#885759 Fuel Charges for 6.15.2018 - 6.30.2018	Invoice	06/30/2018	07/25/2018	480.98	480.98	100-55-41719		718
885760	1	HPD GAS 6/30/18	Invoice	06/30/2018	07/25/2018	823.90	823.90	100-25-41719		718
885761	1	885761 6/15 - 6/30/18 FUEL CHARGES	Invoice	06/30/2018	07/25/2018	948.88	948.88	100-40-41719		718
Total 2817 UNITED OIL:						3,608.86	3,608.86			
762 VERIZON WIRELESS										
981013	1	MONTHLY CELL PHONE BILL Parks only	Invoice	07/01/2018	07/25/2018	108.12	108.12	100-50-41713		718
Total 762 VERIZON WIRELESS :						108.12	108.12			
Total :						10,335.63	10,335.63			
Grand Totals:						10,335.63	10,335.63			

Return to Agenda

AGENDA ITEM SUMMARY

DATE 07/23/2018 **DEPARTMENT:** Finance & Records **DEPT. HEAD SIGNATURE:** MHC

SUBJECT

Council Approval of Claims costs incurred during the month of June 2018 that are set to be paid by contract for July 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										
JUNE 2	1	FSA Admin Fee- June 2018	Invoice	07/12/2018	07/23/2018	33.34	33.34	100-15-41215		718
JUNE 2	2	FSA Admin Fee- June 2018	Invoice	07/12/2018	07/23/2018	33.33	33.33	200-15-41215		718
JUNE 2	3	FSA Admin Fee- June 2018	Invoice	07/12/2018	07/23/2018	33.33	33.33	210-15-41215		718
Total 4409 A.W. REHN & ASSOCIATES:						100.00	100.00			
2225 ANIMAL SHELTER OF WR VALLEY										
3430	1	#3430 quarterly payment April - June 2018	Invoice	06/30/2018	07/23/2018	4,000.00	4,000.00	100-10-41707		718
Total 2225 ANIMAL SHELTER OF WR VALLEY:						4,000.00	4,000.00			
389 ASSOCIATION OF IDAHO CITIES										
9154	1	#9154 FY 19 AIC Membership Dues	Invoice	07/01/2018	07/23/2018	1,104.26	1,104.26	100-15-41711		718
9154	2	#9154 FY 19 AIC Membership Dues	Invoice	07/01/2018	07/23/2018	1,104.27	1,104.27	200-15-41711		718
9154	3	#9154 FY 19 AIC Membership Dues	Invoice	07/01/2018	07/23/2018	1,104.27	1,104.27	210-15-41711		718
Total 389 ASSOCIATION OF IDAHO CITIES:						3,312.80	3,312.80			
1971 AXOM ENTERPRISE INC										
Q-1686	1	RIGHT HAND HOLSTER	Invoice	05/29/2018	07/23/2018	122.00	122.00	100-25-41703		718
Total 1971 AXOM ENTERPRISE INC:						122.00	122.00			
44991 BLAINE COUNTY HOUSING AUTH.										
FY 18 4	1	4th Quarter Fiscal year 2018	Invoice	07/10/2018	07/23/2018	750.00	750.00	100-10-41707		718
Total 44991 BLAINE COUNTY HOUSING AUTH.:						750.00	750.00			
2659 BLUE HERON WORKSHOP										
2802	1	OFFICER PHOTO FRAME	Invoice	06/18/2018	07/23/2018	170.25	170.25	100-25-41215		718
Total 2659 BLUE HERON WORKSHOP:						170.25	170.25			
8613 CGP, LLC										
7/2/18	1	PARTIAL SECURITY BOND RELEASE	Invoice	07/02/2018	07/23/2018	198,965.47	198,965.47	100-00-20314	17.20.0001.1	718
7/23/18	1	PARTIAL SECURITY BOND RELEASE #2	Invoice	07/23/2018	07/23/2018	119,469.53	119,469.53	100-00-20314		718

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
Total 8613 CGP, LLC:						318,435.00	318,435.00			
644 CITY OF HAILEY PETTY CASH										
042307	1	poLICE ID CARD- WALLACE	Invoice	06/14/2018	07/23/2018	5.00	5.00	100-25-41215		718
042308	1	poLICE ID CARD- POMEROY -RESERVE OFFICER	Invoice	06/14/2018	07/23/2018	5.00	5.00	100-25-41215		718
Total 644 CITY OF HAILEY PETTY CASH:						10.00	10.00			
2954 CLEAR CREEK DISPOSAL -PARKS										
000114	1	0001149569 PORTABLE RESTROOM - DEERFIELD	Invoice	06/28/2018	07/23/2018	23.76	23.76	100-50-41403		718
Total 2954 CLEAR CREEK DISPOSAL -PARKS:						23.76	23.76			
7000 CLEARWATER LANDSCAPING										
18-061	1	18-06169 MAINTENANCE 3 OF 6	Invoice	06/15/2018	07/23/2018	283.33	283.33	100-50-41325		718
Total 7000 CLEARWATER LANDSCAPING:						283.33	283.33			
5961 CLEARWATER POWER EQUIPMENT LLC										
060418	1	06041865 BEARING	Invoice	06/04/2018	07/23/2018	110.76	110.76	100-50-41405		718
061518	1	06151810 ECHO POWER HEAD, TRIMMER ATTAC	Invoice	06/15/2018	07/23/2018	899.97	899.97	100-50-41405		718
062018	1	06201825 BEARING - HUSTLER MOWER	Invoice	06/20/2018	07/23/2018	51.18	51.18	100-50-41405		718
Total 5961 CLEARWATER POWER EQUIPMENT LLC:						1,061.91	1,061.91			
1990 COOPER, KATHLEEN										
7/9/18	1	Refund CR bal. 1321 Silver Star Dr	Invoice	07/09/2018	07/23/2018	58.72	58.72	100-00-15110		718
Total 1990 COOPER, KATHLEEN:						58.72	58.72			
337 COPY & PRINT LLC										
90871	1	90871 LIBRARY BUSINESS CARDS/NAMETAGS	Invoice	07/02/2018	07/23/2018	68.99	68.99	100-45-41215		718
Total 337 COPY & PRINT LLC:						68.99	68.99			
601 DEMCO										
640154	1	6401540 NEWSPAPER RACK	Invoice	06/25/2018	07/23/2018	12.99-	12.99-	100-45-41215		718
640154	2	6401540 NEWSPAPER RACK	Invoice	06/25/2018	07/23/2018	333.28	333.28	100-45-41215		718

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
Total 601 DEMCO :						320.29	320.29			
781 DIG LINE										
005843	1	0058436-IN DIG LINE FEES W	Invoice	06/30/2018	07/23/2018	103.82	103.82	200-60-41325		718
005843	2	0058436-IN DIG LINE FEES WW	Invoice	06/30/2018	07/23/2018	103.82	103.82	210-70-41325		718
Total 781 DIG LINE :						207.64	207.64			
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-			
8607 ENGELHARDT, JEFFREY L										
7/10/18	1	P&Z STIPEND	Invoice	07/10/2018	07/23/2018	56.25	56.25	100-10-41313		718
7/10/18	2	P&Z STIPEND	Invoice	07/10/2018	07/23/2018	28.12	28.12	200-10-41313		718
7/10/18	3	P&Z STIPEND	Invoice	07/10/2018	07/23/2018	28.13	28.13	210-10-41313		718
Total 8607 ENGELHARDT, JEFFREY L:						112.50	112.50			
1988 EXCLINE, ERICA										
7/3/18	1	Refund CR bal. 1240 Silver Star Dr	Invoice	07/03/2018	07/23/2018	17.90	17.90	100-00-15110		718
Total 1988 EXCLINE, ERICA:						17.90	17.90			
2628 FASTENAL COMPANY										
IDJER6	1	CR SAFETY GLASSES, CHECK #39846	Invoice	09/30/2016	07/23/2018	36.40-	36.40-	200-60-41703		718
IDJER7	1	MARKING PAINT	Invoice	06/28/2018	07/23/2018	68.31	68.31	200-60-41403		718
Total 2628 FASTENAL COMPANY:						31.91	31.91			
50376 FERGUSON ENTERPRISES #3007										
627456	2	6274569 IN-LINE STERN F/WTR COLR	Invoice	06/21/2018	07/23/2018	28.70	28.70	100-50-41403		718
632079	1	6320799 LF 1-3/4 MVP METERING PUSH HDL	Invoice	06/25/2018	07/23/2018	57.89	57.89	100-50-41403		718
Total 50376 FERGUSON ENTERPRISES #3007:						86.59	86.59			

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
1464 FISHER'S TECHNOLOGY										
228779	1	22877923 LIBRARY COPIER CONTRACT	Invoice	06/21/2018	07/23/2018	345.70	345.70	100-45-41325		718
Total 1464 FISHER'S TECHNOLOGY:						345.70	345.70			
6012 FOUR SEASONS SPA & POOL LLC										
63502	1	63502 JIMMY'S PUMP FULL PAYMENT	Invoice	05/21/2018	07/23/2018	1,023.15	1,023.15	100-50-41403		718
Total 6012 FOUR SEASONS SPA & POOL LLC:						1,023.15	1,023.15			
996 FREEDOM MAILING SERVICES										
33950	1	#33950 bill processing and Newsletters	Invoice	07/04/2018	07/23/2018	530.82	530.82	100-15-41323		718
33950	2	#33950 bill processing and Newsletters	Invoice	07/04/2018	07/23/2018	530.83	530.83	200-15-41323		718
33950	3	#33950 bill processing and Newsletters	Invoice	07/04/2018	07/23/2018	530.83	530.83	210-15-41323		718
34024	1	#34024 delinquent letters and postage	Invoice	07/13/2018	08/02/2018	48.58	48.58	100-15-41323		718
34024	2	#34024 delinquent letters and postage	Invoice	07/13/2018	08/02/2018	48.59	48.59	200-15-41323		718
34024	3	#34024 delinquent letters and postage	Invoice	07/13/2018	08/02/2018	48.59	48.59	210-15-41323		718
Total 996 FREEDOM MAILING SERVICES:						1,738.24	1,738.24			
5909 FUGATE, JANET										
7/10/18	1	P&Z Stipend	Invoice	07/10/2018	07/23/2018	56.25	56.25	100-10-41313		718
7/10/18	2	P&Z Stipend	Invoice	07/10/2018	07/23/2018	28.12	28.12	200-10-41313		718
7/10/18	3	P&Z Stipend	Invoice	07/10/2018	07/23/2018	28.13	28.13	210-10-41313		718
Total 5909 FUGATE, JANET:						112.50	112.50			
1987 GALARDI, MIKE										
7/2/18	1	Refund CR bal. 960 Buckhorn Dr	Invoice	07/02/2018	07/23/2018	109.54	109.54	100-00-15110		718
Total 1987 GALARDI, MIKE:						109.54	109.54			
101 GALENA ENGINEERING, INC.										
3830.2	1	Ref# 3830.23/SF/ 2016 Quigley	Invoice	07/01/2018	07/23/2018	813.75	813.75	100-20-41313		718
3830.2	1	BALMORAL PARK CONSTRUCTION PLANS	Invoice	06/01/2018	07/23/2018	1,775.00	1,775.00	100-50-41313	18.50.0001.1	718
Total 101 GALENA ENGINEERING, INC.:						2,588.75	2,588.75			
213 GALLS, AN ARAMARK COMPANY										
010099	1	POLY HPD SHIRT	Invoice	06/12/2018	07/23/2018	139.63	139.63	100-25-41703		718

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
010132	1	SOFT UNIFORM SHIRTS	Invoice	06/16/2018	07/23/2018	177.00	177.00	100-25-41703		718
010194	1	UNIFORMS BELTS AND NAME PLATE	Invoice	06/26/2018	07/23/2018	224.00	224.00	100-25-41703		718
Total 213 GALLS, AN ARAMARK COMPANY:						540.63	540.63			
5155 GELSKEY, LEANN										
7/28/18	1	travel per diem to RIPL- SHUTTLE	Invoice	06/11/2018	07/23/2018	70.00	70.00	100-45-41724	18.45.0003.1	718
Total 5155 GELSKEY, LEANN:						70.00	70.00			
369 GEM STATE WELDERS SUPPLY INC.										
180634	1	180634 - CYLINDER FUEL	Invoice	06/30/2018	07/23/2018	7.80	7.80	100-40-41719		718
Total 369 GEM STATE WELDERS SUPPLY INC. :						7.80	7.80			
1986 GENEVA EQUITIES										
7/2/18	1	Refund CR bal. 320 Apache St	Invoice	07/02/2018	07/23/2018	62.43	62.43	100-00-15110		718
Total 1986 GENEVA EQUITIES:						62.43	62.43			
1850 GREAT AMERICA FINANCIAL SERVICES										
229181	1	Invoice# 22918194 06/28/2018	Invoice	06/28/2018	07/23/2018	69.00	69.00	100-20-41323		718
Total 1850 GREAT AMERICA FINANCIAL SERVICES:						69.00	69.00			
8069 HILLSIDE AUTO										
30850	1	PARTS	Invoice	06/28/2018	07/23/2018	253.13	253.13	200-60-41415		718
30850	2	LABOR	Invoice	06/28/2018	07/23/2018	108.00	108.00	200-60-41415		718
Total 8069 HILLSIDE AUTO:						361.13	361.13			
1801 HOFF, NATHAN										
7/17/18	1	"payroll advance" ~ PR direct deposit returned, close	Invoice	07/17/2018	07/23/2018	197.17	197.17	100-00-20308		718
Total 1801 HOFF, NATHAN:						197.17	197.17			
671 IDAHO LUMBER & HARDWARE										
435034	1	735034 GLOVES	Invoice	07/09/2018	07/23/2018	9.99	9.99	100-50-41215		718
733597	1	733597 1/2" CLINCH COUPLER RETURN	Invoice	06/27/2018	07/23/2018	4.59-	4.59-	100-50-41403		718
733597	2	733597 15/8" CLINCH COUPLER RETURN	Invoice	06/27/2018	07/23/2018	4.59-	4.59-	100-50-41403		718

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
733763	1	733763 GLOVES, CONCRETE SEALANT	Invoice	06/28/2018	07/23/2018	28.95	28.95	100-50-41403		718
734051	1	734051 TOP SOIL	Invoice	06/29/2018	07/23/2018	10.77	10.77	100-50-41403		718
734066	1	734066 LINK, CHAIN, COIL	Invoice	06/29/2018	07/23/2018	27.53	27.53	100-50-41403		718
734239	1	734239 NAIL SPIKE 8" RING SHANK	Invoice	07/02/2018	07/23/2018	3.04	3.04	100-50-41403		718
734259	1	734259 SAND PLAY FOR BACKYARD NOOK	Invoice	07/02/2018	07/23/2018	9.02	9.02	100-45-41413		718
734262	1	734262 JOINTING SAND FOR BACKYARD NOOK	Invoice	07/02/2018	07/23/2018	26.96	26.96	100-45-41413		718
734267	1	734267 WHITE PAINT, BLUE PAINT, TIE WIRE	Invoice	07/02/2018	07/23/2018	18.97	18.97	100-50-41403		718
734432	1	734432 CLEANER DRAIN SNAKE	Invoice	07/03/2018	07/23/2018	8.99	8.99	100-50-41403		718
734445	1	734445 CAUTION TAPE	Invoice	07/03/2018	07/23/2018	9.99	9.99	100-50-41403		718
734474	1	734474 CAUTION TAPE	Invoice	07/03/2018	07/23/2018	29.97	29.97	100-40-41403		718
734496	1	734496 SMART LEVEL	Invoice	07/03/2018	07/23/2018	189.00	189.00	100-40-41403		718
734646	1	734646 HULA HO	Invoice	07/05/2018	07/23/2018	39.98	39.98	100-50-41215		718
734805	1	734805 LINE TRIMMER	Invoice	07/06/2018	07/23/2018	19.99	19.99	100-50-41215		718
735061	1	735061 LINE TRIMMER	Invoice	07/09/2018	07/23/2018	19.99	19.99	100-50-41215		718
Total 671 IDAHO LUMBER & HARDWARE:						443.96	443.96			
5631 IDAHO MATERIALS AND CONSTRUCTION										
180229	1	180229 2018 PATCH WORK	Invoice	06/28/2018	07/23/2018	1,108.80	1,108.80	100-40-41403		718
180230	1	180230 2018 CHIP SEAL	Invoice	06/28/2018	07/23/2018	2,712.60	2,712.60	100-40-41403	18.40.0005.1	718
Total 5631 IDAHO MATERIALS AND CONSTRUCTION:						3,821.40	3,821.40			
400 IDAHO MOUNTAIN EXPRESS										
125805	1	12580514 P&Z Hearing Impact Fee Committee	Invoice	06/01/2018	07/23/2018	249.60	249.60	100-20-41319		718
125809	1	12580994 P&Z public hearing 6/25	Invoice	06/08/2018	07/23/2018	499.20	499.20	100-20-41319		718
125810	1	12581017 chip seal	Invoice	06/06/2018	07/23/2018	35.88	35.88	100-40-41319	18.40.0005.1	718
125817	2	12581768 w. pressure reducing station bids	Invoice	06/20/2018	07/23/2018	89.70	89.70	200-60-41319		718
125817	1	12581770 P&Z rialto demolition	Invoice	06/20/2018	07/23/2018	40.48	40.48	100-20-41319		718
125817	1	12581772 P&Z west crescent demolition	Invoice	06/20/2018	07/23/2018	40.48	40.48	100-20-41319		718
125817	1	12581773 P&Z hennessy Lot Line	Invoice	06/20/2018	07/23/2018	43.24	43.24	100-20-41319		718
125817	1	12581775 P&Z 7/9 meeting	Invoice	06/20/2018	07/23/2018	102.12	102.12	100-20-41319		718
125817	1	12581776 P&Z 7/10 meeting	Invoice	06/20/2018	07/23/2018	56.12	56.12	100-20-41319		718
125820	1	12582041 P&Z 7/16 public hearing	Invoice	06/27/2018	07/23/2018	83.20	83.20	100-20-41319		718
125822	1	12582218 P&Z 7/9 council meeting	Invoice	06/27/2018	07/23/2018	98.44	98.44	100-20-41319		718
Total 400 IDAHO MOUNTAIN EXPRESS :						1,338.46	1,338.46			
612 INGRAM BOOK COMPANY										
352232	1	Library Books and Materials	Invoice	06/25/2018	07/23/2018	45.87	45.87	100-45-41535		718

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
352232	1	Library Books and Materials	Invoice	06/25/2018	07/23/2018	12.18	12.18	100-00-20330	17.45.0001.1	718
352232	1	Library Books and Materials	Invoice	06/25/2018	07/23/2018	24.41	24.41	100-45-41535		718
352232	1	Library Books and Materials	Invoice	06/25/2018	07/23/2018	9.51	9.51	100-45-41535		718
352232	1	Library Books and Materials	Invoice	06/25/2018	07/23/2018	48.24	48.24	100-45-41535		718
352232	1	Library Books and Materials	Invoice	06/25/2018	07/23/2018	98.02	98.02	100-45-41535		718
352382	1	Library Books and Materials	Invoice	06/26/2018	07/23/2018	51.40	51.40	100-45-41535		718
352444	1	Library Books and Materials	Invoice	06/26/2018	07/23/2018	9.15	9.15	100-45-41535		718
352624	1	Library Books and Materials	Invoice	06/27/2018	07/23/2018	4.63-	4.63-	100-45-41535		718
352929	1	Library Books and Materials	Invoice	06/29/2018	07/23/2018	149.68	149.68	100-00-20330		718
352929	1	Library Books and Materials	Invoice	06/29/2018	07/23/2018	108.16	108.16	100-00-20330		718
352929	1	Library Books and Materials	Invoice	06/29/2018	07/23/2018	24.38	24.38	100-00-20330		718
352929	1	Spanish Summer Reading books	Invoice	06/29/2018	07/23/2018	4.63	4.63	100-00-20330	17.45.0001.1	718
352929	1	Library Books and Materials	Invoice	06/29/2018	07/23/2018	9.27	9.27	100-00-20330		718
353282	1	Library Books and Materials	Invoice	07/03/2018	07/23/2018	34.21	34.21	100-00-20330		718
353337	1	Library Books and Materials	Invoice	07/03/2018	07/23/2018	9.85	9.85	100-00-20330		718
353337	1	Library Books and Materials	Invoice	07/03/2018	07/23/2018	18.46	18.46	100-00-20330		718
353337	1	Library Books and Materials	Invoice	07/03/2018	07/23/2018	274.27	274.27	100-00-20330		718
353337	1	Library Books and Materials	Invoice	07/03/2018	07/23/2018	91.76	91.76	100-00-20330		718
353337	1	Library Books and Materials	Invoice	07/03/2018	07/23/2018	10.63	10.63	100-00-20330		718
353337	1	Library Books and Materials	Invoice	07/03/2018	07/23/2018	15.11	15.11	100-00-20330		718
353337	1	Library Books and Materials	Invoice	07/03/2018	07/23/2018	44.77	44.77	100-00-20330		718
353337	1	Library Books and Materials	Invoice	07/03/2018	07/23/2018	58.73	58.73	100-00-20330		718
353690	1	Library Books and Materials	Invoice	07/06/2018	07/23/2018	328.34	328.34	100-00-20330		718
353690	1	Library Books and Materials	Invoice	07/06/2018	07/23/2018	41.73	41.73	100-00-20330		718
353690	1	Library Books and Materials	Invoice	07/06/2018	07/23/2018	108.59	108.59	100-00-20330		718
353690	1	Library Books and Materials	Invoice	07/06/2018	07/23/2018	44.80	44.80	100-00-20330		718
Total 612 INGRAM BOOK COMPANY:						1,671.52	1,671.52			
5013 INSITE TOWERS LLC										
454555	1	DELLA MT TOWER RENTAL 454555	Invoice	08/01/2018	08/02/2018	498.16	498.16	200-60-41713		718
454555	2	1/3 Share of Della Mtn. Tower Rental 454555	Invoice	08/01/2018	08/02/2018	65.79	65.79	100-42-41713		718
454555	3	1/3 Share of Della Mtn. Tower Rental 454555	Invoice	08/01/2018	08/02/2018	65.80	65.80	200-42-41713		718
454555	4	1/3 Share of Della Mtn. Tower Rental 454555	Invoice	08/01/2018	08/02/2018	65.80	65.80	210-42-41713		718
Total 5013 INSITE TOWERS LLC:						695.55	695.55			
229 INTEGRATED TECHNOLOGIES										
98765	1	SHARP HPD PRINTER	Invoice	06/25/2018	07/23/2018	60.50	60.50	100-25-41411		718
98851	1	XEROX BW BILLIABLE 2954 @.009800	Invoice	06/26/2018	07/23/2018	323.93	323.93	100-20-41323		718

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
98851	2	XEROX COL BILLIABLE 3101 @ .079000	Invoice	06/26/2018	07/23/2018	244.98	244.98	100-20-41323		718
98851	3	XEROX BW BILLIABLE 2954 @.009800 CORRECTI	Invoice	06/26/2018	07/23/2018	323.93-	323.93-	100-20-41323		718
98851	4	XEROX BW BILLIABLE 2954 @.009800	Invoice	06/26/2018	07/23/2018	28.95	28.95	100-20-41323		718
98851	5	XEROX CONTRACT BASE RATE 05/23/2018-06/22/	Invoice	06/26/2018	07/23/2018	50.00	50.00	100-20-41323		718
99083	1	#99083 Charges for 5.28.20108 - 6.27.2018	Invoice	06/27/2018	07/23/2018	37.35	37.35	100-55-41211		718
Total 229 INTEGRATED TECHNOLOGIES:						421.78	421.78			
50395 JACKSON GROUP PETERBILT										
122017	1	REIMBURSE JG PETERBILT FOR CREDIT TAKEN	Invoice	12/20/2017	07/23/2018	59.39	59.39	100-40-41405		718
184104	1	184104 - TIE CAB	Invoice	05/25/2018	07/09/2018	38.00	38.00	100-40-41405		718
CM179	1	CM179672 CR Fire 8 Parts	Invoice	01/31/2018	07/09/2018	143.21-	143.21-	100-55-41415		618
Total 50395 JACKSON GROUP PETERBILT:						45.82-	45.82-			
330 JANE'S ARTIFACTS										
039551	1	#039551 batteries for city hall	Invoice	07/03/2018	07/23/2018	8.99	8.99	100-15-41215		718
039551	2	#039551 batteries for city hall	Invoice	07/03/2018	07/23/2018	9.00	9.00	200-15-41215		718
039551	3	#039551 batteries for city hall	Invoice	07/03/2018	07/23/2018	9.00	9.00	210-15-41215		718
039587	1	PHONE MESSAGES BOOKS	Invoice	07/05/2018	07/23/2018	26.97	26.97	100-25-41211		718
Total 330 JANE'S ARTIFACTS:						53.96	53.96			
1989 JONAS, JOHN										
7/2/18	1	Refund CR bal. 304 1st Ave N	Invoice	07/02/2018	07/23/2018	219.26	219.26	100-00-15110		718
Total 1989 JONAS, JOHN:						219.26	219.26			
1991 JORDAN, DONALD & JOAN										
7/9/18	1	Refund CR bal. 431 Eureka Dr	Invoice	07/09/2018	07/23/2018	64.57	64.57	100-00-15110		718
Total 1991 JORDAN, DONALD & JOAN:						64.57	64.57			
4542 KETCHUM COMPUTERS										
15219	1	#15219 Cooley password reset and access OWA rem	Invoice	07/16/2018	07/23/2018	77.50	77.50	100-10-41215		718
Total 4542 KETCHUM COMPUTERS:						77.50	77.50			
386 L.L. GREENS										
D23888	1	D23888 KEY, ELECTRICAL SEALANT	Invoice	06/25/2018	07/23/2018	6.08	6.08	100-50-41403		718

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
Total 386 L.L. GREENS :						6.08	6.08			
2264 LEXIS NEXIS MATTHEW BENDER										
032370	1	03237001 ID Code CRT Rules 2018 Ed 2 Vol Set	Invoice	06/25/2018	07/23/2018	21.47	21.47	100-15-41535		718
032370	2	03237001 ID Code CRT Rules 2018 Ed 2 Vol Set	Invoice	06/25/2018	07/23/2018	21.48	21.48	200-15-41535		718
032370	3	03237001 ID Code CRT Rules 2018 Ed 2 Vol Set	Invoice	06/25/2018	07/23/2018	21.48	21.48	210-15-41535		718
032370	1	0323701X ID Code 18 supp pkg/index/3 vols	Invoice	06/25/2018	07/23/2018	162.02	162.02	100-15-41535		718
032370	2	0323701X ID Code 18 supp pkg/index/3 vols	Invoice	06/25/2018	07/23/2018	162.03	162.03	210-15-41535		718
032370	3	0323701X ID Code 18 supp pkg/index/3 vols	Invoice	06/25/2018	07/23/2018	162.02	162.02	200-15-41535		718
Total 2264 LEXIS NEXIS MATTHEW BENDER:						550.50	550.50			
928 MAGIC VALLEY LABS, INC.										
8533	1	DRINKING WATER BACTERIA SAMPLES	Invoice	06/27/2018	07/23/2018	144.00	144.00	200-60-41795		718
Total 928 MAGIC VALLEY LABS, INC. :						144.00	144.00			
390 METROQUIP, INC.										
000403	1	CREDIT - OVERPAYMENT OF INV. 00040302 - CHE	Invoice	04/18/2018	07/09/2018	2,762.97-	2,762.97-	100-40-41405		718
000409	1	00040956 - 8" X 42" EXTENS	Invoice	05/31/2018	07/02/2018	482.86	482.86	100-40-41405		718
Total 390 METROQUIP, INC. :						2,280.11-	2,280.11-			
4495 MIDWEST TAPE										
962198	1	library materials/ dvd & music	Invoice	06/25/2018	07/23/2018	18.99-	18.99-	100-45-41535		718
962230	1	library materials/ dvd & music	Invoice	06/26/2018	07/23/2018	45.72	45.72	100-45-41535		718
962295	1	library materials/ dvd & music	Invoice	06/29/2018	07/23/2018	34.98	34.98	100-45-41535		718
962295	1	library materials/ dvd & music	Invoice	06/29/2018	07/23/2018	88.46	88.46	100-45-41535		718
962491	1	library materials/ dvd & music	Invoice	07/06/2018	07/23/2018	59.97	59.97	100-45-41535		718
962491	1	library materials/ dvd & music	Invoice	07/06/2018	07/23/2018	39.99	39.99	100-45-41535		718
962537	1	library materials/ dvd	Invoice	07/09/2018	07/23/2018	17.24	17.24	100-45-41535		718
Total 4495 MIDWEST TAPE:						267.37	267.37			
1968 MILLS, CAITLYN										
EXPEN	1	Per Diem- ALA ANNUAL CONFERENCE- 6/21-6/26/1	Invoice	07/03/2018	07/23/2018	735.35	735.35	100-45-41724	18.45.0009.1	718
Total 1968 MILLS, CAITLYN:						735.35	735.35			

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
251 NAPA AUTO PARTS										
936810	1	936810 PARKS O-RINGS	Invoice	06/19/2018	07/23/2018	17.10	17.10	100-50-41405		718
Total 251 NAPA AUTO PARTS:						17.10	17.10			
918 NELSON'S AUTO SERVICE & QUICK										
011100,	1	HPD4 NEW TIRES HPD7 HPD 3 HPD 6 SERVICE	Invoice	06/14/2018	07/23/2018	1,030.00	1,030.00	100-25-41415		718
Total 918 NELSON'S AUTO SERVICE & QUICK :						1,030.00	1,030.00			
50239 NET PROPHET LLC										
7/2/18	1	REFUND Cr BAL. 1510 ASPEN VALLEY DR	Invoice	07/02/2018	07/23/2018	51.07	51.07	100-00-15110		718
Total 50239 NET PROPHET LLC:						51.07	51.07			
50298 O'REILLY AUTO PARTS										
4635-3	2	4635-366171 10OZ GREASE	Invoice	06/19/2018	07/23/2018	6.99	6.99	100-50-41403		718
4635-3	1	4635-367949 WARNING LIGHT	Invoice	06/28/2018	07/23/2018	17.99	17.99	100-50-41415		718
4635-3	1	TIRE SHINE AND TOWELS FOR HPD CARS	Invoice	07/03/2018	07/23/2018	18.97	18.97	100-25-41415		718
Total 50298 O'REILLY AUTO PARTS:						43.95	43.95			
6217 OVERDRIVE										
03040C	1	Advantage Collection--ebooks	Invoice	06/29/2018	07/23/2018	592.36	592.36	100-45-41535		718
Total 6217 OVERDRIVE:						592.36	592.36			
438 PLATT										
R61348	1	LOCATE WIRE	Invoice	06/13/2018	07/23/2018	59.86	59.86	200-60-41403		718
Total 438 PLATT:						59.86	59.86			
8586 POGUE, RICHARD										
7/16/20	1	P&Z Stipend	Invoice	07/16/2018	07/23/2018	56.25	56.25	100-10-41313		718
7/16/20	2	P&Z Stipend	Invoice	07/16/2018	07/23/2018	28.12	28.12	200-10-41313		718
7/16/20	3	P&Z Stipend	Invoice	07/16/2018	07/23/2018	28.13	28.13	210-10-41313		718
Total 8586 POGUE, RICHARD:						112.50	112.50			

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
1862 RAINBOW BOOK COMPANY										
156736	1	youth spanish nonfiction	Invoice	06/28/2018	07/23/2018	399.00	399.00	100-00-20330	17.45.0001.1	718
156745	1	library books for collection	Invoice	06/28/2018	07/23/2018	320.28	320.28	100-45-41535		718
Total 1862 RAINBOW BOOK COMPANY:						719.28	719.28			
2849 ROAD WORK AHEAD CONSTRUCTION SUPPLY										
TS--77	1	TS--7743 TRAFFIC CONTROL - CHIP SEAL	Invoice	06/28/2018	07/23/2018	2,114.06	2,114.06	100-40-41403	18.40.0005.1	718
Total 2849 ROAD WORK AHEAD CONSTRUCTION SUPPLY:						2,114.06	2,114.06			
1608 SAFETY SUPPLY & SIGN										
164403	1	164403 ORANGE REFLECTIVE MESH FLAGS	Invoice	06/01/2018	07/23/2018	126.38	126.38	100-40-41403		718
164652	1	164652 REGULATORY SIGNS	Invoice	06/19/2018	07/23/2018	322.27	322.27	100-40-41403		718
Total 1608 SAFETY SUPPLY & SIGN :						448.65	448.65			
1984 SALMON PUBLIC LIBRARY										
201	1	Lost Interlibrary loan	Invoice	07/02/2018	07/23/2018	18.33	18.33	100-45-41535		718
Total 1984 SALMON PUBLIC LIBRARY:						18.33	18.33			
214 SAWTOOTH WOOD PRODUCTS										
000010	1	0000107865 RAIL 21' 3" SKATE PARK FENCE	Invoice	06/29/2018	07/23/2018	43.90	43.90	100-50-41403		718
Total 214 SAWTOOTH WOOD PRODUCTS :						43.90	43.90			
4330 SCANLON, OWEN										
7/10/18	1	P&Z Stipend	Invoice	07/10/2018	07/23/2018	56.25	56.25	100-10-41313		718
7/10/18	2	P&Z Stipend	Invoice	07/10/2018	07/23/2018	28.12	28.12	200-10-41313		718
7/10/18	3	P&Z Stipend	Invoice	07/10/2018	07/23/2018	28.13	28.13	210-10-41313		718
Total 4330 SCANLON, OWEN:						112.50	112.50			
5494 SILVER CREEK SUPPLY										
S11861	1	S1861899.001 FLAGS, ADAPERS, TEE, TUBING	Invoice	06/14/2018	07/23/2018	27.24	27.24	100-50-41403		718
S18632	1	S1863237.001 ROTATOR NOZZLE	Invoice	06/15/2018	07/23/2018	255.21	255.21	100-50-41403		718
S18642	1	S1864249.001 VESSEL 2" DOUBLE CHECK	Invoice	06/25/2018	07/23/2018	227.38	227.38	100-50-41403		718
S18644	1	S1864487.001 INSERT PLUG, CRIMP TOOL	Invoice	06/19/2018	07/23/2018	16.48	16.48	100-50-41403		718
S18657	1	S1865733.001 PLUG, BUSHING, ADAPTER	Invoice	06/20/2018	07/23/2018	11.64	11.64	100-50-41403		718

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
S18660	1	S1866009.001 BUBBLER, RISER W/OUTLET	Invoice	06/21/2018	07/23/2018	24.53	24.53	100-50-41403		718
S18663	1	S1866367.001 FALCON ROTATOR	Invoice	06/21/2018	07/23/2018	708.72	708.72	100-50-41403		718
S18667	1	S1866749.001 SCH80 NIP, ADAPTER, BUSHING, V	Invoice	06/22/2018	07/23/2018	16.22	16.22	100-50-41403		718
S18684	1	S1868460.001 BARB TEE, TOTE TRAY	Invoice	06/26/2018	07/23/2018	17.88	17.88	100-50-41403		718
S18690	1	S1869018.001 WILK RK1-350V VESSEL FOR BKFL	Invoice	06/26/2018	07/23/2018	99.81	99.81	100-50-41403		718
S18695	1	S1869577.001 SOLENOID, VALVE BOX	Invoice	06/27/2018	07/23/2018	58.68	58.68	100-50-41403		718
S18704	1	S1870440.001 KWIK CONNECT, SWING PIPE	Invoice	06/28/2018	07/23/2018	22.40	22.40	100-50-41403		718
S18709	1	S1870957.001 MARLEX 90, ADAPTER	Invoice	06/29/2018	07/23/2018	1.22	1.22	100-50-41403		718
S18713	1	S1871304.001 12" SAM W/ SHUT OFF	Invoice	06/29/2018	07/23/2018	118.80	118.80	100-50-41403		718
Total 5494 SILVER CREEK SUPPLY:						1,606.21	1,606.21			
1239 SIMMS, CHRISTOPHER P.										
JULY 2	1	July 2018 Miles Lawsuit	Invoice	07/01/2018	07/23/2018	92.17	92.17	100-15-41313		718
JULY 2	2	July 2018 Miles Lawsuit	Invoice	07/01/2018	07/23/2018	92.17	92.17	200-15-41313		718
JULY 2	3	July 2018 Miles Lawsuit	Invoice	07/01/2018	07/23/2018	92.16	92.16	210-15-41313		718
JULY 2	4	July 2018 professional services	Invoice	07/01/2018	07/23/2018	3,902.85	3,902.85	100-15-41313		718
JULY 2	5	July 2018 professional services	Invoice	07/01/2018	07/23/2018	3,902.85	3,902.85	200-15-41313		718
JULY 2	6	July 2018 professional services	Invoice	07/01/2018	07/23/2018	3,902.85	3,902.85	210-15-41313		718
Total 1239 SIMMS, CHRISTOPHER P.:						11,985.05	11,985.05			
7002 SMITH, DAN										
7/10/18	1	P&Z Stipend	Invoice	07/10/2018	07/23/2018	56.25	56.25	100-10-41313		718
7/10/18	2	P&Z Stipend	Invoice	07/10/2018	07/23/2018	28.12	28.12	200-10-41313		718
7/10/18	3	P&Z Stipend	Invoice	07/10/2018	07/23/2018	28.13	28.13	210-10-41313		718
Total 7002 SMITH, DAN:						112.50	112.50			
30263 SPF Water Engineering, LLC										
24864	1	CEMETERY WELL	Invoice	05/31/2018	07/23/2018	500.00	500.00	200-60-41313		718
Total 30263 SPF Water Engineering, LLC:						500.00	500.00			
2845 SUN VALLEY GARDEN CENTER BELLEVUE										
122404	1	SOD	Invoice	06/20/2018	07/23/2018	87.00	87.00	200-60-41403		718
123103	1	SOD	Invoice	06/26/2018	07/23/2018	11.60	11.60	200-60-41403		718
Total 2845 SUN VALLEY GARDEN CENTER BELLEVUE:						98.60	98.60			

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
1839 SWEETWATER ALPINE										
7/3/18	1	Refund CR Bal. 2463 Grange Wy	Invoice	07/03/2018	07/23/2018	57.24	57.24	100-00-15110		718
Total 1839 SWEETWATER ALPINE:						57.24	57.24			
5188 UNIQUE MANAGEMENT SERVICES										
464309	1	Library Debt Collections	Invoice	07/01/2018	07/23/2018	71.60	71.60	100-45-41325		718
Total 5188 UNIQUE MANAGEMENT SERVICES:						71.60	71.60			
1216 UPPER CASE PRINTING, INK										
13415	1	#13415 11x17 Newsletter	Invoice	07/06/2018	07/23/2018	85.14	85.14	100-15-41323		718
13415	2	#13415 11x17 Newsletter	Invoice	07/06/2018	07/23/2018	85.14	85.14	200-15-41323		718
13415	3	#13415 11x17 Newsletter	Invoice	07/06/2018	07/23/2018	85.14	85.14	210-15-41323		718
Total 1216 UPPER CASE PRINTING, INK:						255.42	255.42			
1253 US BANK										
113789	1	DEBT SERVICE	Invoice	07/10/2018	07/23/2018	381,875.00	381,875.00	140-50-41613		718
Total 1253 US BANK:						381,875.00	381,875.00			
690 VALLEY AUTO BODY INC.										
3022	1	SIDE WINDOW	Invoice	06/13/2018	07/23/2018	224.55	224.55	200-60-41415		718
Total 690 VALLEY AUTO BODY INC.:						224.55	224.55			
6032 VALLEY WINDOW CLEAN										
538910	1	WELCOME CTR. WINDOWS IN/OUT, SCREENS, P	Invoice	06/30/2018	07/23/2018	1,050.00	1,050.00	100-50-41603		718
Total 6032 VALLEY WINDOW CLEAN:						1,050.00	1,050.00			
762 VERIZON WIRELESS										
981044	1	MONTHLY CELL PHONE BILL STREETS	Invoice	07/07/2018	07/23/2018	51.89	51.89	100-40-41713		718
981044	2	MONTHLY CELL PHONE BILL WATER	Invoice	07/07/2018	07/23/2018	115.68	115.68	200-60-41713		718
981044	3	MONTHLY CELL PHONE BILL WASTE WATER	Invoice	07/07/2018	07/23/2018	126.38	126.38	210-70-41713		718
981044	4	MONTHLY CELL PHONE BILL Parks	Invoice	07/07/2018	07/23/2018	40.01	40.01	100-50-41713		718
Total 762 VERIZON WIRELESS :						333.96	333.96			

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period
367 WALKER SAND AND GRAVEL										
004696	1	DUMP FEE	Invoice	06/25/2018	07/23/2018	151.98	151.98	200-60-41403		718
Total 367 WALKER SAND AND GRAVEL :						151.98	151.98			
4004 WAXIE SANITARY SUPPLY										
769128	1	76912899 CREDIT	Invoice	08/28/2017	07/23/2018	138.27-	138.27-	100-50-41603		718
775458	1	77545889 PARKS GARBAGE AND DOGGIE BAGS	Invoice	06/25/2018	07/23/2018	331.45	331.45	100-50-41403		718
775458	1	77545890 CLEANING SUPPLIES - WERTHHEIMER	Invoice	06/25/2018	07/23/2018	59.50	59.50	100-50-41603		718
775458	1	77545891 LIBRARY CLEANING SUPPLIES	Invoice	06/25/2018	07/23/2018	426.18	426.18	100-45-41413		718
775637	1	77563791 CLEANING SUPPLIES - SHOP	Invoice	07/03/2018	07/23/2018	80.15	80.15	100-40-41405		718
Total 4004 WAXIE SANITARY SUPPLY:						759.01	759.01			
209 WEBB LANDSCAPING										
B-IN-12	1	B-IN-126016 FLOWERS @ CITY HALL & MAIN STR	Invoice	06/29/2018	07/23/2018	639.71	639.71	100-50-41403		718
Total 209 WEBB LANDSCAPING :						639.71	639.71			
1995 WISBY SR., RICHARD										
7/2/18	1	Refund CR bal 3241 Woodside Blvd.	Invoice	07/02/2018	07/23/2018	69.74	69.74	100-00-15110		718
Total 1995 WISBY SR., RICHARD:						69.74	69.74			
Total :						749,605.91	749,605.91			
Grand Totals:						749,605.91	749,605.91			

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-00-15110	710.47	.00	710.47
100-00-20308	197.17	.00	197.17
100-00-20314	318,435.00	.00	318,435.00
100-00-20330	1,788.55	.00	1,788.55
100-10-41215	77.50	.00	77.50

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 7/23/18 **DEPARTMENT:** Treasurer **DEPT. HEAD SIGNATURE:** BS

SUBJECT:

Treasurer's Reports – Unaudited Treasurer's Reports for the month of June, 2018.

AUTHORITY: ☐ ID Code 50-1011 ☐ IAR _____ ☐ City Ordinance/Code _____
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Financial Statements for the months of June 2018 in "Snapshot" format follow.

Cash Flow Analysis for the past four years for months ending in June.

Year to Date LOT receipts for the month of June (September 17 through May 2018 activity) receipts have flattened a bit, are 0.07 greater than last year, -1.17% weaker than FYE 16, up 24.61% from FYE15, increased 40.93% from FYE14, up 43.12% from FYE 13, 51.39 % better than FYE 12, 60.81% better than FYE 11 and 59.2% stronger than FYE10. The reports submitted to Sun Valley Air Services are included as is the category report. The Chamber's reports for June are not included.

Development Impact Fees Cash Flow report is attached

Investment Report is included. LGIP interest for June is 1.88%.

Quarterly Report for the Third quarter FY18 is attached, to be posted to our web site July 25 per Idaho statute 50-1011, modified by HB 130.

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	___	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:

Feel free to contact me if you have any questions; please approve as consent agenda item.

FOLLOW-UP REMARKS:*

CITY OF HAILEY SNAPSHOT OF REVENUE, EXPENSES, FUND BALANCE AND LIQUID ASSETS

as of 6/30/18

	General Fund		Water Fund		Waste Water		Water Replacement		Waste Water Repl	
	YTD	Amnd Budget	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget
Revenue*	3,639,980	5,513,745	774,633	1,696,629	1,554,570	1,994,875	137,259	94,620	87,350	56,260
Legislative	187,031	296,944								
Finance	218,145	324,335								
Comm Dev	216,948	369,504								
Police	1,165,000	1,521,337								
Streets	601,882	1,309,195								
Public Works	60,685	95,295								
Library	412,223	560,574								
Parks	163,266	435,849								
Fire	379,280	600,712								
Departmental Expenses	3,404,460	5,513,745	734,555	2,134,473	989,761	2,376,898	26,857	58,460	-	430,000
Net Revenue over Expenses	235,520	-	40,078	(437,844)	564,809	(382,023)	110,402	36,160	87,350	(373,740)
Fund Balance** at 9/30/2017	1,748,835	1,748,835	2,007,661	2,007,661	2,796,219	2,796,219	2,254,552	2,254,552	1,296,063	1,296,063
Change in Fund Balance	235,520	-	40,078	(437,844)	564,809	(382,023)	110,402	36,160	87,350	(373,740)
Fund Balance YTD	1,984,355	1,748,835	2,047,739	1,569,817	3,361,028	2,414,196	2,364,954	2,290,712	1,383,413	922,323
CASH IN BANKS										
Cash in Combined Checking	104,587		(142,214)		261,078		113,860		131,022	
LGIP	2,140,210		2,282,622		1,530,051		2,279,764		1,308,539	
LGIP	14,907				583,603					
LGIP	40,134				801,161	Biosolids				
Piper Jaffrey Investment							-			
CD ***				-						
				-						

* For Revenue detail, please see ***General Fund Cash Flow Comparison*** .

** Cash Fund Balance, does not included depreciable assets in proprietary funds. Unaudited.

CASH FLOW ANALYSIS FOR FIRST NINE MONTHS OF FISCAL YEAR

ADJUSTMENTS FOR COMPARISON: REDUCED SNOW BLOWER AND LOADER PAYMENTS (paid off Jan 2010)

		FYE 18		FYE 17		FYE 16		FYE 15	
GENERAL FUND REVENUE		CURRENT YEAR							
Acct No	Account Description	at 6/30/2018	Budget	at 6/30/2017	Budget	at 6/30/2016	Budget	at 6/30/2015	Budget
100-00-31001	Property Taxes from County	1,651,398	2,449,925	1,493,283	2,358,605	1,468,595	2,288,530	1,405,834	2,202,627
100-00-31009	Sales Tax Revenue through County	121,964	154,592	107,506	138,405	98,545	125,338	88,110	95,000
100-00-31910	Penalties & Interest On Taxes	8,300	14,817	10,491	10,331	7,009	10,000	6,296	11,284
100-00-31911	Motor Vehicle Fines through Co	33,727	50,000	36,759	40,500	32,668	35,000	31,691	98,000
100-00-32205	Alcohol Catering Licenses	1,560	4,000	1,560	3,000	2,280	1,600	2,100	1,500
100-00-32209	Police Security		0	960	10,000	-	10,000	5,986	10,000
100-00-32210	Building Permits	152,329	262,500	184,302	175,000	111,053	123,600	180,554	120,000
100-00-32211	Business Licenses	17,755	45,000	18,110	40,000	20,326	40,000	18,086	40,000
100-00-32212	HPD Traffic School & Muni Code Viol (75)	140	4,000	795		1,145			
100-00-32213	Business Licenses - LOT (incl 1% for Air $57,102.31)	374,585	615,300	374,723	595,000	334,802	430,000	299,124	405,750
100-00-32215	Donations-Fireworks	340	15,000	1,099	15,000	94	15,000	510	15,000
100-00-32216	Donations- HPD, HPL, Misc	31,225	25,000	23,084	19,500	16,197	10,000	19,999	10,000
100-00-32220	Encroachment Permits	5,950	13,088	7,025	5,000	6,150	5,000	4,450	4,000
100-00-32230	Franchises-Cable T.V.	59,050	79,583	57,747	73,000	56,553	74,351	54,343	74,000
100-00-32234	Banner Fees	3,200	7,000	3,420	6,000	3,400	6,000	4,000	6,000
100-00-32235	Franchise Fees-Idaho Power	48,519	60,900	48,477	58,000	45,515	58,000	44,349	50,000
100-00-32236	Franchises-Intermountain Gas	53,031	73,500	55,741	70,000	56,598	69,064	53,625	70,000
100-00-32237	Rubbish Company Franchise Fees	54,206	75,330	59,200	71,743	51,348	70,718	51,526	70,000
100-00-32257	Library Fines & Memberships	10,582	18,000	12,281	18,000	11,493	18,000	12,601	21,000
100-00-32265	Park Rental Fees	11,869	20,000	10,703	20,000	11,575	20,000	8,568	11,395
100-00-32266	Hailey Rodeo Park Rental & Security Fees	1,775	19,000	3,400	17,000	6,750	17,000	4,970	20,000
100-00-32273	Property Sales	2,300	5,000	0	500	392			
100-00-32280	R. V. Dump Fees	323	1,000	355	750	451	600	442	500
100-00-32286	Sign and Fence Permits	1,202	4,500	1,386	3,000	1,410	2,000	1,720	1,500
100-00-32290	Fire Dept Permits	7,844	20,607	15,443	7,210	8,977	7,210	23,308	7,000
100-00-32294	Subdivision Inspection Permits	5,568	2,000	0	500	400	500	2,553	500
100-00-32296	Zoning Applications	36,241	24,000	44,224	16,000	10,287	14,000	8,674	12,500
100-00-32298	Maps, Copies & Postage	11,506	8,000	9,756	4,000	1,616	2,600	994	2,500
100-00-32413	Interest Earned	24,731	10,000	9,013	3,000	7,586	2,000	1,552	3,000
100-00-32415	Refunds	14,704	12,000	5,332	12,000	9,752	12,000	40,861	12,000
100-00-32417	Mutual Aid Reimbursements	24,454	20,000	70,923	7,135	47,858	25,933	28,729	25,000
100-00-33510	State Shared Liquor Apport.	118,947	181,838	72,478	154,954	99,240	151,916	62,416	152,000
100-00-33550	*State Shared Sales Tax*	*241,293*	*495,062*	*223,866*	*450,763*	210,753	*428,582*	200,162	*415,000*
100-00-33560	*State Shared Highway Users Fund*	*195,716*	*370,451*	*192,039*	*353,317*	*191,284*	*339,902*	*141,144*	*265,000*
100-00-33570	*State Shared Grant*	*2,500*	*0*	*48,902*	*51,000*	*8,079*	3,395	*1,000*	*13,250*
100-00-34000	CCD Public Outreach for recycling	9,034	12,000	9,867	11,957	8,558	11,786	8,588	11,000
100-00-34003	Rubbish Bookkeeping Contract	54,206	75,330	59,200	71,753	51,348	70,728	51,526	70,000
100-00-34004	Police Security Contracts	2,448	3,500	2,448	3,135	2,448	3,135	2,176	3,135
100-00-34006	Police Security Contracts-School	175,208	175,100	170,105	170,000	165,150	160,000	74,080	75,169
100-00-34007	Bellevue Marshall's Office			0		-	-	241,670	326,875
100-00-34008	WR ASSISTANT CHIEF CONTRACT	70,250	86,822	63,225	84,293	61,980	82,640	13,773	-
	GENERAL FUND REVENUE	3,639,980	5,513,745	3,509,228	5,149,351	3,229,665	4,746,128	3,202,090	4,731,485
	Rev. Dif from previous year	130,752		279,564		27,575		175,634	
GENERAL FUND EXPENSES									
	LEGISLATIVE	187,031	296,944	206,265	283,018	164,396	260,520	164,430	261,257
	FINANCE	218,145	324,335	203,559	314,767	195,135	314,470	300,575	397,045
	COMMUNITY DEVELOPMENT	216,948	369,504	236,627	274,067	181,756	267,480	227,408	278,582
	POLICE	1,165,000	1,521,338	1,118,290	1,475,137	1,044,451	1,422,155	1,202,328	1,689,588
	STREET	601,882	1,309,195	774,899	1,153,481	694,297	987,181	509,295	948,753
	ENGINEER/PUBLIC WORKS	60,685	95,295	60,590	117,283	102,129	125,372	71,185	81,974
	LIBRARY	412,223	560,574	395,761	544,092	376,998	510,323	379,468	507,559
	PARKS	163,266	435,848	171,940	420,809	135,663	344,823	186,810	281,026
	FIRE	379,280	600,712	371,994	566,697	334,202	513,804	285,521	467,086
	TOTAL EXPENSES	3,404,460	5,513,745	3,539,925	5,149,351	3,229,027	4,746,128	3,327,020	4,912,870
		61.7%		68.7%		68.0%		67.7%	
	General Fund Balance	235,520	5,513,745	(30,697)	-	638	-	(124,930)	(181,385)
PROPRIETARY FUNDS									
	WATER FUND REVENUE	774,633	1,696,629	805,308	1,602,129	825,325	1,689,573	699,835	1,311,711
	WATER FUND EXPENSES	734,555	2,134,473	747,519	1,918,403	735,307	1,651,289	672,127	1,311,711
	WATER FUND BALANCE	40,078	(437,844)	57,789	(316,274)	90,018	38,284	27,708	-
	WASTE WATER FUND REVENUE	1,554,570	1,994,875	1,529,075	1,989,175	1,260,514	1,957,361	1,510,454	2,170,501
	WASTE WATER FUND EXPENSES	989.761	2,376,898	946,432	2,142,318	775,592	2,214,161	1,070,624	2,170,501
	WASTE WATER FUND BALANCE	564,809	(382,023)	582,643	(153,143)	484,922	(256,800)	439,830	-
	WATER replacementFUND REVENUE	137,259	94,620	147,416	58,460	85,916	88,000	94,140	46,080
	WATER replacement FUND EXPENSES	26,857	58,460	14,632	58,460	53,355	88,000	11,397	485,000
	WATER replacement FUND BALANCE	110,402	36,160	132,784	0	32,561	-	82,743	(438,920)
	WASTE WATER replacement FUND REVENUE	87,350	56,260	82,246	82,680	50,464	76,000	75,749	38,660
	WASTE WATER replacement FUND EXPENSES	-	430,000	-	82,680	-	122,966	-	475,000
	WASTE WATER replacement FUND BALANCE	87,350	(373,740)	82,246	0	50,464	(46,966)	75,749	(436,340)

CITY OF HAILEY LOCAL OPTION TAX RECEIPT AND EXPENDITURE ANALYSIS AND CASH FLOW

6/30/2018

EXPENDITURE DESCRIPTION	MONTH	PAYMENTS	Air Services Board	CHAMBER	MT RIDES	EMERGENCY SERVICES	TOTAL EXPENSES	1% Air	RECEIPTS	% Chg	LOT BALANCE
ACCUMULATIVE TOTALS THROUGH 9/30/06		$0.00		$0.00		$0.00			$92,718.67		
FISCAL YEAR ENDING 9/30/07	FYE 06	$234,196.00		$10,000.00	$38,000.00	$100,000.00	$382,196.00		$368,300.45		
ACCUMULATIVE TOTALS THROUGH 9/30/07	FYE 07	$234,196.00		$10,000.00	$38,000.00	$100,000.00	$382,196.00		$461,019.12		
FISCAL YEAR ENDING 9/30/08		$294,289.32		$49,343.95	$0.00	$120,000.00	$463,633.27		$376,920.49	2%	
ACCUMULATIVE TOTALS THROUGH 9/30/08		$528,485.32		$59,343.95	$38,000.00	$220,000.00	$845,829.27		$837,939.61		
FISCAL YEAR ENDING 9/30/09		$146,490.24		$74,138.00	$70,000.00	$13,900.00	$304,528.24		$311,640.20	-17.32%	
ACCUMULATIVE TOTALS THROUGH 9/30/09		$674,975.56		$133,481.95	$108,000.00	$233,900.00	$1,150,357.51		$1,149,579.81		
FISCAL YEAR ENDING 9/30/10		$167,474.64		$69,000.00	$75,000.00	$0.00	$311,474.64		$312,734.63	0.35%	$482.29
ACCUMULATIVE TOTALS THROUGH 9/30/10		$842,450.20		$202,481.95	$183,000.00	$233,900.00	$1,461,832.15		$1,462,314.44		
FISCAL YEAR ENDING 9/30/11		$59,700.00		$68,000.00	$75,000.00	$97,300.00	$300,000.00		$324,478.37	3.76%	
ACCUMULATIVE TOTALS THROUGH 9/30/11		$902,150.20		$270,481.95	$258,000.00	$331,200.00	$1,761,832.15		$1,786,792.81		
FISCAL YEAR ENDING 9/30/12		$153,130.03		$61,000.00	$65,000.00	$82,200.00	$361,330.03		$333,327.35	2.73%	
ACCUMULATIVE TOTALS THROUGH 9/30/12		$1,055,280.23		$331,481.95	$323,000.00	$413,400.00	$2,123,162.18		$2,120,120.16		
FISCAL YEAR ENDING 9/30/13		$151,890.15		$61,000.00	$65,000.00	$68,000.00	$345,890.15		$348,890.15	4.67%	
ACCUMULATIVE TOTALS THROUGH 9/30/13		$1,207,170.38		$392,481.95	$388,000.00	$481,400.00	$2,469,052.33		$2,469,010.31		
FISCAL YEAR ENDING 9/30/14		$124,009.66	*$47,409.27*	$61,000.00	$68,000.00	$100,000.00	$400,418.93	*$48,774.97*	$366,634.59	5.09%	
ACCUMULATIVE TOTALS THROUGH 9/30/14		$1,331,180.04	*$47,409.27*	$453,481.95	$456,000.00	$581,400.00	$2,869,471.26	*$48,774.97*	$2,835,644.90		$14,948.61
FISCAL YEAR ENDING 9/30/15		$186,664.65	*$70,087.79*	$61,000.00	$68,000.00	$96,787.24	$482,539.68	*$72,106.78*	$401,126.16	9.41%	
ACCUMULATIVE TOTALS THROUGH 9/30/15		$1,517,844.69	*$117,497.06*	$514,481.95	$524,000.00	$678,187.24	$3,352,010.94	*$120,881.75*	$3,236,771.06		$5,641.87
FISCAL YEAR ENDING 9/30/16		$202,168.97	*$83,129.35*	$61,000.00	$68,000.00	$107,000.00	$521,298.32	$85,524.02	$450,912.25	12.41%	
ACCUMULATIVE TOTALS THROUGH 9/30/16		$1,720,013.66	*$200,626.41*	$575,481.95	$592,000.00	$785,187.24	$3,873,309.26	*$206,405.77*	*$3,687,683.31*		$20,779.82
Fire Dept	Oct-16		$8,108.27	$0.00		$6,250.00	$14,358.27	$8,341.84	$40,556.60	9.9%	$55,319.99
Downtown Beautification,	Nov-16	$2,500.00	$3,733.61	$5,961.24		$29,250.00	$41,444.85	$3,841.16	$30,421.04	30.2%	$48,137.34
	Dec-16		$3,542.88	$0.00	$17,000.00	$6,250.00	$26,792.88	$3,644.94	$26,754.32	18.2%	$51,743.72
	Jan-17		$6,839.51	$7,268.20		$6,250.00	$20,357.71	$7,036.53	$39,796.06	9.9%	$78,218.60
Hailey Map updates	Feb-17	$9,000.00	$10,996.73	$0.00		$46,250.00	$66,246.73	$11,313.51	$49,736.90	13.3%	$73,022.28
Park Maint & Equip	Mar-17	$50,000.00	$8,198.14	$7,201.51	$17,000.00	$6,250.00	$88,649.65	$8,434.30	$41,778.06	4.1%	$34,584.99
	Apr-17		$7,342.83	$2,572.58		$6,250.00	$16,165.41	$7,554.35	$37,925.16	10.0%	$63,899.09
Downtown Beautification, Streets Maint	May-17	$39,000.00	$3,859.41	$5,243.13		$6,250.00	$54,352.54	$3,970.59	$26,715.18	17.2%	$40,232.32
Arts Commission Programs, CDD	Jun-17	$14,000.00	$2,882.07	$6,104.87	$17,000.00	$6,250.00	$46,236.94	$2,965.09	$24,025.21	-3.0%	$20,985.68
2nd Ave Culvert, streets	Jul-17	$78,500.00	$7,143.78	$10,939.67		$6,250.00	$102,833.45	$7,349.57	$41,322.72	13.2%	($33,175.48)
CDD, Downtown Beautification	Aug-17	$12,500.00	$16,001.10	$5,656.70		$6,250.00	$40,407.80	$16,462.04	$71,575.48	3.1%	$14,454.24
Streets Maint	Sep-17	$34,000.00	$14,807.86	$14,052.10	$21,500.00	$6,250.00	$90,609.96	$15,234.42	$67,677.36	13.2%	$6,756.06
FISCAL YEAR ENDING 9/30/17		$239,500.00	*$93,456.19*	$65,000.00	$72,500.00	$138,000.00	$608,456.20	*$96,148.34*	$498,284.09	10.51%	
ACCUMULATIVE TOTALS THROUGH 9/30/17		$1,959,513.66	*$294,082.60*	$640,481.95	$664,500.00	$923,187.24	$4,481,765.46	*$302,554.11*	*$4,185,967.40*		$6,756.06
Fire Dept	Oct-17		$7,799.05	$0.00		$6,400.00	$14,199.05	$8,023.71	$43,111.47	6.3%	$43,692.19
Downtown Beautification, Streets Maint	Nov-17	$49,250.00	$4,264.44	$0.00		$6,400.00	$59,914.44	$4,387.28	$29,971.31	-1.5%	$18,136.35
	Dec-17		$4,457.45	$0.00	$18,750.00	$6,400.00	$29,607.45	$4,585.85	$26,373.01	-1.4%	$19,487.76
Downtown Beautification, Streets Maint	Jan-18	$49,250.00	$7,146.39	$13,676.45		$19,400.00	$89,472.84	$7,352.25	$42,249.75	6.2%	($20,383.08)
	Feb-18		$10,275.73	$0.00		$6,400.00	$16,675.73	$10,571.74	$47,148.93	-5.2%	$20,661.86
Downtown Beautification, Streets Maint	Mar-18	$49,250.00	$8,268.73	$7,322.99	$18,750.00	$6,400.00	$89,991.72	$8,506.92	$42,296.55	1.2%	($18,526.38)
	Apr-18		$6,976.01	$0.00		$6,400.00	$13,376.01	$7,176.96	$38,459.46	1.4%	$13,734.03
Downtown Beautification, Parks & Streets Maint	May-18	$49,250.00	$2,945.86	$6,304.01		$6,400.00	$64,899.87	$3,030.72	$23,399.96	-12.4%	($24,735.16)
	Jun-18		$2,919.01	$7,456.66	$18,750.00	$6,400.00	$35,525.67	$3,003.10	$24,936.24	3.8%	($32,321.49)
Downtown Beautification, Parks & Streets Maint	Jul-18	$49,250.00	$6,804.00	$7,333.43		$6,400.00	$69,787.43	$7,000.00	*$41,322.72*	0.0%	($53,786.20)
	Aug-18		$14,542.55	$7,333.43		$6,400.00	$28,275.98	$14,961.47	*$98,353.24*	37.4%	$31,252.53
Downtown Beautification, Parks & Streets Maint	Sep-18	$49,250.00	$11,351.67	$15,573.03	$18,750.00	$6,400.00	$101,324.70	$11,400.00	*$67,677.36*	0.0%	$9,005.19
FISCAL YEAR ENDING 9/30/18		$295,500.00	*$87,750.87*	$65,000.00	$75,000.00	$89,800.00	$613,050.87	*$90,000.00*	$525,300.00	5.42%	
ACCUMULATIVE TOTALS THROUGH 9/30/18		$2,255,013.66	*$381,833.47*	$705,481.95	$739,500.00	$1,012,987.24	$5,094,816.33	*$392,554.11*	*$4,711,267.40*		

Year-to-date change 0.07% v FY17, -1.17% v FY16, +24.61% compared with FY 15, +40.93% compared with FY 14, +43.12% compared with FY 13, +51.39% when compared with FY 12, +60.81% compared with FY 11 and +59.2% compared with FY10

	Month of L.O.T. Payment to Retail Establishment (City receives in month following payment to business) (at 6/29/12)	Lodging & Rental Cars 3% Tax (10 Businesses)	Short Term Rentals 3% (14 ShortTerm sites) 8/31/2016	1% Air	Alcohol Beverages 2% Tax (24 Businesses)	Restaurant Food 1% Tax (32 Businesses)	Monthly Total	Penalty
	FYE 9/30/2006 (3 months collected in fi	$79,998.51			$11,959.47	$31,274.14	$123,232.12	$ -
	FYE 9/30/2007	$219,816.63			$47,957.72	$105,888.56	$373,662.91	$346.34
	FYE 9/30/2008	$215,375.75			$45,661.79	$110,790.35	$371,827.89	$1,235.36
	FYE 9/30/2009	$163,489.38			$40,465.86	$102,727.58	$306,682.82	$1,093.57
	FYE 9/30/2010	$163,137.76	*$216.00*		$43,749.89	$104,365.59	$311,253.24	$587.02
	FYE 9/30/2011	$158,010.54	*$94.84*		$45,845.48	$111,747.96	$315,603.98	$750.76
	FYE 9/30/2012	$170,970.28	*$258.21*		$48,144.39	$115,899.49	$335,014.16	$579.20
	October	$10,989.18			$3,906.61	$9,831.86	$24,727.65	
	November	$5,680.11			$3,516.90	$8,161.64	$17,358.65	$23.71
	December	$9,849.62			$4,487.07	$9,860.14	$24,196.83	$160.94
2013	January	$19,615.93			$3,759.53	$8,931.63	$32,307.09	$116.39
	February	$13,268.78			$3,410.28	$7,913.45	$24,592.51	$65.04
	March	$14,751.56			$3,876.48	$9,023.87	$27,651.91	$30.62
	April	$7,451.49			$3,578.40	$8,670.55	$19,700.44	$40.98
	May	$6,783.24			$3,632.67	$9,618.13	$20,034.04	$10.47
	June	$12,494.74			$4,354.93	$11,213.33	$28,063.00	$3.27
	July	$32,995.15			$5,792.47	$14,218.80	$53,006.42	$131.88
	August	$29,520.10			$4,464.79	$12,325.52	$46,310.41	$4.21
	September	$17,141.91			$3,745.95	$10,013.45	$30,901.31	$68.30
	FYE 9/30/2013	$180,541.81	*$316.92*		$48,526.08	$119,782.37	$348,850.26	$655.81
			Short Term Lodging	1% Air				
	October	$12,964.45			$4,105.86	$10,401.01	$27,471.32	$36.19
	November	$6,237.77			$3,430.24	$8,430.01	$18,098.02	$20.42
	December	$10,933.32			$4,388.46	$10,262.27	$25,584.05	$92.66
2014	January	$18,567.51		$6,189.17	$3,910.17	$9,398.65	$38,065.50	$23.37
	February	$11,064.50		$3,688.17	$3,739.47	$8,660.50	$27,152.63	$137.66
	March	$15,172.04		$5,057.35	$3,925.28	$9,295.35	$33,450.02	$63.01
	April	$6,850.05		$2,283.35	$3,457.39	$8,730.85	$21,321.64	$102.95
	May	$6,877.71		$2,292.57	$3,968.88	$10,375.11	$23,514.27	$21.36
	June	$14,531.22		$4,843.74	$4,277.78	$10,208.54	$33,861.28	$90.77
	July	$38,172.29		$12,724.10	$5,060.02	$13,959.52	$69,915.93	$35.52
	August	$35,089.57		$11,696.52	$4,868.72	$13,360.96	$65,015.77	$217.67
	September	$18,106.04		$6,035.35	$4,097.50	$10,877.31	$39,116.19	
	FYE 9/30/2014	$194,566.46	*$468.95*	$54,810.31	$49,229.77	$123,960.08	$422,566.62	$841.58
	October	$12,691.14		$4,230.38	$3,742.71	$10,462.09	$31,126.32	
	November	$7,101.44		$2,367.15	$3,284.25	$8,615.01	$21,367.85	$8.25
	December	$13,481.33		$4,493.78	$4,732.64	$10,604.34	$33,312.09	$6.24
2015	January	$25,612.11		$8,537.37	$4,056.87	$10,211.62	$48,417.97	$416.85
	February	$17,063.45		$5,687.82	$3,908.54	$8,999.06	$35,658.86	$18.54
	March	$17,258.20		$5,752.73	$3,841.35	$10,146.58	$36,998.86	
	April	$7,645.85		$2,548.62	$4,570.96	$9,591.02	$24,356.45	$7.19
	May	$9,329.27		$3,109.76	$4,314.35	$11,239.82	$27,993.19	$31.04
	June	$15,918.40		$5,306.13	$4,227.42	$12,415.50	$37,867.45	$40.39
	July	$35,824.33		$11,941.44	$5,590.29	$15,277.28	$68,633.34	$431.82
	August	$36,288.75		$12,096.25	$5,133.03	$14,215.68	$67,733.71	$291.78
	September	$19,662.73		$6,554.24	$4,242.39	$11,874.48	$42,333.84	$78.45
	FYE 9/30/2015	$217,876.99	*$797.14*	$72,625.66	$51,644.80	$133,652.48	$475,799.93	$1,330.55
	October	$11,899.81		$3,966.60	$5,292.77	$13,947.77	$35,106.95	$105.80
	November	$8,327.49		$2,775.83	$3,565.44	$9,064.42	$23,733.18	$28.26
	December	$17,360.55		$5,786.85	$4,930.31	$12,058.01	$40,135.72	$319.07
2016	January	$31,143.56		$10,381.19	$4,206.79	$9,221.14	$54,952.68	$278.27
	February	$21,003.14		$7,001.05	$4,084.37	$10,233.65	$42,322.20	$562.37
	March	$20,500.88		$6,833.63	$4,065.98	$10,031.10	$41,431.58	$29.24
	April	$9,296.36		$3,098.79	$3,609.19	$10,033.39	$26,037.73	$43.99
	May	$9,723.02		$3,241.01	$3,907.26	$10,786.14	$27,657.42	$21.16
	June	$20,961.08	*$790.97*	$6,987.03	$3,614.62	$12,413.73	$44,767.43	$431.63
	July	$44,455.31	*$1,631.03*	$15,362.11	$5,981.69	$15,527.67	$82,957.81	$258.70
	August	$40,581.52	$164.84	$13,582.12	$5,232.05	$14,255.42	$73,815.94	
	September	$24,016.60	$1,008.91	$8,341.84	$4,594.61	$13,087.39	$51,049.35	$112.93
	FYE 9/30/2016	$259,269.30	$3,595.75	$87,358.03	$53,085.08	$140,659.83	$543,967.99	$2,191.42
	October	$11,324.80	$198.69	$3,841.16	$4,716.23	$11,768.22	$31,849.10	$225.45
	November	$10,679.94	$254.88	$3,644.94	$3,724.29	$9,652.70	$27,956.75	$185.97
	December	$19,895.63	$1,213.96	$7,036.53	$5,231.50	$12,088.16	$45,465.78	$23.27
2017	January	$33,836.28	$104.25	$11,313.51	$4,484.51	$11,058.08	$60,796.63	$32.72
	February	$25,161.36	$141.54	$8,434.30	$4,314.73	$10,765.56	$48,817.49	$673.49
	March	$21,701.41	$961.64	$7,554.35	$4,559.88	$11,445.78	$46,223.05	$78.86
	April	$11,793.08	$118.68	$3,970.59	$3,720.34	$10,376.46	$29,979.14	$282.05
	May	$8,837.87	$57.39	$2,965.09	$3,984.51	$11,607.10	$27,451.95	$83.13
	June	$21,378.98	*$669.73*	$7,349.57	$4,472.98	$14,092.52	$47,963.77	$22.68
	July	$49,282.56	*$103.56*	$16,462.04	$6,839.39	$15,014.21	$87,701.76	$141.09
	August	$45,215.11	$488.14	$15,234.42	$5,536.84	$15,270.28	$81,744.78	$176.94
	September	$23,426.65	$644.48	$8,023.71	$4,400.50	$12,732.48	$49,227.81	$18.68
	FYE 9/30/2017	$282,533.65	$4,956.92	$95,830.19	$55,985.70	$145,871.55	$585,178.01	$1,944.33
	October	$12,988.91	$172.92	$4,387.28	$4,525.47	$12,148.44	$34,223.01	$44.89
	November	$13,559.97	$197.58	$4,585.85	$3,914.71	$9,882.57	$32,140.68	$349.44
	December	$21,141.61	$915.13	$7,352.25	$5,436.18	$12,984.48	$47,829.64	$116.77
2018	January	$31,381.81	$333.41	$10,571.74	$4,578.33	$11,044.17	$57,909.45	$88.10
	February	$25,381.49	$139.28	$8,506.92	$4,201.95	$10,467.08	$48,696.71	$1,106.86
	March	$20,771.12	$759.75	$7,176.96	$4,745.30	$11,400.11	$44,853.24	$137.14
	April	$9,064.41	$27.75	$3,030.72	$3,661.21	$10,232.26	$26,016.35	$58.44
	May	$8,812.25	$197.05	$3,003.10	$3,609.37	$11,885.61	$27,507.37	$43.40
	FYE 9/30/2018	$143,101.55	$2,742.86	$48,614.80	$34,672.52	$90,044.72	$319,176.45	$1,945.04
	GRAND TOTAL SINCE INCEPTION	$2,448,688.61	$10,704.73	$310,624.19	$542,256.03	$1,346,619.98	$4,513,639.93	$11,555.94

CASH FLOW of 1% LOT for FYE 17 (October - September revenues and reciept of funds)

HAILEY		BED/CAR3%	BED/CAR1%							TOTAL	TOTAL 1%	MINUS COST	NET
OCT		13,161.83	4,387.28							4,387.28	4,387.28	(122.84)	4,264.44
NOV		13,757.55	4,585.85							4,585.85	4,585.85	(128.40)	4,457.45
DEC		22,056.74	7,352.25							7,352.25	7,352.25	(205.86)	7,146.39
JAN		31,715.22	10,571.74							10,571.74	10,571.74	(296.01)	10,275.73
FEB		25,520.77	8,506.92							8,506.92	8,506.92	(238.19)	8,268.73
MAR		21,530.87	7,176.96							7,176.96	7,176.96	(200.95)	6,976.01
APR		9,092.16	3,030.72							3,030.72	3,030.72	(84.86)	2,945.86
MAY		9,009.30	3,003.10							3,003.10	3,003.10	(84.09)	2,919.01
JUNE										0.00	0.00	0.00	0.00
JULY										0.00	0.00	0.00	0.00
AUG										0.00	0.00	0.00	0.00
SEPT										0.00	0.00	0.00	0.00
										0	0	0	0
										0	0	0	0
										0	0	0	0
Total		**145,844.44**	**48,614.81**								**48,614.82**	**(1,361.21)**	**47,253.61**
										TOTAL FY	48,614.82		

PAYABLE: SUN VALLEY AIR SERVICES BOARD

ACCOUNT CODE: 100-10-41707

email Kathleen kschwartzenberger@ketchumidaho.gov

DEVELOPMENT IMPACT FEE CASH FLOW

6/30/2018

REVENUE	FY8-12	Prev rate FY 13	New rate FY 13	FYE 14	FYE 15	FYE 16	FYE 17	FYE 18	TOTALS
			9/30/2013	9/30/2014	9/30/2015	9/30/2016	9/30/2017	6/30/2018	
DIF - PARKS	69,608	1,686	2,600	2,640	2,058	2,760	11,600	6,040	98,992
DIF - POLICE	36,550	730	*1,977*	*6,478*	*5,885*	*9,824*	*217*	-	61,661
DIF - TRANSP	199,374	2,709	28,093	44,189	25,943	91,812	73,123	36,775	502,019
DIF - FIRE	161,941	700	10,477	14,148	16,864	39,290	22,008	16,275	281,704
DIF - CIP	10,681	154	2,556	2,965	1,938	4,313	5,638	2,015	30,260
		HPD payback 5/13 $3457.61					*WiseGuy agr*		
		Urbany payback 6/13/13							
	478,155		45,704	70,420	52,688	147,998	112,586	61,105	974,636

Int FYE 09	690.37	
Int FYE 10	572.52	
Int FYE 11	766.40	
Int FYE 12	588.57	
Int FYE 13	231.40	
Int FYE 14	186.99	
Int FYE 15	166.25	
Int FYE 16	716.45	3,918.95
Int FYE 17	1,008.97	
Int FYE 18	1,038.63	
Expenses, actual and proposed thru FY18	(826,855.84)	
DIF bal	**153,746.24**	Incl interest
Cash in LGIP	277,568.50	30-Jun
Difference (FY18 yet to expend: PW4P, Spreader stuff)	(123,822.26)	

RECAP BY CATEGORY, not including interest

	PARKS	POLICE	TRANSPO	FIRE	CIP	TOTAL
FEES	98,992	61,661	502,019	281,704	30,260	974,636
EXPENSES FYE 08			30,000			30,000
EXPENSES FYE 09,10				18,567		18,567
EXPENSES FYE 11	63,070					63,070
EXPENSES FYE 12	-		135,686	75,563	7,500	218,749
EXPENSES FYE 13	8,224					8,224
EXPENSES FYE 15			45,195		9,500	54,695
EXPENSES FYE 16	12,300	31,981	13,750	27,224		85,255
EXPENSES FYE 17		29,681		134,690		164,371
EXPENSES FYE 18			22,325			22,325
BALANCE to EXPEND	**15,398**	**(0)**	**255,063**	**25,660**	**13,260**	**309,380**
FY 18 Budgeted Expenses	-	-	173,776			173,776
Anticipated Bal 9/30/18	15,398	(0)	81,287	25,660	13,260	135,604

firetruck totals spent (CIP and DI	
27,224	fye 16
304,223	fye 17
331,447	TOTAL
firetruck totals spent (DIF)	
27224	
134690	
161,914	DIF
169,533	CIP

184,617	SCBA
(15,084)	from HFD Op

RECAP, WITH PROJECTED SPENDING OF DIF FOR CAPITAL PROJECTS FYE11-18

	PARKS	POLICE	TRANSPO	FIRE	CIP	TOTAL
Truck/Street Dept			(30,000)			
Skatepark Expansion	(22,070)					
Skatepark Irr. Syst	(21,000)	-			-	
RV Dump Station	(20,000)					
Fire Station Design				(18,567)		
Woodside Roundabout			(180,881)			
Firetruck - used				(75,563)		
R Caplan CIP update					(7,500)	
TischlerBise					(9,500)	
Skatepark	(8,224)					
FY16 Proposed and Spent:						
Snow Plow Wing			(13,750)			
HPD Station		***(25,634)***				
Park Projects	***(12,300)***					
Fire Truck FY 16				***(27,224)***		
Street Projects FY17						
Public Safety Bldg FY17		***(36,027)***		-		
Fire Truck FY 17				***(134,690)***		
~~***Broadford Road Bal CGP***~~			-			
Chipper/Spreader 30% 74K			***(22,325)***			
PW4P 2nd, Croy			***(161,601)***			
Total FYE 11-18 (budgeted)	**83,594**	**61,661**	**408,557**	**256,044**	**17,000**	**826,856**

6/30/2018

CITY OF HAILEY INVESTMENT REPORT

FUND	*May interest*	STATE INV POOL 1.772%	PIPER JAFF		TOTAL
GENERAL (includes Fireworks and PARK)		2,195,251.19			2,195,251.19
CAPITAL PROJECTS		600,708.40			600,708.40
CAPITAL PROJECTS	DIF Reserve	299,893.30			299,893.30
CAPITAL PROJECTS	Public Art	31,281.68			31,281.68
CAPITAL PROJECTS	Pathways 4 P	592,366.18			592,366.18
COLORADO GULCH ANNEX FEES		319,578.07			319,578.07
RODEO PARK PROPETY TAX RCPTS		342,734.85			342,734.85
WATER REVENUE		2,282,621.78			2,282,621.78
WASTE WATER REV		1,530,050.98			1,530,050.98
WASTE WATER BOND RESERVE		583,603.27			583,603.27
WASTE WATER BIOSOLIDS BOND		801,161.24			801,161.24
WATER REPLACEMENT		2,279,763.91	-		2,279,763.91
WASTE WATER REPLACEMENT		1,308,539.43			1,308,539.43
TOTAL		**13,167,554.28**	**-**	**-**	**13,167,554.28**

CITY OF HAILEY, IDAHO TREASURER'S QUARTERLY REPORT
FOR THE FIRST THREE QUARTERS ENDING 6/30/18 OF THE FISCAL YEAR ENDING SEPTEMBER 30, 2018

REVENUE	GENERAL FUND Year to Date	%	GRANT (1) & CAPITAL PROJECTS FUND Year to Date	%	GENERAL OBLIGATION BOND Year to Date	%	WATER AND SEWER BONDS Y-T-D	%	WATER USER FUND Y-T-D	%	SEWER USER FUND Y-T-D	%	WATER REPLCMNT FUND Y-T-D	%	SEWER REPLCMNT FUND Y-T-D	%	TOTAL CITY
TAXES	$ 1,781,662	68%	$ 270,715	68%	$ 275,990	69%											$ 2,328,367
FEES	$ 1,007,364	69%	$ 169,234	242%			$ 564,591	79%	$ 660,042	43%	$ 1,104,570	77%	$ 137,259	145%	$ 87,350	155%	$ 3,730,410
STATE REV	$ 558,456	53%		0%							$ -						$ 558,456
CONTRACTS	$ 278,046	74%	$ 175,000	0%													$ 453,046
REFUNDS	$ 14,454	120%															$ 14,454
TRANSFERS (1)																	$ -
TRANSFERS (2)																	$ -
TOTAL	$ 3,639,982	66%	$ 614,949	36%	$ 275,990	69%	$ 564,591	79%	$ 660,042	43%	$ 1,104,570	77%	$ 137,259	145%	$ 87,350	155%	$ 7,084,733
EXPENSE																	
SALARY	$ 2,269,274	67%	$ -						$ 424,605	70%	$ 435,241	62%					$ 3,129,120
CAPITAL	$ 27,574	212%	$ 506,438	22%					$ 53,451	7%	$ 46,545	10%	$ 26,857	46%	$ -	0%	$ 660,865
OPERATIONS	$ 1,107,613	52%	$ -						$ 238,152	37%	$ 363,465	57%					$ 1,709,230
BONDS			$ -		16,875	4%	$ 162,856	23%									$ 179,731
TOTALS	$ 3,404,461	62%	$ 506,438	22%	$ 16,875	4%	$ 162,856	23%	$ 716,207	36%	$ 845,252	47%	$ 26,857	46%	$ -	0%	$ 5,678,946
Cash - Revenues over or (under)Expenses	$ 235,521		$ 108,511		$ 259,115		$ 401,734		$ (56,165)		$ 259,318		$ 110,402		$ 87,350		$ 1,405,787

(1) Grant expenses are reimbursed in period following expenditure

Citizens are invited to inspect detailed supporting records of the above financial statements at Hailey City Hall; 115 So Main Suite H or at www.HaileyCityHall.org

POSTED July 25, 2018 to HaileyCityHall.org per HB 130

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 07/23/2018 **DEPARTMENT:** Admin **DEPT. HEAD SIGNATURE:** HD

SUBJECT:.
Council discussion of Mayor's Budget, with approval of tentative budget for publication in advance of August public hearing.

AUTHORITY: ☐ ID Code 50.1001-1007 ☐ IAR _____ ☐ City Ordinance/Code _____
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:
Mayor Haemmerle introduced 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. Also attached is the report and recommendations to the City Council from the Development Impact Fee Advisory Committee. That is followed by the budget spreadsheets for each department.

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:

The council should discuss the proposed budget, and may add to, subtract from, or change any budget concept or line item.

Action will be required of the council to adopt a tentative budget. Following that action, the 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.

Proposed Motion: Motion to approve a not-to-exceed budget of $13,633,526 for City of Hailey's 2019 fiscal year, to be published in advance of an August 13, 2018 public hearing.

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		

APPENDIX C - CAPITAL PROJECTS LIST

MEMORANDUM

To:	Hailey City Council
From:	Heather Dawson, Administrator
	Brian Yeager, Engineer
Date:	July 9, 2018
RE:	Report and Recommendations on 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 met 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.

The Committee recommended approval of these expenses, saying that the project will become more costly if it is put too far to the future. Engineering and project design is necessary to Hailey's effort to acquire other grants and expedite the project.

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. The Committee recommended completion of the Pathways for People projects as described.

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.

The Committee recommended proceeding with this project, saying it will only become more expensive with time. The City's receipt of the development impact fees in advance from the developer will make better use of those funds than waiting for the lots to sell and the fees to be paid with building permits.

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.

The Committee supported this approach. The Mayor is pursuing alternative methods to match the grant, such as a neighborhood Local Improvement District.

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.

The Committee recommended pursuing the snow storage aggressively, in an effort to get the snow storage moved before winter. The City has not yet acquired a site.

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.

The Committee recommended that implementation of this park be pursued. They were pleased that the estimate had been changed to $125,000, and felt it could potentially be constructed for even less money.

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.

The Committee identified that we have low confidence in obtaining the FEMA grant. They recommended continued pursuit of grants for projects, appreciating the fact that the city's funds are leveraged through grants.

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.

The Committee discussed the cost of the chip spreader recently purchased for less than budgeted. The City Public Works Director explained that some additional equipment will be pursued with the remaining funds to make the chip spreader more efficient.

Staff Recommendations:

The Committee concurred with the general 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 was made, and the implementation of the projects we have started such as Pathways for People and River Street will continue until we have engineering and bids in hand. We also should 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 ball field	$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**	

CITY OF HAILEY FY 2019 BUDGET INCREASE

Fund	Amount	Additional Revenue Source
General Operating Fund	262,608	General Taxes and Development Fees
Capital and Grants Fund	150,624	Development Fees and Pathways for People Grant
Water Bond	4,500	Additional Users
Water User Fees	201,871	Additional Users and carry over for unfinished projects
Wastewater User Fees & Bond	-63,187	Less Expenses
TOTAL CITY BUDGET INCREASE	**556,416**	

We intend NOT to increase water and wastewater rates overall. When the Engineer does the rate calculation formula, some components of the rates increase while others decrease. Our intention is to set expense so the net of all the water, wastewater and bond components net out to flat rates overall.

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
FIRE Budget - 55
Fiscal Year 2019

	FIRE DEPARTMENT BUDGET					
Acct. #	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%

Citiy of Hailey
LIBRARY Budget - 45
FYE 19

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%

Citiy of Hailey
LIBRARY Budget - 45
FYE 19

LIBRARY DEPARTMENT BUDGET					
Account Title	**FY17 Actual**	**FYE18 Budget**	**FYE19 Proposed**	**Amnt Increased**	**%**
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	
und				$0.00	
				$0.00	
TOTAL OPERATING BUDGET	**$555,560.82**	**$560,573.97**	**$579,565.02**	$18,991.05	3.4%

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%

	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	$167,806	$92,806.00	123.7%
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**	**$197,056**	$93,806.00	90.9%
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**	**$605,556**	$123,306.00	25.6%
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 TOTALS	**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**	**$2,016,701.20**	($97,217.04)	-4.6%
	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	$107,118.63	$11,817.24	12.4%
	Grant Budget					
	TOTAL OPERATING BUDGET	**$1,727,544.25**	**$2,518,621.74**	**$2,455,434.92**	($63,186.82)	-2.5%

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%

NOTICE OF PUBLIC HEARING
PROPOSED FISCAL YEAR 2019 BUDGET

And to consider potential
LIBRARY OUT-OF-CITY MEMBERSHIP INCREASES
WATER and WASTE WATER USER and CONNECTION FEE INCREASES
CITY OF HAILEY, IDAHO

A public hearing, pursuant to Idaho Code 50-1002, will be held for consideration of the proposed budget for the fiscal year October 1st, 2018 to September 30th, 2019. Potential fee increases in excess of 5% for Library membership, Water and Waste Water User and Connection Fees will also be considered. The hearing will be held at Hailey Town Center Meeting Room, 115 South Main Street, Hailey, Idaho, at 5:30 p.m. on Monday, August 13, 2018. All interested persons are invited to appear and show cause, if any, why such budget should or should not be adopted. Copies of the proposed City budget in detail are available at Hailey City Hall during regular office hours (9 AM to 5 PM weekdays). Written or oral comments about the proposed budget are invited. City Hall is accessible to persons with disabilities. The proposed FYE 2019 budget is shown below as FYE 2019 Proposed Expenditures and Revenues.

GENERAL FUND OPERATING REVENUE

Account Title	FYE 2017 Actual	FYE 2018 Budget	FYE 2019 Proposed
General Government Taxes	*$2,432,539*	*$2,464,742*	*$2,583,121*
Fines, Fees, and Permits	*$532,219*	*$532,695*	*$583,292*
Franchise Fees	*$280,570*	*$289,313*	*$294,313*
LOT, Interest, Donations, and Misc.	*$637,631*	*$652,300*	*$700,300*
State Sales, Highway, & Liquor Taxes	*$1,150,966*	*$1,201,943*	*$1,254,717*
Revenue from Leases and Contracts	*$492,426*	*$372,752*	*$360,610*
SUBTOTAL Operating Revenue	*$5,526,351*	*$5,513,745*	*$5,776,353*

GENERAL FUND OPERATING EXPENSES

Account Title	FYE 2017 Actual	FYE 2018 Budget	FYE 2019 Proposed
Legislative	**$314,062**	**$296,444**	**$323,321**
Administration	**$259,969**	**$324,335**	**$355,511**
Community Development	**$360,807**	**$372,004**	**$424,437**
Fire	**$586,595**	**$600,712**	**$634,742**
Police	**$1,500,099**	**$1,521,338**	**$1,562,004**
Library	**$555,561**	**$560,574**	**$579,565**
Public Works & Engineering	**$76,357**	**$95,294**	**$107,110**
Streets	**$983,113**	**$1,309,196**	**$1,340,754**
Parks	**$415,144**	**$435,848**	**$448,909**
SUBTOTAL Operating Expenses	**$5,051,707**	**$5,513,745**	**$5,776,353**

GRANT PROGRAM FUND

GRANT REVENUE	*$280,975*	*$149,208*	*$60,000*
GRANT EXPENSES	**$312,195**	**$157,533**	**$60,000**

GENERAL OBLIGATION BOND

G.O. Bond Proceeds for Rodeo Park	*$423,891*	*$399,400*	*$399,400*
G.O. Bond Payment Rodeo Park	**$399,400**	**$399,400**	**$399,400**

CAPITAL PROJECTS and BOND FUNDS

DIF,Grants (Levy, OEM Flood, PW4P grant FY18)	*$454,000*	*$1,569,580*	*$1,087,726*
Capital Projects		**$977,311**	**$493,306**
Capital Projects Pathways for People Levy	**$65,166**	**$690,195**	**$933,800**
Capital Projects - Development Impact Fees	**$164,371**	**$160,000**	**$200,000**
Capital Improvement Plan Fund Balance	**$320,558**	**$0**	**$448,558**
SUBTOTAL General Capital Expenses	**$550,095**	**$1,827,506**	**$2,075,664**
GENERAL & CAPITAL FUND EXPENSE BUDGET	**$6,313,397**	**$7,898,184**	**$8,311,417**

Account Title	FYE 2017 Actual	FYE 2018 Budget	FYE 2019 Proposed
WATER USER FUND			
Water User Revenues	*$1,629,046*	*$2,022,344*	*$2,224,215*
Water Bond (DEQ SRF Loan) Revenue	*$151,300*	*$149,500*	*$154,000*
Water Bond Expenses	**$152,697**	**$149,500**	**$154,000**
Water User Expenses	**$1,060,381**	**$2,022,344**	**$2,224,215**
WASTEWATER USER FUND			
Wastewater User Revenues	*$1,127,473*	*$1,951,747*	*$1,896,754*
Wastewater Bond Revenues	*$600,071*	*$566,875*	*$565,875*
Wastewater Bond Expenses	**$567,791**	**$566,875**	**$565,875**
Wastewater User Expenses	**$1,159,753**	**$1,951,747**	**$1,889,560**
WATER REPLACEMENT FUND			
Water Replacement Revenue	*$222,273*	*$58,460*	*$94,620*
Water Replacement Expenses	**$22,749**	**$58,460**	**$58,460**
WASTEWATER REPLACEMENT FUND			
Wastewater Replacement Revenues & Transfers	*$124,824*	*$430,000*	*$430,000*
Wastewater Replacement Expenses	**$0**	**$430,000**	**$430,000**
TOTAL CITY BUDGET - ALL FUNDS	**$9,276,769**	**$13,077,110**	**$13,633,526**

Dated this 24th day of July, 2018 by Becky Stokes, Hailey City Treasurer
Publication dates of said notice are August 1 & 8, 2018, in the Idaho Mountain Express.

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 07/23/2018 **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 and 25, 2018:

The Council conducted a public hearing to consider this recommended overlay at their June 11 and June 25, 2018 Council meeting. On June 11, Council members requested additional time to view the areas under discussion for inclusion or exclusion from the overlay, 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 to the attached draft for discussion purposes.

At the June 25 Council meeting, Council directed staff to add back in to the overlay areas along River Street previously included at the Planning and Zoning meetings, and to renotice the entire overlay area.

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 and 25, 2018.Item renoticed for July 25, 2018.

Attachments:

1. City Council Staff Report – July 25, 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)

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

---

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: _____

Ned Williamson and Donna D'Adamo
245 Indian Creek
Hailey, Idaho 83333

RECEIVED
JUL 18 2018
CITY OF HAILEY

June 19, 2018

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

Re: Downtown Residential Overlay District

Dear Mayor and Council:

At your last council meeting, my wife asked that our property at 525 First Avenue North be included in the proposed Downtown Residential Overlay District. I could not attend the meeting because of work obligations. It was reported to me that the council felt our request was reasonable but the Mayor vehemently opposed the suggestion. I am sending you this letter in advance of Monday's meeting to alert you that we would like to revisit our request during the continued hearing on the overlay district. I will listen to the recording of the meeting before specifically addressing the Mayor's concerns.

Thank you.

Sincerely,

Ned Williamson

Ned Williamson

STAFF REPORT

TO: Hailey City Council

FROM: Lisa Horowitz, Community Development Director

RE: Downtown Residential Housing Overlay District

HEARING: July 23, 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 to June 25, 2018. Notice for the public hearing was published in the Idaho Mountain Express on July 4th , 2018 and mailed to property owners within the overlay district boundary and within 300 feet of the boundary July 2nd, 2018, and to agencies relative to the July 23, 2018 hearing.

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. At their June 11 hearing, the Council suggested clarifying language that the units should be an average of 600 square feet per building.
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. Council Map changes: The following particular geographic areas were discussed by the Council (on June 11 and 25, 2018) as to whether they merited inclusion in the map of the Overlay boundaries:
    a. Areas zoned GR on north River Street. 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, the Commission chose to remove those properties zoned GR at their final public hearing.

       The Council heard testimony regarding adding this area back in to the overlay at their June 11 and June 25th hearing. The Council directed staff to add this area back in to the overlay boundary.

b. Northeast areas: Public comment was received requesting that 525 First Avenue be included in the overlay. The Council considered adding 525 First Avenue, an existing 4-plex, in to the boundary, as well as adjacent lands to the north (fence business and apartment building). The Council determined not to add these areas at this time.

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].

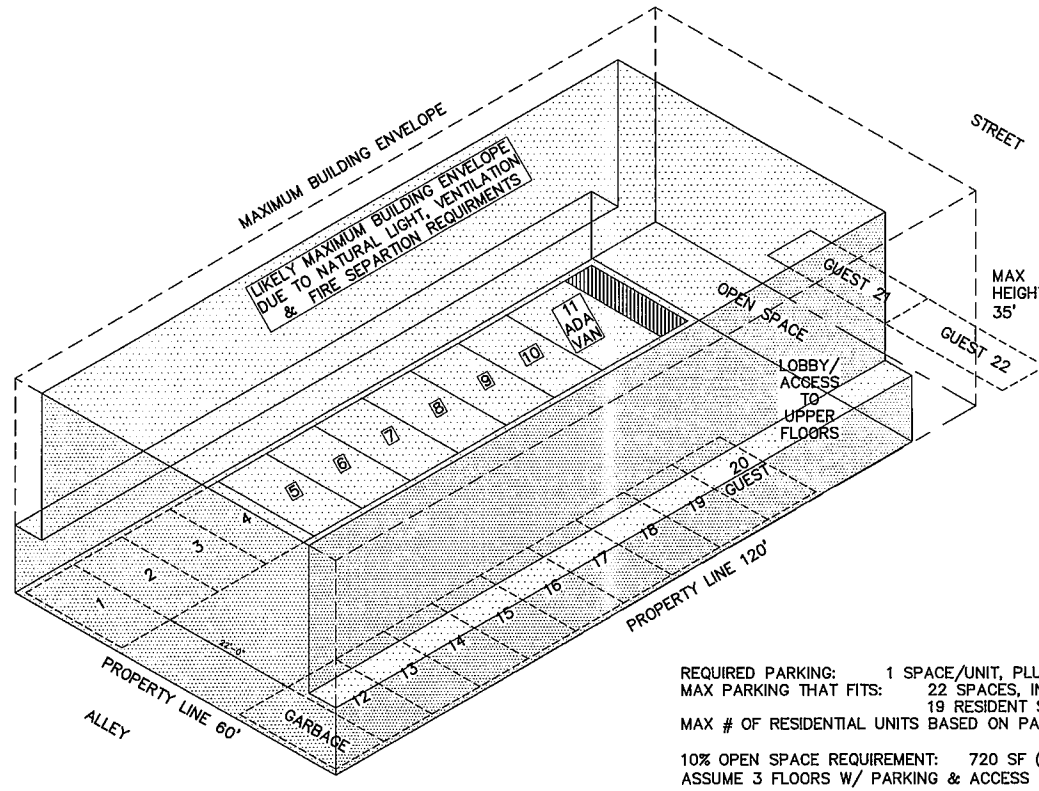
Continuation:

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

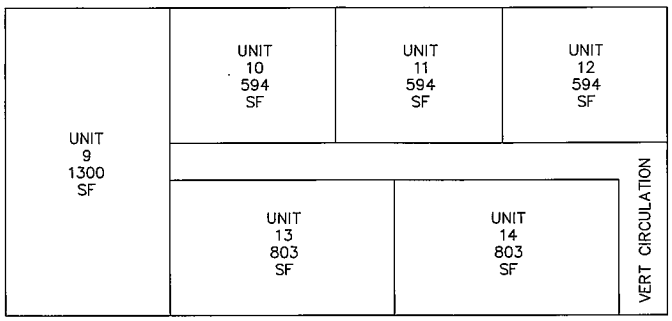
REPLICABLE FOR EACH 60' WIDE (2) LOT PARCEL ACCESSED OFF ALLEY
W/ 5' SETBACKS FROM INTERIOR PROPERTY LINE ON 2ND & 3RD FLOORS

2 LOT PARCEL – PROPOSED OVERLAY

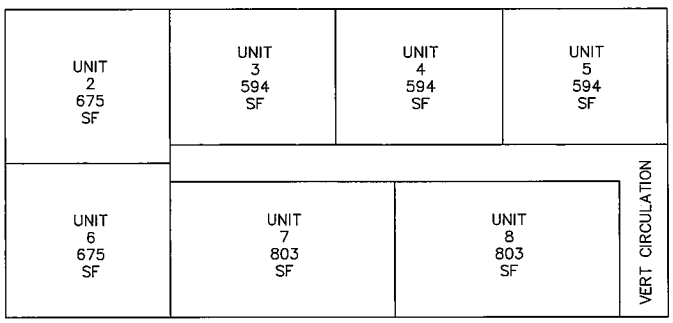
7,200 SF

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

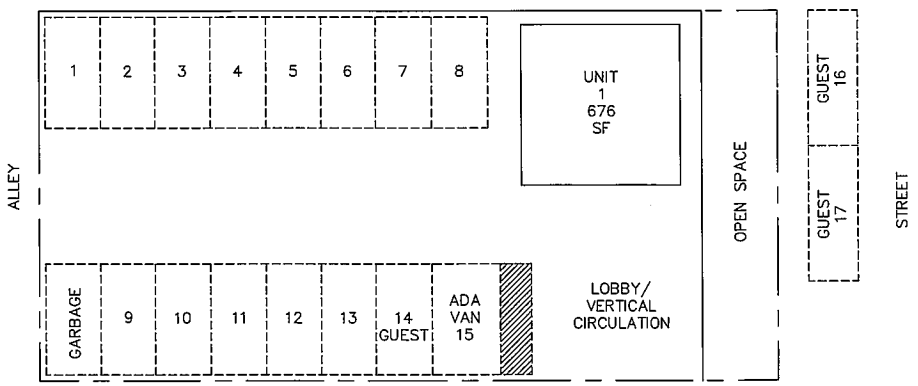
1" = 30'



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'

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
- Community Activity Areas
- High Density Residential
- Residential Buffer
- Traditional Residential
- Light Industrial/Business Park
- Airport Site Redevelopment
- Neighborhood Service Centers

Parks & Green Space

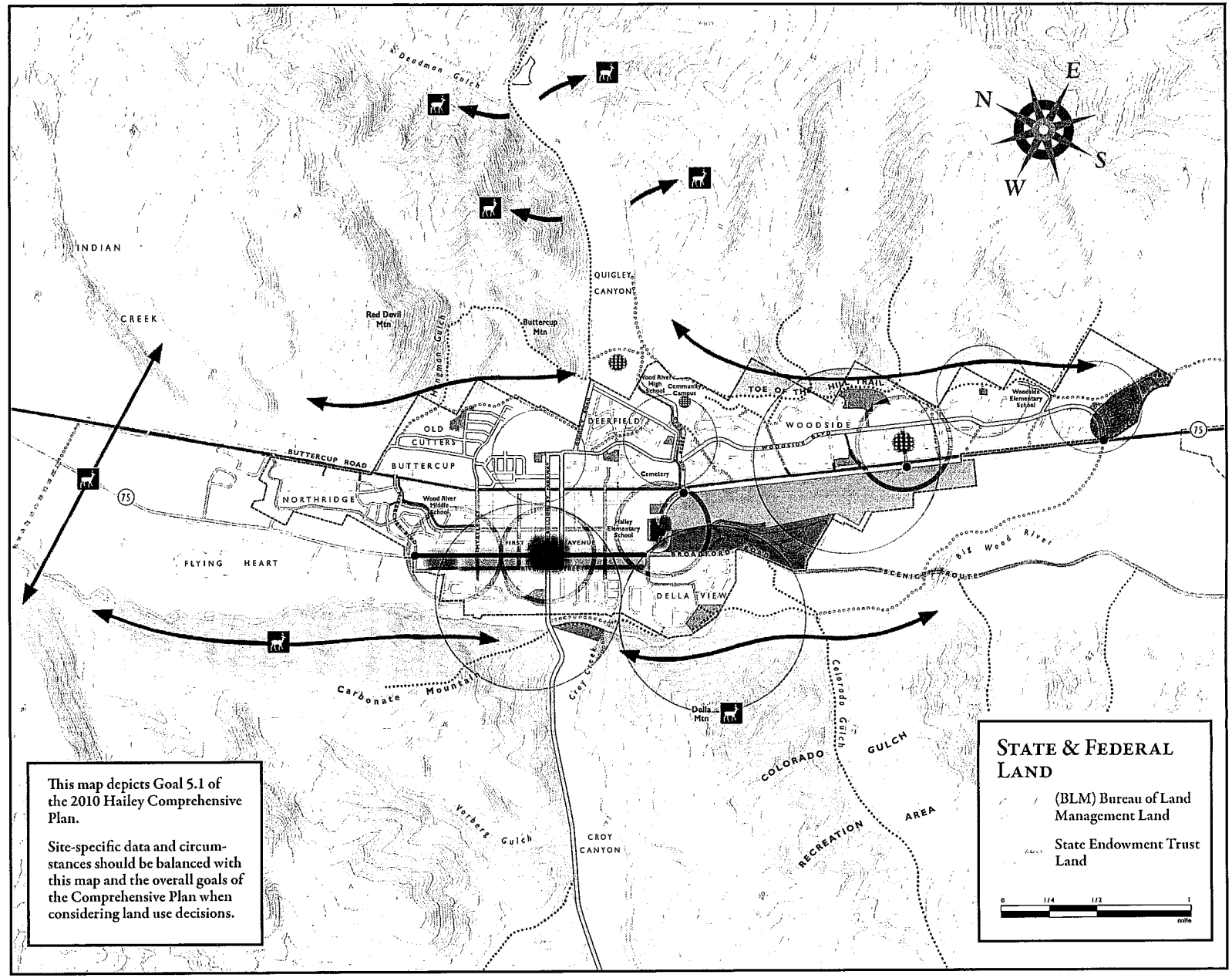
- Existing Parks
- Hillside Green Space
- School Playing Fields
- Other Public Green Space

Hailey Trails

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

Natural Resources

- Floodplains, Floodways, Waterways and Wetlands
- Open space, Green Space, Greenways and Scenic Corridors
- Wildlife Corridors/Winter Range Areas



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 after its passage, 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 after its passage, 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

City Council Recommended Downtown Residential Overlay Boundaries

July 23, 2018

Exhibit A, Downtown Residential Overlay District

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 07/23/2018 **DEPARTMENT:** Community Development Dept. **DEPT. HEAD SIGNATURE:** LH

SUBJECT:
Preliminary Plat approval for a mixed-use condominium plat, Galena Condominiums. This is a request by Peter Heekin, represented by Galena Engineering, for approval of a 7-unit mixed-use condominium project, located in a new mixed-use building, known as Myrtle Mixed Use. The project is located at 516 North Main Street.

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 has recommended approval on a mixed-use condominium plat, called Galena Condominiums. This is a request by Peter Heekin, represented by Galena Engineering, for approval of a 7-unit mixed-use condominium project, located in a new mixed-use building, known as Myrtle Mixed Use. The project is located at 516 North Main Street (Lots 11, 12 & N. 25' of Lot 13, Block 64, Hailey Townsite).

The total land area of the project is 10,190 square feet. The building equals 9,229 square feet. As the application submitted is for a condominium project, the ground under and around the units would be owned and maintained by the condominium association. The project contains two commercial units, two short term occupancy commercial units and three residential units. The Planning and Zoning Commission voted unanimously to recommend approval of the application for Preliminary Plat of a 7-unit mixed-use condominium project to the Hailey City Council.

Procedural History:
Planning and Zoning Public Hearing: June 18, 2018
City Council Public Hearing: July 23, 2018

Attachments:
City Council Staff Report: July 23, 2018
Galena Condominiums Plat Map
Planning and Zoning Findings of Fact: June 18, 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 public hearing and approve the preliminary condominium plat of Galena Condominiums.

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

ACTION OF THE CITY COUNCIL:
Date _____
City Clerk _____

"I move to approve the Preliminary Plat Application submitted by Peter Heekin, represented by Galena Engineering, for approval of a 7-unit mixed-use residential condominium project, Galena Condominiums, located at 516 North Main Street, finding that the application meets City Standards."

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

STAFF REPORT

TO: Hailey City Council

FROM: Robyn Davis, Community Development City Planner

RE: Preliminary Plat – Galena Condominiums

HEARING: July 23, 2018

Applicant: Peter Heekin

Location: Lots 11, 12 and N. 25' of Lot 13, Block 64, Hailey Townsite (516 North Main Street)

Zoning: Business (B) and Townsite Overlay (TO)

Notice

Notice for the public hearing was published in the Idaho Mountain Express on July 4, 2018 and mailed to property owners within 300 feet on July 2, 2018.

Application

Peter Heekin, represented by Galena Engineering, has submitted an application for Preliminary Plat approval of a 7-unit mixed-use condominium project, Galena Condominiums. The project is located in a new mixed-use building, known as Myrtle Mixed Use, 516 North Main Street (Lots 11, 12 & N. 25' of Lot 13, Block 64, Hailey Townsite). The total land area of the project is 10,190 square feet. The building size is 9,229 square feet. As the application submitted is for a condominium project, the ground under and around the units would be owned and maintained by the condominium association. The project contains two commercial units, two short term occupancy (commercial) and three residential units.

Section 16.03.040 of Hailey's Municipal Code allows for applications for platting condominium units in existing or approved structures to be reviewed through the short plat procedure. In this procedure, the Hearing Examiner or Commission reviews the Preliminary Plat only. Upon approval, the Applicant submits a Final Plat for City Council approval.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission reviewed and unanimously recommended approval of application for Preliminary Plat of a 7-unit mixed-use condominium project, located at 516 North Main Street, on June 18, 2018. Findings of Fact, Conclusions of Law and Decision are attached to this report.

Analysis and Discussion

A Design Review hearing was held on May 8, 2017 and approval for this building was given approval on May 16, 2018. All Bulk Requirements for the Business (B) and Townsite Overlay (TO) Zoning Districts have been met.

CHAPTER 16.07 - CONDOMINIUMS

The purpose of this section is to set forth special provisions for property created or converted pursuant to the Condominium Property Act, Idaho Code §§55-1501 *et seq.*, as amended.

16.07.020 Plat Procedure. **The Developer of a condominium project shall submit with the Preliminary Plat Application, as required by this Title, a copy of the proposed by-laws and condominium declarations of the proposed condominium development. The documents shall adequately provide for the control (including billing where applicable) and maintenance of all common utilities, common area, recreational facilities, and Green Space. The Developer may submit a final plat application following inspection and approval by the Building Inspector of the footings and setbacks of the condominium building. Prior to final plat approval, the Developer shall submit to the City a copy of the final by-laws and condominium declarations to be recorded with the County Recorder, including the instruments number(s) under which each document was recorded.**

Condominium Declaration and C.C. & R's have been submitted and address payment of utilities through assessments and the maintenance of the common areas. The City has not and will not in the future determine the enforceability or validity of the Declaration of Covenants, Conditions, and Restrictions or other private agreements.

16.07.030 Garages. **All garages shall be designated on the Preliminary and Final Plats and on all deeds as part of the particular condominium units. Detached garages may be platted on separate sub-lots, provided that the ownership of detached garages is appurtenant to specific condominium units on the condominium plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the condominium project.**

Not applicable, as no attached or detached garages are proposed; however, onsite parking spaces are noted as Limited Common Areas.

16.07.040 Storage/Parking Areas. **Condominium projects shall provide parking spaces according to the requirements of chapter 17.09 of this code.**

The following parking was approved in the Design Review Application process for this project:

17.09.040.01: Residential. Multiple-family dwellings and dwelling units with a mixed-use building shall provide a minimum of 1.5 spaces per unit.

- Three (3) residential units exist. 1.5 spaces per unit = 4.5 spaces total. This requirement has been met.

17.09.040.02: Commercial, Professional, Service, Recreation and Entertainment: All commercial, professional, service, recreation and entertainment uses shall provide improved parking in the amount of one parking space for every one thousand (1,000) square feet of gross building area. The site plan shows a total of 4,909 square feet of commercial space and 611 square feet of short term occupancy (commercial). This totals 4,520 square feet of non-residential space. 1 space for every 1,000 square feet is required. Five (5) spaces are required to meet this standard. Nine (9) parking spaces are

required overall. Seven (7) on-site spaces are shown on the site plan. In addition to the seven (7) on-site parking spaces, nine (9) new on-street parking spaces were improved, which was credited toward the parking requirements noted above. This project meets the number of parking spaces required.

16.07.050 **Construction Standards. All condominium project construction shall be in accordance with the IBC, IRC and IFC.**
The building is being constructed in accordance with the current IBC, IRC and IFC Requirements.

16.07.060 **General Applicability. All other provisions of this Title and all applicable ordinances, rules and regulations of the City and all other governmental entities having jurisdiction shall be complied with by Condominium developments.**
Upon meeting the proposed Conditions of Approval, the proposed application does not appear to conflict with other provisions.

16.070.070 **Conversion. The conversion by subdivision of existing units into Condominiums shall not be subject to section 16.04.110 of this chapter.**
Not applicable.

Action
The Commission is required by the Hailey Municipal Code, to make a recommendation to the Hailey City Council. The Planning and Zoning Commission recommended approval of this Preliminary Plat request at their June 18, 2018 meeting. Findings of Fact, Conclusions of Law and Decision from the Commission are attached to this report.

Motion Language
Approval:
Motion to approve the Preliminary Plat Application submitted by Peter Heekin, represented by Galena Engineering, for approval of a 7-unit mixed-use residential condominium project, Galena Condominiums, located at 516 North Main Street, finding that the application meets City Standards

Denial:
Motion to deny the Preliminary Plat Application submitted by Peter Heekin, represented by Galena Engineering, for approval of a 7-unit mixed-use residential condominium project, Galena Condominiums, located at 516 North Main Street, finding that _____ [the Council should cite which standards are not met and provided the reason why each identified standard is not met].

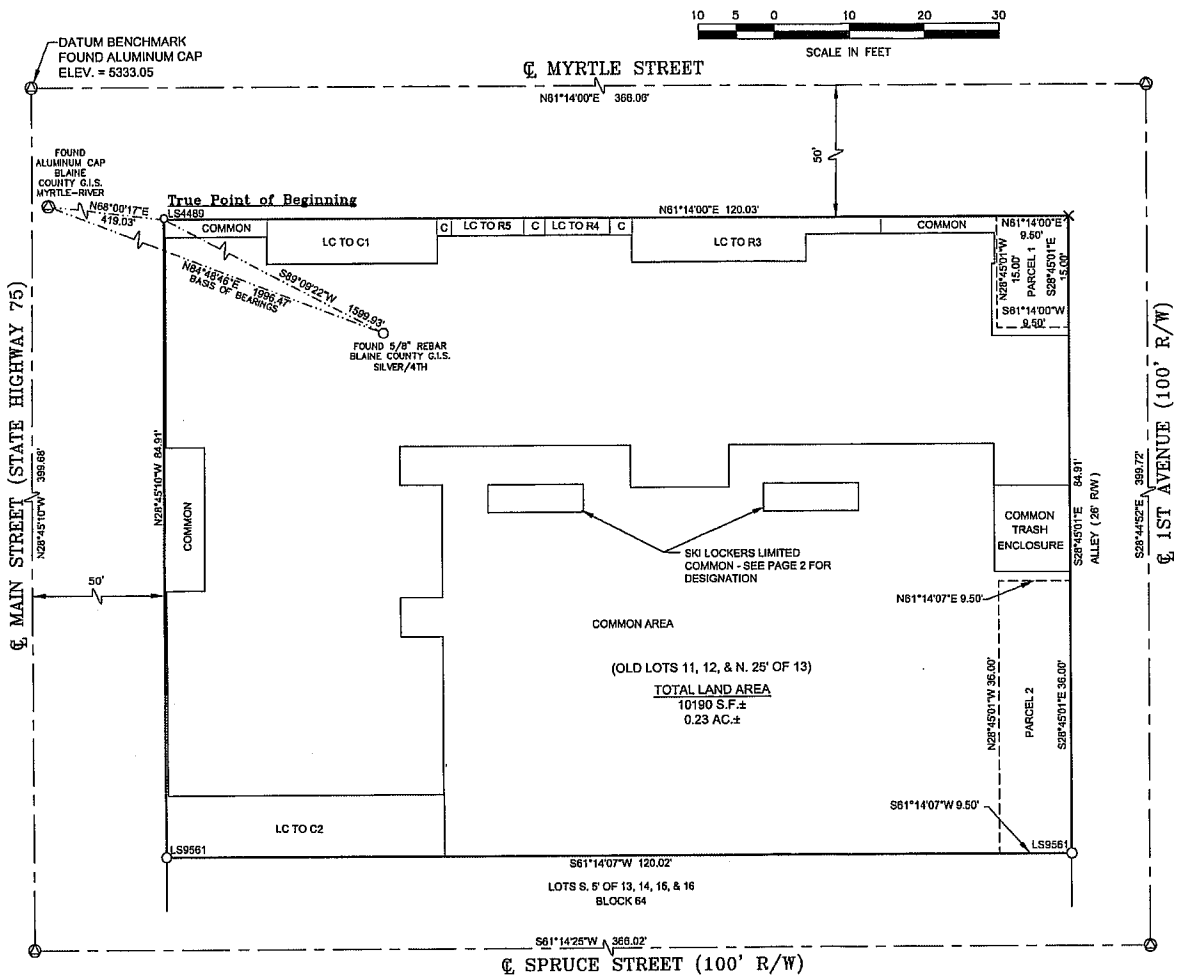
Continuation:
Motion to continue the public hearing to _____ [the Council should specify a date].

A CONDOMINIUM PLAT SHOWING

GALENA CONDOMINIUMS

WHEREIN LOTS 11, 12 AND THE N. 25' OF 13, BLOCK 64, HAILEY TOWNSITE ARE CONVERTED INTO A CONDOMINIUM PROJECT, AS SHOWN LOCATED WITHIN SECTION 9, T.2N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

APRIL 2018



SCALE: 1" = 10'

LEGEND

- Property Line
- Adjoiner's Lot Line
- Centerline of Right-of-way
- Building Outline
- Blaine County GIS Tie
- Found Aluminum Cap
- Found 5/8" Rebar
- Found 1/2" Rebar
- Found Mag Nail
- C Common
- LC Limited Common

NOTES

1. PROPERTY HEREON IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) AS RECORDED UNDER INSTRUMENT NO. _____, RECORDS OF BLAINE COUNTY, IDAHO.
2. VERTICAL DATUM IS ASSUMED. BENCHMARK IS A FOUND ALUMINUM CAP AT THE INTERSECTION OF MAIN STREET AND MYRTLE STREET, ELEVATION = 5333.05.
3. THE BUILDING OUTLINE IS ONLY SHOWN ON THIS PAGE FOR ORIENTATION.
4. CURRENT ZONING IS BUSINESS WITH TOWNSITE OVERLAY.
5. PARCELS 1 & 2 SHOWN HEREON ARE EASEMENT AREAS GRANTED TO IDAHO POWER COMPANY, INSTRUMENT NUMBER 644856.

RECEIVED
APR 27 2018
CITY OF HAILEY

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of disapproval.

Date

South Central Public Health District

SEE SHEETS 2 & 3 FOR CONDOMINIUM UNIT DIMENSIONS, UNIT TIES AND ADDITIONAL NOTES

PROFESSIONAL LAND SURVEYOR LICENSED 16670 STATE OF IDAHO MARK E. PHILLIPS

PRELIMINARY

MARK E. PHILLIPS, P.L.S. 16670

GALENA CONDOMINIUMS

GALENA ENGINEERING, INC.
HAILEY, IDAHO

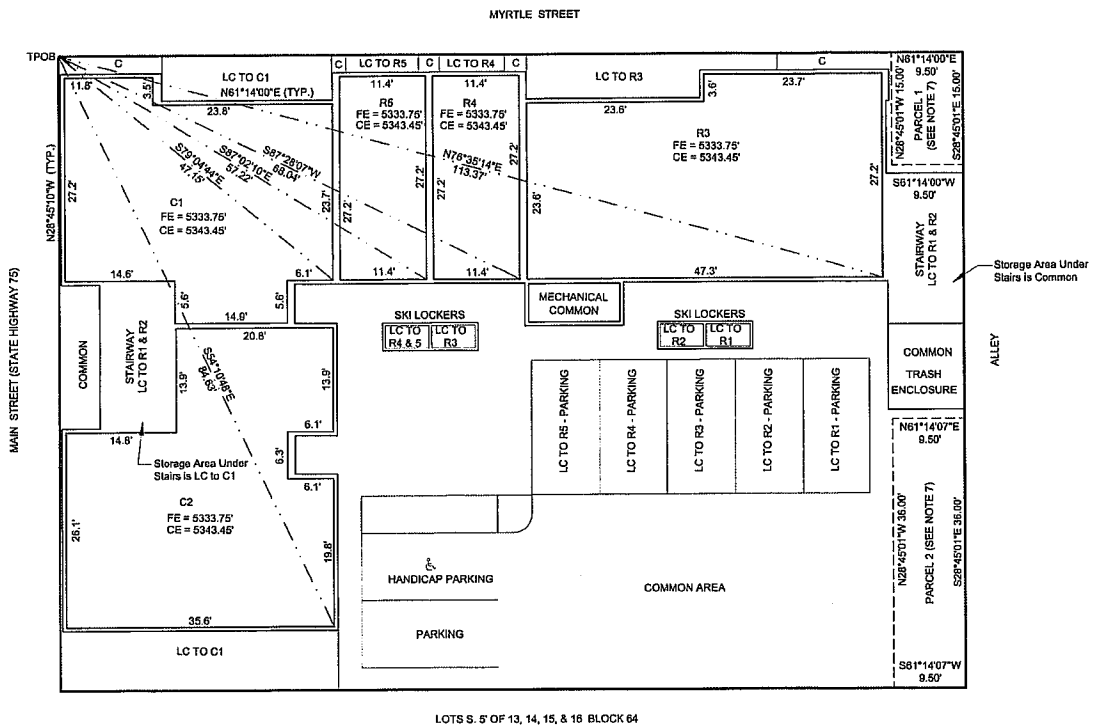
SHEET 1 OF 4

Job No. 7317.01

A CONDOMINIUM PLAT SHOWING

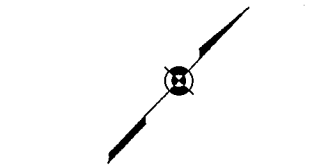
GALENA CONDOMINIUMS

RECEIVED
APR 2 1 2018
CITY OF HAILEY



LOTS S. 5' OF 13, 14, 15, & 16 BLOCK 64

FIRST FLOOR



LEGEND

———	Property Line
———	Building Outline
———	Unit Outline
- - - - - -	Ceiling Elevation Change
——·——·	Unit Tie
C	Common
LC	Limited Common
FE	Floor Elevation
CE	Ceiling Elevation
TPOB	True Point of Beginning

SEE SHEET 1 FOR LOT DIMENSIONS, G.I.S. TIES AND ADDITIONAL NOTES

SEE SHEET 3 FOR SECOND FLOOR CONDOMINIUM UNIT DIMENSIONS AND TIES

NOTES

1. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT AS ORIGINALLY CONSTRUCTED, OR RECONSTRUCTED IN LIEU THEREOF, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED OR DEPICTED IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES SHOWN IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, AND THE ACTUAL BOUNDARIES OF THE UNITS IN THE BUILDINGS.
2. DIMENSIONS SHOWN HEREON WILL BE SUBJECT TO SLIGHT VARIATIONS, OWING TO NORMAL CONSTRUCTION TOLERANCES.
3. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AND LIMITED COMMON AREA.
4. ALL AREA OUTSIDE OF UNITS THAT IS NOT DESIGNATED AS LIMITED COMMON IS COMMON AREA. AREAS OF "COMMON" OR "LIMITED COMMON" ARE SHOWN BY DIAGRAM.
5. BUILDING TIES ARE TO THE INTERIOR CORNERS OF UNIT WALLS.
6. UTILITY EASEMENTS NECESSARY TO ALLOW FOR ACCESS AND MAINTENANCE OF UTILITIES SERVING UNITS OTHER THAN THE UNIT THEY ARE LOCATED IN ARE HEREBY GRANTED BY THIS PLAT.
7. PARCELS 1 & 2 SHOWN HEREON ARE EASEMENT AREAS GRANTED TO IDAHO POWER COMPANY, INSTRUMENT NUMBER 644856.

PROFESSIONAL LAND SURVEYOR LICENSED 16670 STATE OF IDAHO MARK E. PHILLIPS

PRELIMINARY

MARK E. PHILLIPS, P.L.S. 16670

GALENA CONDOMINIUMS

GALENA ENGINEERING, INC.
HAILEY, IDAHO

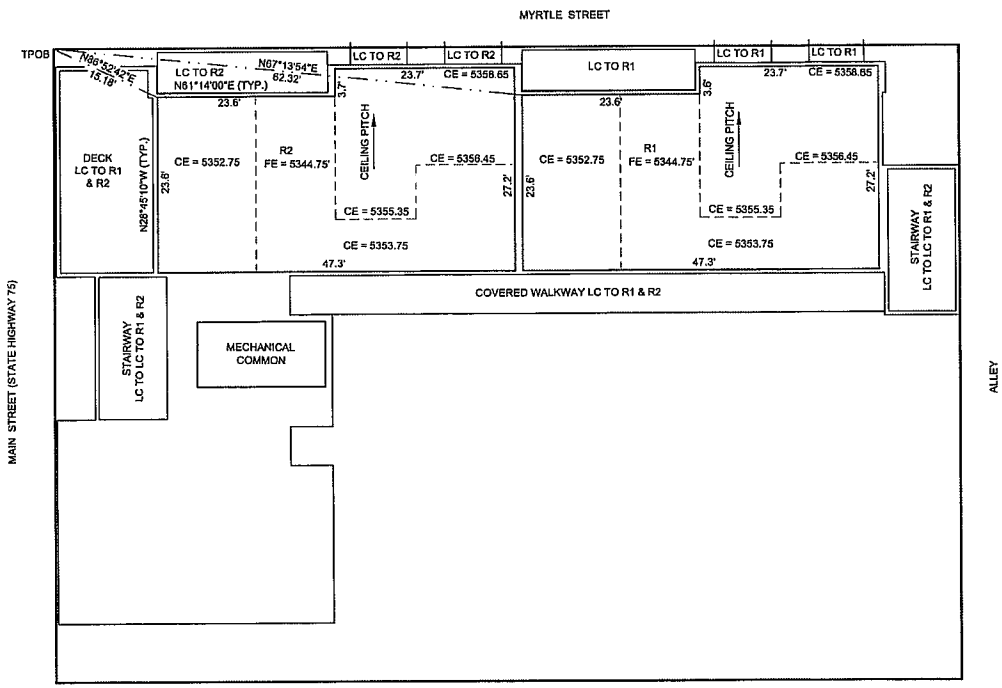
SHEET 2 OF 4

Job No. 7317.01

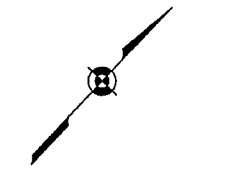
A CONDOMINIUM PLAT SHOWING

GALENA CONDOMINIUMS

RECEIVED
APR 27 2018
CITY OF HAILEY



SECOND FLOOR



LEGEND

———	Property Line
———	Building Outline
———	Unit Outline
- - - - - -	Ceiling Elevation Change
—— · · ——	Unit Tie
C	Common
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FE	Floor Elevation
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TPOB	True Point of Beginning

SEE SHEET 1 FOR LOT DIMENSIONS, G.I.S. TIES AND ADDITIONAL NOTES

SEE SHEET 2 FOR FIRST FLOOR CONDOMINIUM UNIT DIMENSIONS AND TIES

NOTES

1. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT AS ORIGINALLY CONSTRUCTED, OR RECONSTRUCTED IN LIEU THEREOF, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED OR DEPICTED IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES SHOWN IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, AND THE ACTUAL BOUNDARIES OF THE UNITS IN THE BUILDINGS.
2. DIMENSIONS SHOWN HEREON WILL BE SUBJECT TO SLIGHT VARIATIONS, OWING TO NORMAL CONSTRUCTION TOLERANCES.
3. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AND LIMITED COMMON AREA.
4. ALL AREA OUTSIDE OF UNITS THAT IS NOT DESIGNATED AS LIMITED COMMON IS COMMON AREA. AREAS OF "COMMON" OR "LIMITED COMMON" ARE SHOWN BY DIAGRAM.
5. BUILDING TIES ARE TO THE INTERIOR CORNERS OF UNIT WALLS.
6. UTILITY EASEMENTS NECESSARY TO ALLOW FOR ACCESS AND MAINTENANCE OF UTILITIES SERVING UNITS OTHER THAN THE UNIT THEY ARE LOCATED IN ARE HEREBY GRANTED BY THIS PLAT.

PRELIMINARY

MARK E. PHILLIPS, P.L.S. 16670

GALENA CONDOMINIUMS

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 3 OF 4

Job No. 7317.01

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On June 7, 2018, the Hailey Planning & Zoning Commission considered a Preliminary Plat Application submitted by Peter Heekin, represented by Galena Engineering, for approval of a 7-unit mixed-use condominium project, located at 516 North Main Street (Lots 11, 12, & N. 25' of Lot 13, Block 64, Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Zoning Districts.

FINDINGS OF FACT

Notice

Notice for the public hearing was published in the Idaho Mountain Express on May 23, 2018 and mailed to property owners within 300 feet on May 14, 2018.

Application

Peter Heekin, represented by Galena Engineering, has submitted an application for Preliminary Plat approval of a 7-unit mixed-use condominium project, located in a new mixed-use building, known as Myrtle Mixed Use. The project is located at 516 North Main Street (Lots 11, 12 & N. 25' of Lot 13, Block 64, Hailey Townsite). The total land area of the project is 10,190 square feet. As the application submitted is for a condominium project, the ground under and around the units would be owned and maintained by the condominium association. The project contains two commercial units, two short-term occupancy, and three residential units.

Section 16.03.040 of the Subdivision Ordinance allows for applications for platting condominium units in existing or approved structures to be reviewed through the short plat procedure. In this procedure, the Hearing Examiner or Commission reviews the Preliminary Plat only. Upon approval, the Applicant submits a Final Plat for City Council approval.

Standards of Evaluation:

Bulk Requirements:

A Design Review hearing was held on May 8, 2017 and approval for this building was given approval on May 16, 2018. All Bulk Requirements for the Business (B) and Townsite Overlay (TO) Zoning Districts have been met.

CHAPTER 16.07 - CONDOMINIUMS

The purpose of this section is to set forth special provisions for property created or converted pursuant to the Condominium Property Act, Idaho Code §§55-1501 *et seq.*, as amended.

16.07.020 **Plat Procedure. The Developer of a condominium project shall submit with the Preliminary Plat Application, as required by this Title, a copy of the proposed by-laws and condominium declarations of the proposed condominium development. The documents shall adequately provide for the control (including billing where applicable) and maintenance of all common utilities, common area, recreational facilities, and Green Space. The Developer may submit a final plat application following inspection and approval by the Building Inspector of the footings and setbacks of the condominium building.**

Prior to final plat approval, the Developer shall submit to the City a copy of the final by-laws and condominium declarations to be recorded with the County Recorder, including the instruments number(s) under which each document was recorded.
Condominium Declaration and C.C. & R's have been submitted and address payment of utilities through assessments and the maintenance of the common areas. The City has not and will not in the future determine the enforceability or validity of the Declaration of Covenants, Conditions, and Restrictions or other private agreements.

16.07.030 Garages. **All garages shall be designated on the Preliminary and Final Plats and on all deeds as part of the particular condominium units. Detached garages may be platted on separate sub-lots, provided that the ownership of detached garages is appurtenant to specific condominium units on the condominium plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the condominium project.**
Not applicable, as no attached or detached garages are proposed; however, onsite parking spaces are noted as Limited Common Areas.

16.07.040 Storage/Parking Areas. **Condominium projects shall provide parking spaces according to the requirements of chapter 17.09 of this code.**
The following parking was approved in the Design Review Application process for this project:
17.09.040.01: Residential. Multiple-family dwellings and dwelling units with a mixed-use building shall provide a minimum of 1.5 spaces per unit.

- Three (3) residential units exist. 1.5 spaces per unit = 4.5 spaces total. This requirement has been met.

17.09.040.02: Commercial, Professional, Service, Recreation and Entertainment: All commercial, professional, service, recreation and entertainment uses shall provide improved parking in the amount of one parking space for every one thousand (1,000) square feet of gross building area. The site plan shows a total of 4,909 square feet of commercial space and 611 square feet of short term occupancy. This totals 4,520 square feet of non-residential space. 1 space for every 1,000 square feet is required. Five (5) spaces are required and seven (7) spaces are shown on the site plan. The project meets the number of parking spaces.

16.07.050 Construction Standards. **All condominium project construction shall be in accordance with the IBC, IRC and IFC.**
The building is being constructed in accordance with the current IBC, IRC and IFC Requirements.

16.07.060 General Applicability. **All other provisions of this Title and all applicable ordinances, rules and regulations of the City and all other governmental**

entities having jurisdiction shall be complied with by Condominium developments.
Upon meeting the proposed Conditions of Approval, the proposed application does not appear to conflict with other provisions.

16.070.070 Conversion. **The conversion by subdivision of existing units into Condominiums shall not be subject to section 16.04.110 of this chapter.**
Not applicable.

Conclusions of Law

Based upon the above Findings of Fact, the Hailey Planning & Zoning Commission makes the following Conclusions of Law and Decision:

1. Adequate notice, pursuant to Title 16, Subdivision Regulations, was for the public hearing.
2. Upon compliance with the conditions noted below, the Application substantially meets the standards of approval set for in the Hailey Municipal Code.
3. The Application for Preliminary Plat is approved by the Hailey Planning & Zoning Commission with the following conditions:

    a) The Final Plat shall include a note stating that the subdivision is subject to the recorded CC&R's, along with the instrument numbers thereof.
    b) The Association shall be responsible for payment of utilities. Billing and utility payment information shall be addressed in the Condominium Declarations.
    c) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Hailey Municipal Code 16.03.030(I) and 16.05.090(B) of the Subdivision Ordinance, prior to recordation of the Final Plat.
    d) All provisions of the Hailey Municipal Code, including but not limited to use regulations and parking requirements shall continue to be met. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
    e) 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.
    f) Any subdivision inspection fees due shall be paid prior to recording the Final Plat.

Signed this 18th day of June, 2018.

Janet Fugate, Hailey Planning & Zoning Chair

Attest:

Jessie Parker, Community Development Assistant

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 10/02/17 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** LH

SUBJECT: Reconsideration of a previously approved vacation of Public Right-of-Way – Remaining Alley South of Cedar Street between Fourth Street and the Bike Path

---

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

Background

The Council unanimously approved this vacation on October 2, 2017, and adopted Findings of Fact. Staff inadvertently omitted an Ordinance finalizing the vacation. This agenda item is a clean-up of a previously approved alley vacation.

The applicant had requested the vacation of a remaining portion of alley approximately 20' wide by 26' long adjacent to the south of E Cedar St between Lots 1 & 13 of Hailey Block 137.

The parcel located east of 804 and 812 S 4th Avenue (Hailey 150x70 of Lots 1-6 Block 137) consists of 150 lineal feet of 26' wide alley which was previously vacated.

The Hailey Airport Inn, LLC owns the adjacent properties to the east, south, and west and therefore, have a total interest in the property.

The Commission unanimously recommended approval of this project at their July 17, 2017 meeting. The Council unanimously approved this project on October 2, 2017.

ATTACHMENTS

1) Findings of Fact, Conclusions of Law and Decision from the October 2, 2017 City Council meeting
2) Ordinance __, an Ordinance vacating Public Right-of-Way – Remaining Alley South of Cedar Street between Fourth Street and the Bike Path

---

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle #_____
Budget Line Item #_____ YTD Line Item Balance $_____
Estimated Hours Spent to Date: Estimated Completion Date:
Staff Contact: Lisa Horowitz Phone # 788-9815 #13

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

__ _ City Attorney	___City Administrator	___ Engineer	___ Building
___ Library	_x__ Planning	___ Fire Dept.	___
___ Safety Committee	___P & Z Commission	___ Police	___ _____
___ Streets	___ Public Works, Parks	___Mayor	___ _____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

"Motion to approve Ordinance __, an ordinance vacating of public right of way – 20' x 26' Alley South of E Cedar Street between Lots 1 & 13 of Hailey Block 137, conduct a first reading and read by title only.

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./Agmt./Order Originals: *Additional/Exceptional Originals to: _____
Copies (all info.): Copies
Instrument # _____

HAILEY ORDINANCE NO. __

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, VACATING A 20 X 26-FOOT PORTON OF ALLEY SOUTH OF EAST CEDAR STREET BETWEEN LOTS 1 AND 3, BLOCK 137, HAILEY TOWNSITE; PROVIDING FOR EXECUTION OF A QUITCLAIM DEED BY THE MAYOR CONVEYING TITLE TO SAID VACATED PROPERTY TO THE OWNER OF PROPERTY ADJACENT TO THE VACATED RIGHT-OF-WAY; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey City Council has determined, and hereby finds, that the 20' x 26' portion of alley South of East Cedar Street between Lots 1 & 13 of Hailey Block 137, is no longer needed for public use, and are of no significant use or value to the City and that the vacation of same is expedient for the public good; and

WHEREAS, the Hailey City Council believes it is appropriate to vacate the 20' x 26' portion of alley South of East Cedar Street between Lots 1 & 13 of Hailey Block.

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

Section 1. The City of Hailey hereby vacates the 20' x 26' portion of alley South of East Cedar Street between Lots 1 & 13 of Hailey Block 137, Original Hailey Townsite as shown of the official plat of the City of Hailey on file in the office of the Blaine County Recorder, more particularly described in attached Exhibit "A."

Section 2. The Mayor of the City of Hailey is hereby authorized to execute and deliver a Quitclaim Deed, on behalf of the City of Hailey, transferring title to the property vacated as deemed in the best interest of the adjacent property owner pursuant to Idaho Code § 50-311.

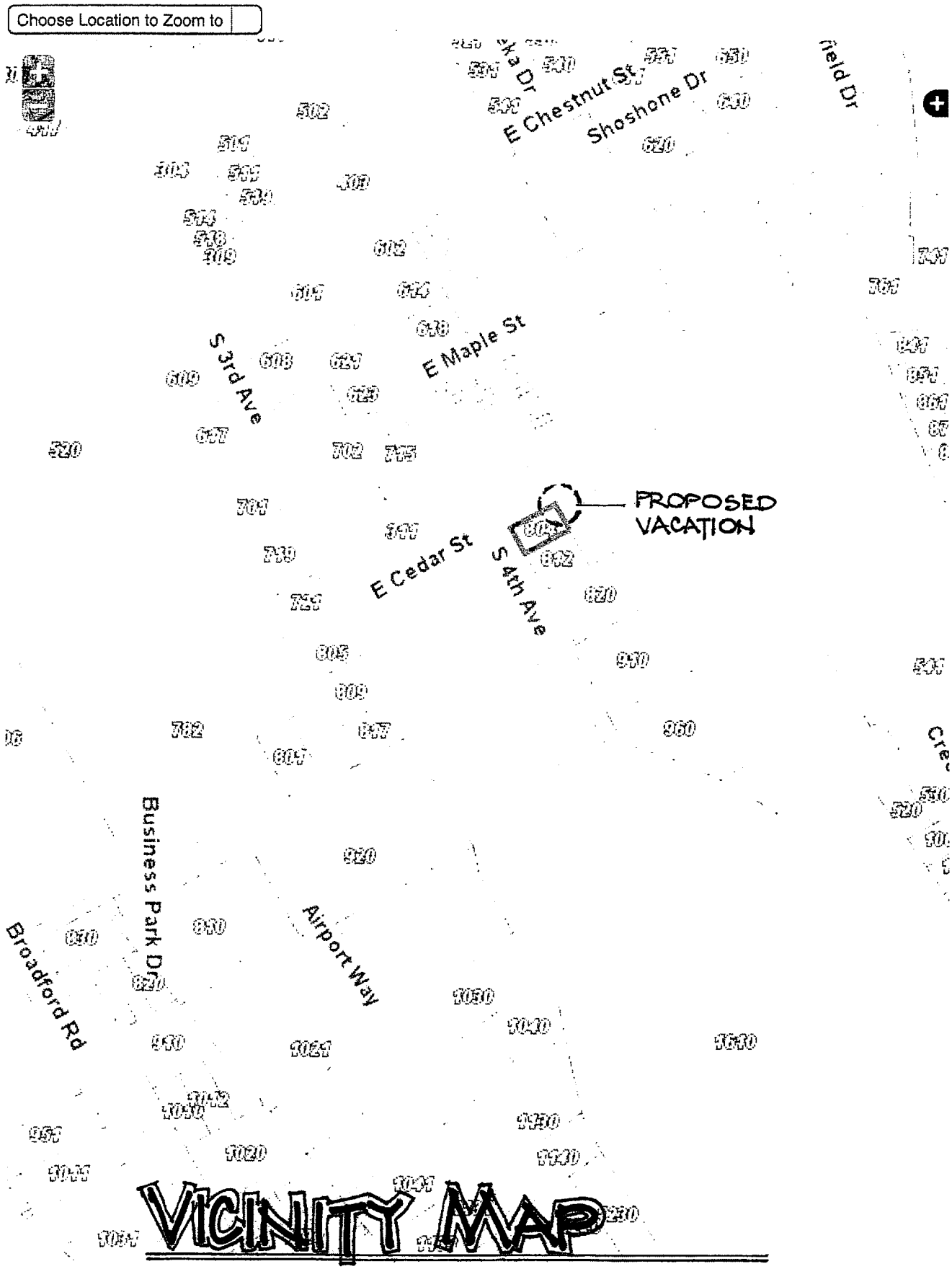
Section 3. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS 23RD DAY OF JULY, 2018.

_____
Fritz X. Haemmerle, Mayor, City of Hailey

Attest:

_____
Mary Cone, City Clerk


Choose Location to Zoom to
E Chestnut St
Shoshone Dr
E Maple St
S 3rd Ave
E Cedar St
S 4th Ave
PROPOSED VACATION
Business Park Dr
Airport Way
Broadford Rd
VICINITY MAP

FINDINGS OF FACT, CONCLUSIONS OF LAW AND RECOMMENDATION

On July 17, 2017, the City of Hailey Planning & Zoning Commission considered an application by Hailey Airport Inn, LLC for the vacation of a remaining portion of alley approximately 20' long by 26' wide located on the south side of E Cedar Street between Lots 1 & 13 of Hailey Block 137. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Recommendations.

FINDINGS OF FACT

Notice

Notice for the public hearing on July 17, 2017 was published in the Idaho Mountain Express on June 28, 2017 and on July 5, 2017; the notice was mailed by certified mail to property owners within 300 feet on June 28, 2017.

Application

The applicant has requested the vacation of a remaining portion of alley approximately 20' long by 26' wide adjacent to the south of E Cedar St between Lots 1 & 13 of Hailey Block 137.

The parcel located east of 804 and 812 S 4th Avenue (Hailey 150x70 of Lots 1-6 Block 137) consists of 150 lineal feet of 26' wide alley which was previously vacated.

The Hailey Airport Inn, LLC owns the adjacent properties to the east, south, and west and therefore, have a total interest in the property.

Standards of Evaluation

Right-of-way vacations are regulated by Title 16 Section 9 of Hailey Code.

16.09.010 Compliance Required:

> **Applications for vacation of a public right-of-way, alley or easement (other than utility easements) shall comply with Idaho Code §50-311 and §§50-1317 through 50-1325, as amended, and the provisions of this Ordinance. Applications for vacation of utility easements shall comply with Idaho Code §50-1306A, as amended. (Ord. 1191, 2015)**

Only sections 50-1311 and 50-1321 apply to vacation of public right-of-way. Idaho Code Section 50-311 states "Cities are empowered to...vacate" any street "whenever deemed expedient for the public good..." This section further provides that "whenever any street, avenue, alley or lane shall be vacated, the same shall revert to the owner of the adjacent real estate, one-half on each side thereof, or as the city council deems in the best interests of the adjoining properties, but the right of way easements and franchise rights of any lot owner or public utility shall not be impaired thereby."

The vacation of the 20' x 26' alley section south of Cedar St between Lots 1 and 13 of Hailey Block 137 is requested by Hailey Airport Inn, LLC. This portion of alley does not provide through access and is not being utilized for snow storage.

16.09.020 Application; Considerations:

> **Applications for vacation of streets, alleys or easements shall be submitted to the hearing examiner, except that the administrator and chair of the commission, jointly, shall have discretion and authority to refer a vacation application to the commission. The hearing examiner or commission shall make a recommendation, concerning the application for**

vacation, to the council. The hearing examiner or commission shall consider the following items in making their recommendation:

09.020 A. The application and testimony of the applicant and such other information as may come before it with regard to the proposed vacation or dedication.
No testimony has been received at the time of writing this report.

09.020 B. The interests of the adjacent property owners and public utilities.
Notice was sent to adjacent property owners within 300' and all affected agencies.

09.020 C. Conformance of the proposal with the Comprehensive Plan.
Goal 9.1: Plan for the long-term utilities, service and facility needs of the City while minimizing impacts to the greatest extent possible.
The vacation of the remaining alley and recording of a public utility easement will continue to provide a location for long-term utilities if necessary for service of adjacent properties.
Goal 10.1: Create and maintain a pedestrian and bicycle-friendly community that provides a safe, convenient and efficient multi-modal transportation system for all Hailey residents.
Goal 10.1 of the comprehensive plan is broad and not specific to this project. Because this 20'x26' of alley is not currently being used for public service, no snow storage or public traffic circulation utilize the requested vacation area, this project is in conformance with this goal.

09.020 D. The future development of the neighborhood.
The current use and general configuration of the right-of-way would not change given 150' of the alley was previously vacated, so no through public path of travel is possible. This vacation is not anticipated to effect the future development of the neighborhood.

09.020 E. That the public right-of-way, alley, or easement no longer serves a public purpose.
The current use and general configuration of the right-of-way would not change given 150' of the alley was previously vacated, so no through public path of travel is possible. Public utilities do exist within the requested vacation area; however, vacation would not inhibit the purpose of these utilities with an easement. No snow storage by the city takes place in the requested vacation area.

09.020 F. In lieu of vacation, the hearing examiner or commission may recommend to the council a revocable landscape license. (Ord. 1191, 2015)
The applicant has proposed a private paved access in the location of the requested vacation.

CONCLUSIONS OF LAW AND RECOMMENDATION

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law and Recommendation:

a) Adequate notice, pursuant to Idaho Code Section 50.1306A, was given for the public hearing.
b) The remaining portion of alley approximately 20' long by 26' wide adjacent to the south of E Cedar St between Lots 1 & 13 of Hailey Block 137, meets the criteria for vacation of alley right-of-way set forth in Section 9 of Hailey's Subdivision Ordinance and in Idaho Code Sections 50-311 and 50-1317 through 50-1325 (as amended),
c) The application for vacation of the remaining portion of alley approximately 20' long by 26' wide adjacent to the south of E Cedar St between Lots 1 & 13 of Hailey Block 137, is

recommended for approval.

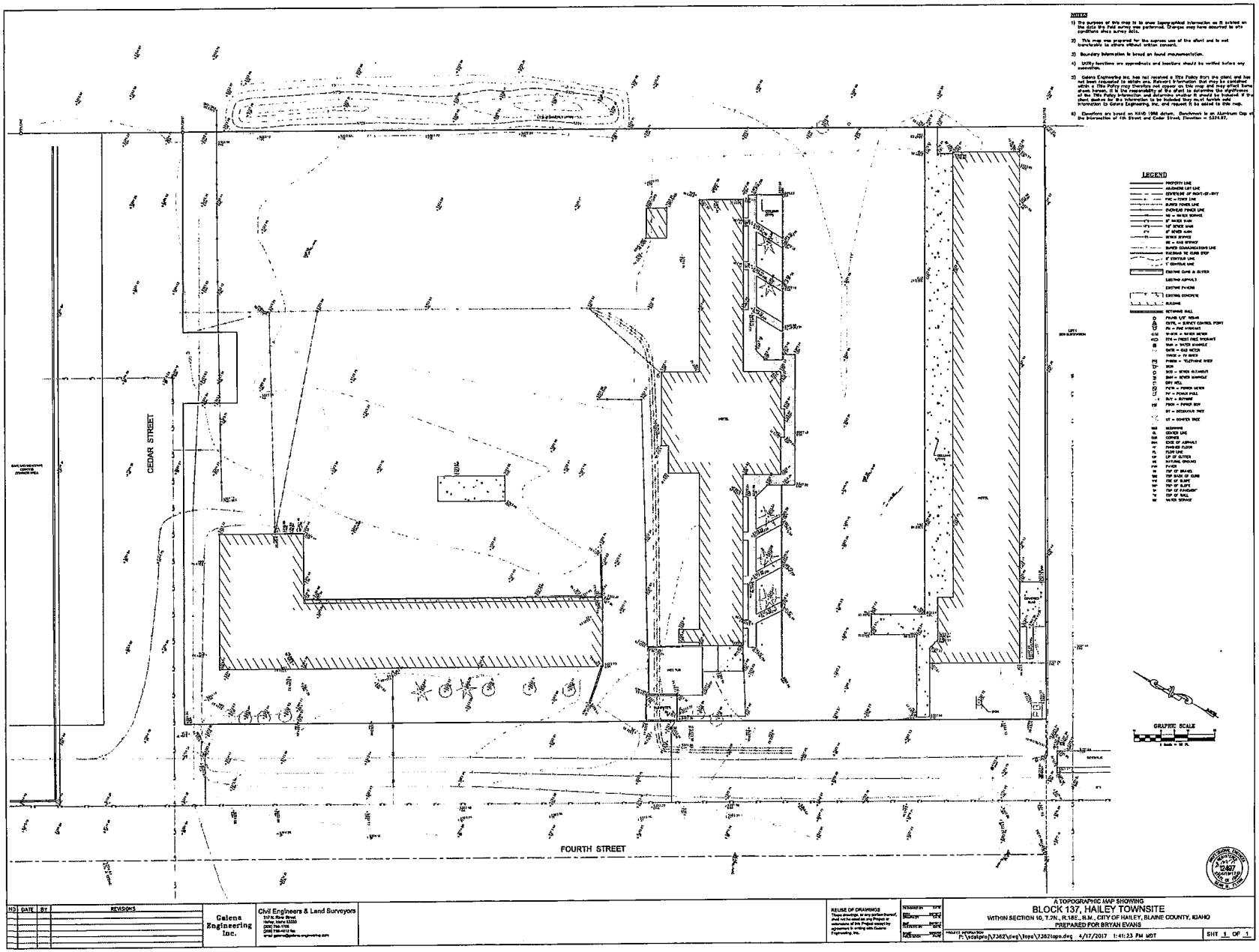
d) A 20' long and 26' wide public utility easement covering the entirety of the requested vacation area shall be approved concurrently with the vacation of the remaining portion of alley approximately 20' long by 26' wide adjacent to the south of E Cedar St between Lots 1 & 13 of Hailey Block 137.

Signed this 1st day of August, 2017.

Janet Fugate, Chair

Attest:

Robyn Davis, Community Development Assistant


NOTES
1) The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date.
2) This map was prepared for the exclusive use of the client and is not transferable to others without written consent.
3) Boundary information is based on found monumentation.
4) Utility locations are approximate and locations should be verified before any construction.
5) Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included in the client desires for this information to be included they must provide said information to Galena Engineering, Inc. and request it be added to this map.
6) Elevations are based on NAVD 1988 datum. Benchmark is an Aluminum Cap at the intersection of 4th Street and Cedar Street, Elevation = 5324.87.
LEGEND
CEDAR STREET
FOURTH STREET
GRAPHIC SCALE
NO | DATE | BY | REVISIONS
Galena Engineering Inc.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
(208) 788-4812 fax
email galena@galena-engineering.com
REUSE OF DRAWINGS
DESIGNED BY
DRAWN BY
CHECKED BY
DATE
PROJECT INFORMATION
P:\data\proj\7362\dwg\topo\7362topo.dwg 4/17/2017 1:41:23 PM MDT
A TOPOGRAPHIC MAP SHOWING
BLOCK 137, HAILEY TOWNSITE
WITHIN SECTION 16, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR BRYAN EVANS
SHT 1 OF 1

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 07/23/2018 **DEPARTMENT:** Finance **DEPT. HEAD SIGNATURE:** MHC

SUBJECT Motion to waive state laws placing restrictions on the sale of liquor within 300 feet of a school or church to property at 320 South Main Street, CK's Real Food restaurant.

AUTHORITY: ✓ ID Code §§ 23-901 and §§23-913 ✓ City Ordinance/Code Title 5.04.090
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

A liquor license was in use at the Hailey Hotel for many years and on May 24, 2018, the business closed its doors. That liquor license is being sold to CK's Real Food. CK's Real Food operates today with Beer and Wine licenses. This new license would allow them to sell hard liquor beginning in the next license year – which begins September 1, 2018. Officer Gibbs at the Idaho State Police has given verbal authorization to CK's owners that he is okay with this later effective date (versus August 25, 2018). Just to clarify, there is no application for approval from council today. That will come later and within the next month.

See attached letter of support from Father Justin with the nearby church to CK's restaurant.

The Idaho State Police is requesting that CK's obtain approval from the City of Hailey prior to them moving forward with their license approval process. After the state approves a liquor license, the applicant then goes to the county and subsequently the city for licensing. All 3 licenses are required prior to alcohol sales.

In the meantime, CK's will continue to operate as licensed to sell Beer and Wine through August 30, 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 # 788-4221-
Comments:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

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

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to waive state laws placing restrictions on the sale of liquor within 300 feet of a school or church to property at 320 South Main Street, CK's Real Food restaurant.

ACTION OF THE CITY COUNCIL:
Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agmt./Order Originals: Record
Copies (all info.):
Instrument # _____

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

Draft 12-30-03

Dear Father Justin St Charles Church

Christopher and Rebecca Kastner are applying for a liquor license that was sold with the Hailey Hotel. Since we are just shy of the 300 feet of the required distance we need to be from a church we are asking your permission to waive that requirement and allow us to pursue the liquor license.

I, Reverend Justin Brady herby allow Evil's Inc. DBA CK's Real Food to sell hard liquor and beer and wine.

J. Justin Brady 18 July 2018

Thank you,
Christopher and Rebecca Kastner

Chris and Rebecca Kastner
320 Main Street South
Hailey, ID 83333
208.788.1223
rkastner@sunvalleynet.com

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 7/9/18 **DEPARTMENT: PW** **DEPT. HEAD SIGNATURE: BY**

SUBJECT: Consideration of Ordinance No. 1237, amending Chapter 13.02 and 13.04 of the Hailey Municipal Code, to establish methods of calculating water user fees and water connection fees for community irrigation systems

---

AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☐ City Ordinance/Code _____

(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The attached ordinance creates the definition of a "community irrigation system" and establishes methods to calculate connection fees and user fees for that type of system.

Community irrigation systems that use onsite irrigation water rights are desirable and are becoming more common in new developments. These systems reduce demand on the City's potable water supply by using untreated water for irrigation instead of using the municipal supply. Some of these community systems may be designed with a backup connection to the City water system in case the community system water right is "called" or shut off. In that case, the municipal water would still be used after the shut off and a connection fee of some type remains appropriate. However, the connection fee may already be accounted for if the properties served by the community irrigation system are also served by a standard municipal water service connection.

Connection Fees

If a community irrigation system is delivering municipal water to a specific property - in lieu of that property receiving the same water through a standard water service connection - then the connection fee is already accounted for in the properties residential service. In other words, the property is only receiving municipal irrigation water once: either through the community system or the residential service, not both.

Currently any connection to the City water system must be metered and charged a connection fee. However, when served by a community irrigation system as described above, a single property would be served by two separate connections, even though it would only use the water "once." Because of this an allowance should be made for community irrigation systems such that the connection fee is not charged twice.

The attached ordinance proposal eliminates a portion of the connection fee for community irrigation systems while retaining a portion of the fee to cover materials for that connection.

Water User Fees

Water user fees for a community irrigation system should be calculated similar to the approach codified for multi-family connections because they also serve multiple properties. Without this adjustment a community irrigation system would appear as a single user with very high demands, rather than representing several lower demand users.

The attached ordinance proposal adjusts the water user fees to reflect multiple users from a single connection.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

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

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Consideration of Ordinance No. 1237 amending Chapter 13.02 and 13.04 of the Hailey Municipal Code, to establish methods of calculating water user fees and water connection fees for community irrigation systems

---

ACTION OF THE CITY COUNCIL:

Date: 7/9 – council adopted, 1st Reading conducted. ~~Ster~~ After researching the next ordinance number – discovered correct Ord. No. should be 1237 – (not 1238 as indicated on agenda in last mtg. MHC

City Clerk 7/23 – 2nd Reading Ord. No. 1237

FOLLOW-UP:

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

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

HAILEY ORDINANCE NO. 1237

AN ORDINANCE OF THE CITY OF HAILEY AMENDING CHAPTERS 13.02 AND 13.04 OF THE HAILEY MUNICIPAL CODE, BY AMENDING SECTION 13.02.010(B) TO ADD THE DEFININTION OF A COMMUNITY WATER SYSTEM; BY ADDING A NEW SUBSECTION 13.04.130(F) FOR COMMUNITY IRRIGATION WATER USER FEES; BY ADDING A NEW SUBSECTION 13.04.140(F) FOR CALCULATING COMMUNITY IRRIGATION SYSTEM CONNECTION FEES; BY PROVIDING FOR A REPEALER CLAUSE; BY PROVIDING FOR A SEVERABILITY CLAUSE AND BY PROVIDING AN EFFECTIVE DATE AFTER PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Mayor and the City Council of the City of Hailey wish to amend the Hailey Municipal Code to ensure the revenue from the water users is credited and collected consistently and equitably;

WHEREAS, the Mayor and the City Council of the City of Hailey wish to encourage the installation and operation of irrigation systems that allow irrigation use from water sources other than the municipal system;

WHEREAS, the connection of a community irrigation system to the municipal system may result in a single property being charged more than one connection fee if that property is already connected to the municipal system;

WHEREAS, the water user fee for a community irrigation system should be calculated by dividing the total water use by the number of property's served;

WHEREAS, the Mayor and City Council find that the amendments to the Chapter will further 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 13.02.010(B) of the Hailey Municipal Code is hereby amended by the addition of the following definitions to be placed in alphabetical order, as follows

COMMUNITY IRRIGATION SYSTEM: An irrigation system serving more than one property that is connected to the municipal water system, with each property already served by a service connection.

Section 2. Section 13.04.130 of the Hailey Municipal Code is hereby amended by the addition of a new subsection 13.04.130(F), as follows:

F. Calculating Community Irrigation System Water User Fees: If a property is supplied irrigation water through a community irrigation system in lieu of supplying the same water through an individually metered connection that is billed consistent with the provisions of this

Chapter, then the community irrigation system water user fee should be assessed in the following manner:

1. To calculate the metered water fee for community irrigation systems, the total number of gallons used each month shall be divided by the number of properties served to determine an average usage per property. The metered user fee shall then be calculated based on the average usage per property. The sum of the metered user fees for all of the properties within the community irrigation system shall be assessed to the community system in a single lump sum amount. The monthly user base and bond fee shall not be charged because those fees are already accounted for in the individually metered connections.

Section 3. Section 13.04.140 of the Hailey Municipal Code is hereby amended by the addition of a new subsection 13.04.140(F), as follows:

F. Community Irrigation Systems: If a property is supplied irrigation water through a community irrigation system in lieu of supplying the same water through an individually metered connection that is billed consistent with the provisions of this Chapter, then the irrigation connection fee shall be reduced so that the property is not charged twice for the value of the system capacity anticipated to be used.

As an example, the connection fee for a metered 4" irrigation connection is set at 25 times the price of a standard base connection. If that irrigation connection is serving 25 properties already served by individual meters, then the value for the capacity of the water system has already been charged and the 4" metered irrigation connection shall only be charged the cost of the meter assembly itself.

Section 4. Repealer Clause. All Ordinances or Resolutions or parts thereof in conflict herewith are hereby repealed and rescinded.

Section 5. Severability Clause. If any section, paragraph, sentence or provision hereof or the application thereof to any particular circumstances shall ever be held invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

Section 6. Effective Date. This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL and approved by the Mayor this ___ day of _____, 2018.

_____
Martha Burke, Council President
City of Hailey

ATTEST:

_____
Mary Cone, City Clerk

SUMMARY OF HAILEY ORDINANCE NO. 1237

The following is a summary of the principal provisions of Ordinance No. 1237 of the City of Hailey, Idaho, duly passed and adopted _____ ___, _____ by the City Council and Mayor of the City of Hailey:

AN ORDINANCE OF THE CITY OF HAILEY AMENDING CHAPTERS 13.02 AND 13.04 OF THE HAILEY MUNICIPAL CODE, BY AMENDING SECTION 13.02.010(B) TO ADD DEFINITION OF A COMMUNITY IRRIGATION SYSTEM; BY AMENDING SECTION 13.04.130 TO ADD A NEW SUBSECTION 13.04.130(F), TO ESTABLISH A METHOD OF CALCULATING WATER USER FEES FOR COMMUNITY IRRIGATION SYSTEMS; BY AMENDING SECTION 13.04.140 TO ADD A NEW SUBSECTION 13.04.140(F), TO ESTABLISH A METHOD OF CALCULATING WATER CONNECTION FEES FOR COMMUNITY IRRIGATION SYSTEMS; BY PROVIDING FOR A REPEALER CLAUSE; BY PROVIDING FOR A SEVERABILITY CLAUSE; AND BY PROVIDING AN EFFECTIVE DATE AFTER PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

Hailey Ordinance No. 1237 amends Chapters 13.02 and 13.04 of the Hailey Municipal Code, as follows:

Section 1 amends Section 13.02.010(B) of the Hailey Municipal Code by adding the definition of a Community Irrigation System.

Section 2 amends Section 13.04.130 by adding a new subsection 13.04.130(F), establishing methods of calculating Community Irrigation System Water User Fees, comprised of determining an average usage per property by dividing the number of properties served by the total number of gallons used.

Section 3 amends Section 13.04.140 by adding a new subsection 13.04.140(F), establishing methods of calculating Community Irrigation System Water Connection Fees, to meet the intent of not charging a connection fee twice for the value of the system capacity anticipated to be used.

Section 4 provides for a repealer clause.

Section 5 provides for a severability clause.

Section 6 provides for an effective date of the ordinance.

The full text of Ordinance No. 1237 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. 1237 of the City of Hailey, that

I have compared it to the full text of Ordinance No. 1237, 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 _____, 2019.

_____
Christopher P. Simms, Hailey City Attorney

Publish: Idaho Mountain Express, _____ ___, 2018.

Return to Agenda

City of Hailey

115 MAIN STREET SOUTH, SUITE H
HAILEY, IDAHO 83333

(208) 788-4221
Fax: (208) 788-2924

July 23, 2018

John Cenarrusa
219 1st Avenue South Suite 104
Hailey, ID 83333

Subject: **Blaine County Noxious Weeds Program**

Dear John,

The City of Hailey recently began receiving telephone calls from constituents regarding noxious weeds. These calls are being directed to the City by the County Weed Management Department.

The City of Hailey manages weeds within City rights of ways, as we are the owner of those properties. The City does not have the statutory authority to collect a levy for weed management of private and other (non-city) public property. Blaine County does collect a levy which is paid by both city and county property tax payers.

Blaine County Weed Management and the City of Hailey have paid a lot of attention to reducing weeds in the past several years. The City has focused that attention on its parks, streets and public places. Constituents are pleased with the leadership provided by the City in this regard, and have responded well to the information provided to them by Blaine County Weed Management. We see many vacant lots mowed regularly by their owners, and the city generally has a groomed appearance.

We are concerned that constituents will become confused if their calls are directed from Blaine County to the City of Hailey. There are no provisions in the law for Cities to enforce weed management, so we will have to send those calls back to you. We request you to maintain a central weed management program, with sufficient budget for adequate staff and continued education throughout the cities and county on weed management.

Thank you for your kind consideration.

Sincerely,

Heather Dawson
Hailey City Administrator

cc: Derek Voss, Blaine County Administrator
Brian Yeager, Hailey Public Works Director

Mary Cone

From: Grant Gager <ggager@ketchumidaho.org>
Sent: Wednesday, July 18, 2018 9:37 AM
To: Mary Cone
Subject: FW: Comment on Noxious weeds in the county

FYI, a preliminary response...

From: Lawrence Schoen <lschoen@co.blaine.id.us>
Sent: Wednesday, July 18, 2018 1:04 AM
To: Neil Bradshaw <NBradshaw@ketchumidaho.org>; Angenie McCleary <AMcCleary@co.blaine.id.us>; Jacob Greenberg <jgreenberg@co.blaine.id.us>
Cc: Suzanne Frick <sfrick@ketchumidaho.org>; Grant Gager <ggager@ketchumidaho.org>; Juerg Stauffacher <JStauffacher@ketchumidaho.org>; Derek Voss <dvoss@co.blaine.id.us>; John Cenarrusa <jcenarrusa@co.blaine.id.us>
Subject: Re: Comment on Noxious weeds in the county

Dear Mayor Bradshaw,
Thank you for your letter. As a commissioner who is perhaps most familiar with the weed department and its operations, this is the first i am hearing about any county directive to cities to be a 'first line of defense' so to speak, against weeds on private property. i will look into this matter and get back to you.

your letter is not copied to the Blaine County Weed Dept Manager, so i have included him. you make no reference to any conversations you or city staff may have had with him. We are all well aware of the law and lawful enforcement procedures. given the nature of weed management, many, if not most control actions on private property begin with a specific complaint or request for assistance. perhaps you are not aware that State funding--cost share to counties--has declined steadily for years, to its lowest point in memory. sadly, the level of support is not as described in your letter.

i take your letter to be a roundabout way of otherwise simply saying, "hey county, do your job." fyi, county staff do a tremendous amount of weed control over a very wide area, with limited resources and work cooperatively with many other agencies within the Blaine CWMA, including Ketchum staff, to leverage our effectiveness.

if you have complaints about weeds in specific locations, including within your city, it is most helpful for you to provide this information, however extensive, to the county weed department. if a latent unmet need exists, it is only possible to address if we know about it. as you may know, the department's responsibilities encompass the county. indeed, weed infestation in Blaine County, as across the west, is vast, has developed over more than a century and is worsening; fortunately, it is not as bad here as in some other Idaho counties. frankly, it is difficult for me to square your letter with your council's denial of your parks staff request for effective weed fighting tools to fight weeds on city property (if news reports are accurate). good weed control begins at home, you might say.

to reiterate, though your letter may derive from broad concerns, a broad condemnation achieves little. i am certain our staff will be happy and eager to meet with city staff to review needed violation notices and/control actions at everyone's convenience. they are well known to each other.
with regards,
larry schoen
commissioner

Sent from 4G LTE smartphone

-------- Original message --------
From: Neil Bradshaw <NBradshaw@ketchumidaho.org>
Date: 7/17/18 5:11 PM (GMT-07:00)
To: Angenie McCleary <AMcCleary@co.blaine.id.us>, Lawrence Schoen <lschoen@co.blaine.id.us>, Jacob Greenberg <jgreenberg@co.blaine.id.us>
Cc: Secretary <secretary@co.blaine.id.us>, Suzanne Frick <sfrick@ketchumidaho.org>, Grant Gager <ggager@ketchumidaho.org>, Juerg Stauffacher <JStauffacher@ketchumidaho.org>, Derek Voss <dvoss@co.blaine.id.us>
Subject: Comment on Noxious weeds in the county

Dear Commissioners,
Unfortunately I will not be able to make your meeting tomorrow morning
Please see attached letter that I would like to be part of your discussion on weeds in our county
Cheers
Neil

NEIL BRADSHAW | CITY OF KETCHUM
Mayor
P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340
o: 208.727.5087 | m: 208.721.2162
nbradshaw@ketchumidaho.org | www.ketchumidaho.org

City of Ketchum
City Hall

July 17, 2018

Chairwoman Angenie McCleary
Vice Chairman Larry Schoen
Commissioner Jacob Greenberg
206 1st Avenue South Suite 300
Hailey, ID 83333

Subject: Noxious Weeds

Board of Commissioners,

In advance of your upcoming budget process, the City of Ketchum urges the Commissioners to fully fund and aggressively pursue the control of noxious weeds. Over the past several years, County residents have witnessed the increasing prevalence of such weeds and suffered their deleterious effects. While many County residents, including Cities, have been controlling noxious weeds on their property, there are many property owners with chronic violations. The scale of the issue necessitates a coordinated response by the County.

As you know, the Idaho Legislature has vested such powers in the County through Chapter 24 of Title 22 of the Idaho Statutes. In its Declaration of Policy, the Legislature has sought "to provide the statutory and financial means for the control of noxious weeds" in the state. Due to the nature of such weeds and their spread, these powers were vested in Idaho Counties, not Cities. Section 22-2405 of the Statutes, which enumerates the County Duties with respect to noxious weeds, requires the County to "establish and maintain a coordinated program for control of noxious weeds in the county." Unfortunately, this does not appear to be happening.

Recently, County staff have been sending certain citizens with noxious weed complaints to the City of Ketchum. This course of action, we are advised, is related to recent County staff changes. While I recognize the difficulty of staff turnover, the City of Ketchum is ill-equipped to assume this unfunded responsibility. Aside from staff and resource issues, the arrangement that County staff have proposed, wherein Cities assume the first-level of response only to pass subsequent escalation onto the County, is disjointed and inconvenient to taxpayers. Blaine County residents with noxious weed complaints and issues deserve a single point of contact for all enforcement issues and the State has vested that responsibility with Blaine County, not its Cities.

Most importantly, the enforcement of noxious weeds by Cities would represent an unfunded mandate for municipalities. The State has provided Blaine County with the resources to implement an effective weed management program. And, as shown on County Resolution 2017-26, the County currently collects a levy for this purpose. If the current resources provided by that levy are insufficient to perform the work, I would urge the County to provide the resources necessary to do so (the current levy is less than one-third of the statutorily allowed maximum rate).

Noxious weeds are increasingly appearing throughout Blaine County. Please act as the Legislature has intended and implement an effective noxious weed program before it is too late.

Sincerely,

Mayor Neil Bradshaw

480 East Ave. N. ★ P.O. Box 2315 ★ Ketchum, ID 83340 ★ main (208) 726-3841 ★ fax (208) 726-8234
facebook.com/CityofKetchum ★ twitter.com/Ketchum_Idaho ★ www.ketchumidaho.org

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Robyn Davis

From: Lisa Horowitz
Sent: Thursday, July 5, 2018 9:40 AM
To: Morgan R. Buckert; carol waller; Daniel Hansen; Errin Bliss; Frank Rowland; Joan Davies; susan giannettino; toni whittington
Cc: Robyn Davis
Subject: RE: HAHPC Resignation

Morgan:

It has been a great pleasure to work with you. You will be missed!

Best,

Lisa

Lisa Horowitz
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF HAILEY
115 S. MAIN ST. HAILEY, ID 83333
208-788-9815 EXT. 13
CELL: 727-7097

From: Morgan R. Buckert [mailto:morganrbuckert@gmail.com]
Sent: Thursday, June 28, 2018 3:25 PM
To: carol waller; Daniel Hansen; Errin Bliss; Frank Rowland; Joan Davies; susan giannettino; toni whittington
Cc: Lisa Horowitz
Subject: HAHPC Resignation

Happy Summer!

It has been my pleasure to serve on the Hailey Arts and Historic Preservation Commission for the last three years. 2018 has been a giant year for me with a lot of change and a lot of missed meetings. My husband, Paddy McIlvoy, and I, are the new co-owners of Backwoods Mountain Sports in Ketchum. Between my job with The Nature Conservancy, growing my business as a cowboy boot maker, and our new adventure at Backwoods, I unfortunately need to scale back my volunteer commitments and will be stepping down from the Hailey Arts and Historic Preservation Commission to allow someone else with more time in their schedule to serve our amazing community.

Please feel free to reach out if you ever need anything and I hope to see you all at my boot shop during this year's Wood River Valley Studio Tour, if not before.

Sincerely, Morgan Buckert

--
Morgan R. Buckert
208.720.9390

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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
Monday, August 6, 2018
Hailey City Hall
5:30 p.m.

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1

Public Hearings

PH 1 Consideration of Design Review Application by Juan Espinosa, represented by Juan Espinosa for a 2,905.57 square foot two-story commercial building. This proposal includes a commercial building composed of two separated spaces, one space for the owner and the other space to be utilized as a rental space The project is located at 4309 Glenbrook Dr. (Lot 11, Block 42, Woodside Sub#10), in the Light Industrial (LI) Zoning District. **ACTION ITEM**

PH 2 Consideration of a City-Initiated Text Amendment to Title 17.07: Supplementary Location and Bulk Requirements, 17.07.010: Supplementary Yard Setback Requirements, to either remove the existing code, 17.07.010F: Side Yard Setbacks of Normal Corner Lot and 17.07.010G: Reverse Corner Lots, from the code, or reference these code sections as footnotes in Title 17.05, Office Zoning Map and District Use Matrix, 17.05.040: District Use Matrix. **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, August 20, 2018.**
(no documents)

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AGENDA OF THE
HAILEY CITY COUNCIL MEETING
Monday August 13, 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 Motion to authorize the Mayor to sign the South Woodside property appraisal (Rinker property) and acknowledge the Quitclaim deed (receiving as gift from Rinker) –ACTION ITEM .....
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 Public Hearing on FY 2019 Budget and consideration of 1st reading of annual appropriation Ordinance No. ____, authorizing the expenditure of $13,633,526 for FY 2019 ACTION ITEM .....
1. Consideration of Resolution 2018-____, authorizing city officials to certify Hailey's tax levy to the Blaine County Board of County Commissioners and to sign the L2 Form to collect 3% over last year's budget in property taxes, for a total tax levy of $_____ ACTION ITEM .....
2. Consideration Resolution 2018-____, establishing water and wastewater connection, bond and user fees for FY 2019 ACTION ITEM .....
3. Consideration of Resolution 2018-____, increasing Hailey Library non-resident fees ACTION ITEM .....

PH 000 Discussion of tax levy increases and revenue enhancements available to the City of Hailey ACTION ITEM .....
PH 000 Consideration of Lot Line Adjustment by David and Jacqueline Hennessy, represented by Benchmark Associates, wherein Lots 1-12, the 13' portion of the vacated alley adjacent to Lots 1-12, and the 20' portion of the vacated Carbonate Street adjacent to Lot 1, are reconfigured to create Lots 1A, 2A and 3A. The reconfiguration of the lots would form three lots, Lot 1A, comprising of 19,265 square feet, Lot 2A, comprising of 13,284 square feet and Lot 3A, comprising of 9,963 square feet. The project is located at 666 East Carbonate Street, Section 9, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Residential (LR-1) Zoning District.
PH 000 City Initiated text amendment to Hailey Municipal Code Title 15, Buildings and Construction Chapter 15.04, Standard Specifications to modify references and Chapter 15.08, Adoption of Codes to repeal the 2012 International Building Code and 2012 International Residential Code and replace with the 2015 International Building Code (IBC) and 2015 International Residential Code (IRC). ACTION ITEM *continued from July 9, 2018)* .....

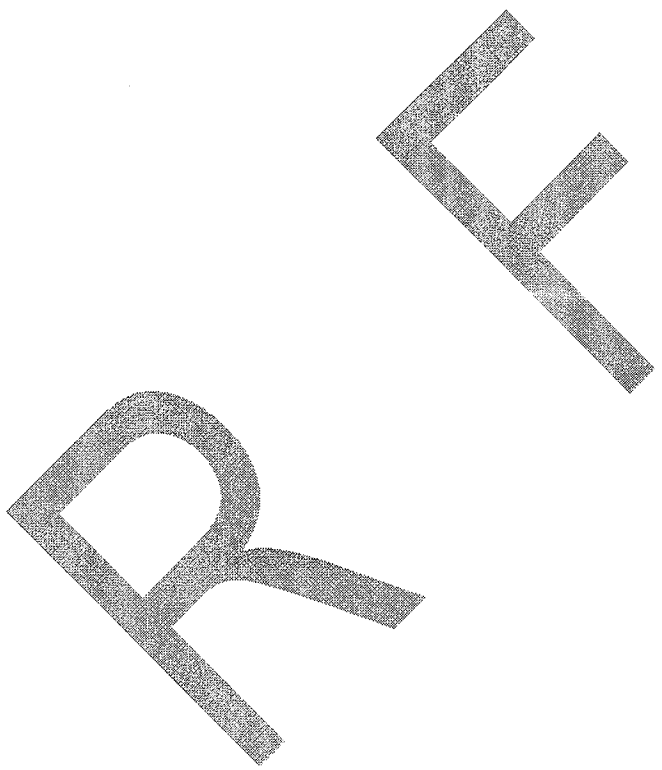
NEW BUSINESS:

OLD BUSINESS:
OB 000

STAFF REPORTS: Staff Reports Council Reports Mayor's Reports
SR 000

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

Matters & Motions from Executive Session or Workshop
Next Ordinance Number - [illegible] Next Resolution Number- 2018-01



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