

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD JANUARY 11, 2021
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:31 P.M. by Mayor Martha Burke. Present were Council members Heidi Husbands, Kaz Thea, Sam Linnet, and Juan Martinez. Staff present included City Attorney Christopher P. Simms, City Administrator Heather Dawson, and City Clerk Mary Cone.

[5:31:30 PM](#) Call to order by Mayor Burke at 5:31.

Public comments:

[5:32:19 PM](#) Cece Osborn, Mountain Rides employee, works on the Safe Routes programs, projected ICE project, consider working with ITD to restripe highway. Osborn has suggestions on striping for best visibility. Mayor Burke thinks that is great and hopes Yeager and Burke can attend that meeting.

[5:34:04 PM](#) Elizabeth Jeffery – thanks clean energy resolution, feels this is most important topic of the decade. This is a tremendous task, longer task education and outreach for compliance. This work should be front-loaded and mop up in later years. Asks mayor and council to add permanent resiliency committee, for work going forward, instead of short-term ad hoc committee.

CONSENT AGENDA:

- [CA 001](#) Motion to approve Resolution 2021-01 authorizing agreement with Idaho Division of Vocational Rehabilitation, for grant money to pay for a student page in the Hailey Public Library **ACTION ITEM**.....
- [CA 002](#) Motion to ratify the Mayor’s signature on a letter of support for City of Bellevue’s Transportation Plan. **ACTION ITEM**
- [CA 003](#) Motion to adopt Resolution 2021-02, ratifying a Memorandum of Understanding between Blaine County and the City of Hailey for snow removal services. **ACTION ITEM**
- [CA 004](#) Motion to ratify the Mayor’s signature on the revised Security Agreement approved on Nov. 9, 2020 with Resolution 2020-131 regarding the Final Plat of Quigley Farm & Conservation Community, LLC (Blocks 2, 3, and 4, Quigley Farms Phase 1) and a December 17, 2021 amendment to the Washington Trust letter of credit extending expiration date to 12/1/2021 **ACTION ITEM**
- [CA 005](#) Motion to adopt Resolution 2021-03, ratifying the Mayors signature on an Idaho Department of Water Resources contract to transfer water right number 37-22019 into the Water Supply Bank. **ACTION ITEM**
- [CA 006](#) Motion to adopt Resolution 2021-04, approving Letter of Engagement with Workman & Company for FY 20 Annual Audit **ACTION ITEM**
- [CA 007](#) Motion to ratify claims paid in the month of December 2020 **ACTION ITEM**
- [CA 008](#) Motion to approve claims for expenses incurred during the month of December, 2020, and claims for expenses due by contract in January, 2020 **ACTION ITEM**
- [CA 009](#) Motion to approve unaudited Treasurer’s report for the month of November 2020 **ACTION ITEM**

[5:37:17 PM](#) no items pulled

[5:37:42 PM](#) Martinez moved to approve all consent agenda items, seconded by Linnet, motion passed with roll call vote. Husbands, yes, Thea, yes. Linnet, yes. Martinez, yes.

MAYOR'S REMARKS:

[5:38:18 PM](#) Mayor Burke wants to discuss the Public Hearing items.

PUBLIC HEARINGS:

*PH 010 Consideration of a Final Plat Subdivision Application (Phase I) by Sweetwater Communities, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase I of Block 2 is subdivided into 14 sublots consisting of seven (7) live-work units, one (1), ten-unit condominium and two (2), three-plex townhomes for a total of 23 residential units. This project is located on the corner of Shenandoah Drive and Countryside Boulevard, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District. **This item will not be heard tonight and will be continued on the record to January 25, 2021. ACTION ITEM***

[5:38:33 PM](#) Horowitz asks for a motion to move to next meeting

[5:38:42 PM](#) Thea moves to continue this item to Jan 25, Martinez seconds. Motion passed with roll call vote. Husbands, yes. Martinez, yes. Thea, yes. Linnet, yes.

*PH 011 Consideration and proposed 1st Reading of Ordinance No. _____, amending Chapter 17.04 adding new regulations for Accessory Dwelling Units, deleting minimum lot size; amending section 17.05.040, to permit Accessory Dwelling Units (ADU's) as a permitted use in the Limited Residential-1 (LR-1) and Limited Residential-2 (LR2) zoning districts subject to criteria, including design review, setback and bulk requirements to establish maximum heights for ADU's and lot coverage; amending section 17.06.010.A to establish an administrative design review or full design review design process for ADU's depending on location; amending chapter 17.08 to establish supplemental regulations for ADU's; amending Chapter 17.09 to address parking requirements for ADU's **ACTION ITEM***

[5:39:11 PM](#) Horowitz introduced this item, end of Nov. suggested changes, and renoticed this item with these changes.

Linnet asks to quickly list, summary maximum size 1,000 feet, any public comments?

Horowitz, has not had any, hope to have some tonight.

Horowitz reviews the 7 changes, keep 1,000 sq. feet, 28' height limit for stand alone ADU's, ordinance in packet.

Public comments:

[5:43:04 PM](#) No comments

Council deliberation

[5:43:27 PM](#) Thea, clarify item 6. It does mean ADU, needs to meet privacy of home. Horowitz, you do. The current zone allows ADU's doesn't have that table. Will notice this for both zone districts, haven't have complaints in GR zone but will bring to council in ordinance form. 5:45 another point, doesn't have to go in front of P&Z unless home is in Townsite overlay area. Horowitz, yes correct.

No other questions.

[5:46:08 PM](#) Linnet, still thinks the separate height limit should not be included in this. Explained why. This restriction doesn't accomplish what the intent. Concerned with unintended consequences. If someone has separate existing structure wants to convert to ADU. Maybe could apply to new construction. Would rather have a cleaner ordinance less complexity. Request to get rid of this, doesn't gain us a lot or have apply to only new construction.

[5:48:20 PM](#) Thea, understands that it is for new construction. Thea does not think this is a big deal either, helps to define inferior to home on property.

[5:49:07 PM](#) Horowitz responds the way it was written, reads footnote, 24, page 130, 28' does not apply, example Linnet gives, gray area not addressed in the draft.

Simms, comments, [5:50:05 PM](#) idea that we need to remove or amend to allow someone to convert an existing building is a valid point.

Linnet uses same example as given before, want it to be subordinate, doesn't feel this is significant enough to matter. Feels should remove this. Aesthetic policy choice and not a noticeable difference. [5:52:07 PM](#) Thea, understands Linnet's point.

Martinez, if he was a designer, then would be peeved. Agrees with Linnet, less complicated.

Husbands, #24, probably best to simplify the process.

[5:54:09 PM](#) Horowitz, we would remove whole item. Footnote, limits 2 stories and 1 story, should delete entire footnote. Linnet thinks that would be the right move.

Thea is fine with removing footnote 24 and number 7 on bullet list.

[5:56:05 PM](#) **Thea moves to conduct 1st read of ordinance 1275 by title only, modify remove restriction footnote 24 and number 7, seconded by Linnet. Motion passed with roll call vote. Husbands, yes. Martinez, Linnet, yes. Thea, yes.**

[5:57:32 PM](#) **Mayor Burke conducts 1st Reading of Ordinance No. 1275, by title only.**

PH 012 Consideration and adoption of Resolution 2021-____, authorizing the City to enter into a Joint Clean Energy Cooperation Agreement with Idaho Power as a step in the development of a new 10-year electricity franchise agreement ACTION ITEM

[6:01:04 PM](#) Dawson gives an overview. Ready to be adopted. One minor amendment, adding a clause about underground duplicate transmission line.

Thea has a concern, to do with under the new change Dawson mentioned, City of Hailey goal, why is this here, why is this the cities goal.

Linnet agrees with Thea. Thinks does not relate to this agreement. Nothing to do with redundant transmission line. Why would they want to do this?

Thea, difficult under the City of Hailey goal, doesn't belong there should not be there.

[6:04:23 PM](#) Megan Ronk, with Idaho Power, has spoken with council several times. Spent a lot of time, goal of transmission, frankly the goal of that transmission plays, experts around the country. Moving clean energy, so felt it was important to put this in this agreement. That was the reason for the inclusion.

[6:05:52 PM](#) Thea comments, feels this is important but it is not the cities responsibility, ongoing conversation with the county for many years. Thea understands there will be additional lines. Did not understand this was the duplicate.

Burke, [6:07:04 PM](#) , doesn't want Hailey to take a side in this political challenge.

Megan Ronk, responds, Idaho Power believes this is important, maybe not in the correct place in the agreement, but important to include in the agreement, open to additional language, neither agree or disagree with statement.

Thea, again, redundant line does not have anything to do with this conversation.

[6:09:18 PM](#) Simms, if anywhere, paragraph 3, makes a suggestion or revision or removal.

Linnet, still feels that this is not appropriate for this agreement. Thea agrees with Linnet. Why would we even mention it.

[6:11:26 PM](#) Husbands concurs with Linnet and Thea, don't want to get involved with the county discussion.

[6:11:57 PM](#) Martinez, feels open handed, doesn't belong in there, surprised that it is in there. This needs to be revised.

[6:12:40 PM](#) Dawson, need public comments.

Public comments:

[6:13:19 PM](#) Elizabeth Jeffrey, support council's statements, appreciates Idaho Power's willingness. Don't think this should be in there, disappointed that Idaho Power put this in the agreement.

Simms 2 option, call for motion to adopt minus the last sentence or continue to next meeting.

Dawson concurs with Simms.

Linnet recommends approving minus that sentence.

[6:15:33 PM](#) Thea has one more question about net metering. Not sure where this currently stands with Idaho Power. Net Metering was going to be taken away, but kept it, grandfathered solar power for residential. Considering having it to be 50% of replacement rate, existing was grandfathered in for new solar projects. Want to hear from Ronk, and include this in this document.

[6:17:33 PM](#) Ronk, not fully up to speed on that particular issue, could get back once she gets that information.

Thea appreciates this effort. Feels appropriate for this document. Ronk will get something by the end of this week.

Linnet is okay with waiting until we have information from Ronk.

[6:20:06 PM](#) Simms could also continue this item to Jan 25th.

[6:20:21 PM](#) Linnet, this joint statement sets out big picture goals, would like to get this done, ready to adopt.

Husbands feels it should be in this document. Thea, this is important. [6:21:37 PM](#) Thea, solar costs are coming down. As a cooperative agreement, would like to know where Idaho Power stands on this topic.

[6:23:04 PM](#) Mayor Burke, broader goals are met in this document, don't want to dampen efforts, be careful to not put specifics in that Idaho power can foresee in the future. Don't want to discourage cooperation of this agreement. Thea agrees with mayor, important to cooperate.

Linnet, understands that this topic comes up with the Power commission frequently, thinks they will not be able to commit to some financial goal.

[6:25:28 PM](#) **Linnet moves to approve Resolution 2021-05 with edit on page 2, removing last line of last paragraph, Thea seconds. Motion passed with roll call vote, usbands, yes. Martinez, yes. Thea, yes. Linnet, yes.**

PH 013 Consideration of a Resolution No. 2021-____, authorizing the Mayor's signature on a grant application to Idaho Department of Parks and Recreation for a new City of Hailey campground, the Croy Canyon Campground, to be located at 89 Croy Creek Road (Croy Canyon Ranch Subdivision #1, Lot 2) ACTION ITEM

[6:26:40 PM](#) Horowitz will start and Yeager is out of town but on the call tonight and can add comments.

City of School district are in the process of finalizing property swap. Horowitz shows a map. This site is quite large. Many comment that there is a need for camping around Hailey, did research, good funding source, \$1.4 million annual fund funded by annual licensing. Vicinity map, .7 miles away from Hop Porter park, near Croy Creek trail head, shows RV dump and downtown Hailey. Lyons Landscape Architect has been helping us, not on call tonight. This would be a “light” camping site. Horowitz shows proposed campground, will take up about ½ of the property, entrance of campground highly visible from the road, and road drops down below site of Croy Road. Open May – October for wildlife and maintenance reasons. Tent and rv sites, class B camper, small camper, or sprinter. Sprinters don’t pay RV fees. Felt we needed a class b camper site. Road would be gravel road, 2 toilets, 1 bike tent camping area, wildlife friendly fencing near the tent camping. [6:33:16 PM](#) living area, tent pad, delineated, logs or wood, crushed rock , picnic table, grill, drip irrigation for native trees and landscaping plants, feels easier to control natural landscape. Pull through sites, very similar, may have additional bench. Horowitz, shows a few examples, won’t have concrete pad, 2 ADA accessible sites, vault toilets similar to federal and state camp sites. Interpretive signage for information and education to public. May even touch on history of Hailey, flora and fauna in conjunction with the Wood River Land Trust. In terms of management, will bring back this to council, may have on-site camp ground host. Maybe a shorter stay limit than 16 days would be appropriate. A registration booth. Staffing would be needed, clean up, grant deadline end of January. Will bring back in 2d meeting to council. Right now we are looking around \$800,000 for this campground. You will be presented details in the next meeting.

Mayor Burke asks to discuss native flora, when camping would be utilized.

[6:39:37 PM](#) Yeager speaks, working with Lyons Landscaping. Looking at drought resistance, hearty, why we have on site well to provide drip irrigation, and 2 dish washing stations. Want to get landscaping to be established before we allow camping. Either way, not eager to open up until vegetation is established. Will give more details on management in next meeting.

[6:41:31 PM](#) Thea asks, boundary creek campground, are these sites about the same size as those? Yeager, from his recollection, are further apart side to side but more narrow. These may be a little closer together, but varied site sizes and types. This is more of a community campground.

Public comments:

[6:43:45 PM](#) Mike McKenna with Chamber of Commerce, kudos to city and land trust for making this happen , thrilled to see this. This meets a need, huge need, great to offer something, improves our amenities for our community. Most importantly, create LOT, perfect for generating revenue for our businesses, thank you Lisa and all involved.

Mayor Burke is excited too.

[6:45:51 PM](#) Amy Trujillo, Deputy Director of the Wood River Land Trust appreciates Hailey staff for minimizing wildlife impacts. Want to work with city on a couple of issues, working with Fish & Game, wildlife corridor, and or relocating corridor to another location, will be restoring Croy Creek, want to maybe move some tent campsites, want to work with appropriate fencing and signage, making sure that we are addressing security, minimize impacts to the preserve. Addressing livestock interactions, sheep in the fall. Looking forward to continued dialogue.

Mayor Burke thanks Trujillo for her comments, critical in our moving forward with this project.

Council deliberations

[6:48:41 PM](#) Thea, thinks in further consideration, 16 days is probably more than we want. Probably 7 to 10 days is more than enough. Also, in discussing this with her husband, excited about this project. Want to keep safety a priority, should build this in from the start, and keeping respect for the site. Thea anticipates, lots of people will want to camp here. Love the diversity of the sites, really adds to the site. Feels we can do a good job in protecting the wildlife corridor. Nice to see this campground in the damaged habitat area.

Burke agrees with Thea completely. Burke asks, one site has electricity, for a host RV. And 6-7 days for a maximum stay.

[6:53:31 PM](#) Husbands, agrees with Thea, thinks we need a host to reduce vandalism, complaints, check out times, check in times, don't think this will be a problem to find a host. Feels 7 days is a good time. Feels this should be a premium price, maybe \$35/night. A great opportunity for our city.

[6:56:03 PM](#) Linnet, Ken Lagergren sent some comments, with questions, please keep these in mind. Agrees with Thea, campgrounds can be disgusting, a reality. Having a host is mandatory, in his mind. For fees, let's discuss, don't want it to be too expensive. 2 requests, maybe larger tent platforms and designated bike camping. Thinking 5 day maximum stay., 16 is too long.

Martinez, [6:58:07 PM](#) management, in favor of having a host, considering fees as revenue generation. Linnet has good point, secret spot, charming area without spending too much money. Land Trust is key partner in this. Blue collar camping.

Mayor agrees blue collar camping was her. Sprinting campers are more popular. Burke celebrates this idea, started talking about this in October 2020.

[7:00:52 PM](#) Thea, Linda and Paul Ries comment, about water, can Yeager speak to this? Yeager, proposing to put in a well, but interesting in having the vegetation work, once established the plants will only need minimal irrigation. Some people are questioning whether this water usage will draw down the water table, primarily the water is ground water. This should not have much or will have minimal effect on the water level.

[7:03:09 PM](#) Thea asks, what is the size of the tent pads? Could you put 2 tents there? Yeager, 15' x 15', have not detailed those yet. The larger we make the RV pads, less room we have for vegetation. Yeager, there are 3 sites that are double sites. Thea how many vehicles can you fit in these sites? Yeager, generally speaking, some are very generous, some are spacious. We have overflow areas, for more parking by the interpretive sign areas.

[7:06:26 PM](#) **Thea moves to approve grant application, Horowitz, grant maybe a bigger amount in next meeting, seconded by Martinez. Motion passed with roll call vote, Husbands yes. Martinez, yes. Thea, yes. Linnet, yes.**

NEW BUSINESS:

NB 014 Consideration of a Special Event Application for the Hailey Arts and Snow Carving Event to be held on West Croy Street on Saturday February 6th, 2021 ACTION ITEM

[7:08:11 PM](#) James Lapointe Public works employee presents this item. Lapointe thanks Jessie and Nancy for helping with this process. This is exciting on a different level than the camping site. This event would be 4 sculptures carved by local entrance. Propose closing street while carving is being done and then open up street for people to view them. Many parameters to deal with, spaced out areas, work at different times, hand sanitizer stations, no food, water single use plastics. Blocks will be 8' x 8' x 8'. Street dept will build the snow blocks. Lapointe has spoken with all immediate businesses. Upon council approval, have 2 weeks to get together team, close street.

Will answer questions council may have.

Mayor Burke, didn't we talk about filming this time-lapse video. Lapointe, yes we did. Also, will vote on Facebook, not onsite.

[7:15:30 PM](#) Thea, have gone through a couple of Canadian towns, these can be basis for events in future, "snow festival" in the future. Do you know anyone that wants to participate? Lapointe, High school may have a team.

Lapointe, Kelly Schwarz, upon approval, street dept will try to make one of these blocks tomorrow, testing material to make the forms. Material is 2"x8" lumber.

[7:17:59 PM](#) Yeager, maybe city of Hailey has a team, street shop has a team.

LaPointe adds, find someone that is in the business, to sculpt the one closest to the street. Thea, snow or ice? LaPointe, both, snow, add water, stays frozen for a long time.

[7:19:23 PM](#) **Thea moves to approve special event, seconded by Husbands, motion passed with roll call vote. Husbands, yes. Thea, yes. Martinez, yes. Not sure we've discussed shutting down street for 2 weeks. Linnet, yes. And wants staff to discuss the closure plan.**

Mayor Burke, approved event and will continue to support the local businesses. Martinez, keep track of how many people are viewing this for future reference.

*NB 015 Presentation of audited financial statements for FY2020, followed by motion to accept FY2020
Financial Statement as presented by Workman & Company ACTION ITEM*

Dawson, audit not ready yet, will present at a later date to council.

Staff reports:

[7:24:05 PM](#) Thea, committee to look at highway 75, mayor Burke spoke with Yeager, we can change the striping. What we have approved, it is in place. Yeager, expands. Yeager has spoken with ITD, they will not support anything like curb length, separate from this project and fund themselves. As for striping, hired an engineer, 4 block section, recently heard that it was acceptable. Trying to convert all crosswalks to continental but not all of them. Will follow up and keep Mountain Rides in the loop. Yeager ends with, what we can do on Main street is very limited.

Martinez moves to adjourn, seconded by Linnet, motion passed unanimously.