

**MINUTES OF THE VIRTUAL MEETING OF THE
HAILEY CITY COUNCIL
HELD APRIL 27, 2020
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:34 P.M. by Mayor Martha Burke. Present were Council members Kaz Thea, Juan Martinez, Heidi Husbands, and Sam Linnet. Staff present included City Attorney Christopher P. Simms, City Administrator Heather Dawson, and City Clerk Mary Cone.

[5:34:20 PM](#) Call to order by Mayor Burke. Roll call taken.

[5:35:29 PM](#) **Motion to approve amended agenda with CA 191, by Thea, seconded by Husbands. Motion passed with roll call vote. Martinez, yes. Linnet, yes. Husbands, yes. Thea, yes.**

No public comments in Open Session.

CONSENT AGENDA:

- [CA 180](#) Motion to approve Resolution 2020-051, Hailey’s Fair Housing Resolution as required under federally funded affordable housing grants which fund housing projects within Hailey ACTION ITEM
- [*CA 191](#) Motion to approve letter of support and authorize the Mayor to sign, Idaho Fish and Game grant application for wildlife education ACTION ITEM.....
- [CA 181](#) Motion to approve Resolution 2020-052, authorizing the Mayor’s signature on an agreement with Idaho Lines & Signs for a lump sum amount of \$16,708.98, to provide striping services on Hailey streets. ACTION ITEM
- [CA 182](#) Motion to approve Resolution 2020–053, authorizing the Mayor’s signature on an agreement with Imperial Asphalt for a Crack Fill project for Hailey roads in an amount not to exceed \$15,000. ACTION ITEM
- [CA 183](#) Motion to approve Resolution 2020-054, Library Board Appointment to fill vacancy ACTION ITEM.....
- [CA 184](#) Motion to ratify claims incurred during the month of March 2020ACTION ITEM.....

Yeager will pull CA 182 to clarify.

[5:38:56 PM](#)

Thea moved to approve all consent agenda items minus CA 182, seconded by Linnet, motion passed with roll call vote. Martinez, yes. Husbands, yes. Linnet, yes. Thea, yes.

CA 182 – Brian Yeager clarifys, that the agenda item has “not to exceed \$15,000” the Agenda Item Summary is correct as “not to exceed \$30,000,” please note that the agenda was not correct amount.

Motion to approve CA 182, by Thea as clarified by Yeager at not to exceed \$30,000, Linnet seconds. Motion passed with roll call vote. Martinez, yes. Linnet, yes. Thea, yes. Husbands, yes.

Ex parte conversations.

[5:41:57 PM](#) Mayor Burke ex parte, Janet Carter, neighbor, has lunch with Her weekly for several years. Carter has expressed need for a buffer between this development with trees or space.

[5:43:17 PM](#) Heidi Husbands, Debbie Town, friend, suggests should have LEED certification for these houses.

PUBLIC HEARINGS:

PH 185 Consideration of a recommendation of the Hailey Planning and Zoning Commission for a Planned Unit Development (PUD) Application by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, for development of a Two-Phased PUD totaling 145 units, with 90 units in Phase 1, to be located on Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey. The project will consist of:

- *Park and Open Space for Residential and Public Use*
- *Bike and Pedestrian Connector Trails*
- *Recreation Field, Natural Play and Scenic Area*
- *Curtis Park Connection*
- *Single-Family Lots and Cottage Single-Family Lots* **ACTION ITEM**

[5:44:55 PM](#) Horowitz gave overview, Sunbeam Subdivision, polled the council on next meeting on May 5th, turn over to applicant.

Ben Young, Landscape Architect will present for applicant. [5:46:49 PM](#) Tonight we will recap what we've presented to P&Z. Project design history, approved project and then next steps. Parcel is called Sunbeam, on the Eastern side of Hailey, borders many subdivisions including Deerfield, Curtis, and Old Cutters. Currently it is an agriculture field, roads stubbed in at El Dorado Lane in Curtis Subdivision. [5:53:15 PM](#) Young shows preliminary plans and then the proposed plans and the tie into Curtis Park. Started discussing with the city last November 2019, annexed into the city in the 1980's., thought that 108 lots were appropriate as can have up to 130 lots as approved with the annexation. City Staff wanted more lots, more diversity. After changing the lot configuration, in blue divided the ½ acre lots, pink, added lots 5 and 6 thousand feet, in yellow, added cottage lots, smaller houses on same property. This diversity makes it attractive to many groups. Got lot of feedback at the Planning and Zoning meetings and public comments, and with them, came up with the proposed plan. [6:00:47 PM](#) in purple, 10 foot wide bike paths, 3rd design, providing North/South access. There are no sidewalks in this subdivision. Another update, moved the cottages closer to the Park. Changes to the park also, [6:06:22 PM](#) everything in yellow, native grass, more natural aesthetic. Still have need to have practice fields, and mounded hill for winter sledding, brown areas, are picnic or play areas, casual play areas, a lot of natural plants, and species of trees that are less used and diverse, so are not wiped out at one time by disease. [6:10:49 PM](#) Public side of house, no alleys, don't want alleys and adding more concrete, as it is environmentally not friendly. Invite walking, not driving. Phase 1 East side of lot, Phase 2 would stay as is until this is developed, Park would be developed in Phase 2. [6:14:10 PM](#) will be submitting green design standards, will be first in Idaho with this Design Standard, restricted to amount of turf you can water. Allot for a lot of light within this

subdivision. 4-5 acres of Park that leaves open for City to do with it what they want. [6:19:20 PM](#) want to begin park and roads this year. Ed Lawson speaks next.

[6:19:57 PM](#) Ed Lawson, Marathon Partners, his client is a reluctant developer. The application turned in, City Staff asked for more density, now the current design includes revisions from Planning and Zoning Commission, all comments incorporated in this design. This project has been described as the last large in-fill development in Hailey, to all involved, [6:22:41 PM](#) it is the best project in Hailey. Water is a critical discussion, surface water rights are not a choice to water the plants and trees, as Jim Speck will talk about this later in the next meeting. \$200,000, annexation fee. This project exceeds amenities, and more than pays its own way.

Mayor Burke asks if Council has questions related to the presentation.

[6:28:09 PM](#) Linnet what is the maximum number of lots? Ben Young responds, about 150-160 lots, but Park area suffers. Median lot size? Sam Stahlnecker Engineer on project, avg. size is .23 acres, around 9,900 square feet.

[6:31:28 PM](#) Thea asks, discuss connectivity, pros and cons connection to surrounding subdivisions. Young, responds, traffic flow and many connections allow for dispersing/diluting traffic. The idea of diluting traffic makes the most sense. Believe people will use common sense to connect. Thea asks largest lot. Young, ½ acre is largest. Long narrow lots. Stahlnecker, points to the hillside lot in corner, similar buildable area 13,000.

[6:38:39 PM](#) Husbands, will there be a bike path heading into the path? Young confirms yes there will be. Also asks about lots 31/32, and others access to them? Stahlnecker, those are flag lots, accessed by the flag portion of the property. Husbands, cottage parcels, will they be required to have garages? Young yet to be determined, with or without garage, cottage lots would have own design review process. Husbands, will developer build any of the cottages? Young, maybe, not sure, applicant is reluctant to build. What would price be? Young, don't know that yet.

[6:45:34 PM](#) Thea asked why not affordable housing? Young, responds, those are better near public transit. Let market decide costs.

Open for public comment:

[6:48:08 PM](#) Janet Meyer, lives to the West of the project, submitted comments to council. Have a cottage next to her lot line. There is no buffer between her lot and the cottages.

[6:49:50 PM](#) Charles Meyer, live on the West corner of this property, cottage lot 8, on their perimeter, why can't it be moved to the center by the Park. Or return to a single-family unit?

[6:52:09 PM](#) James Parris, lives on Carbonate Street by Curtis Park. The trees in Curtis Park, are they going to stay? What changes should he expect?

[6:53:31 PM](#) Lili Simpson, lives on Quigley Lane, question about phases, Findings of Fact Conclusions of Law and Decision (FFCL&D). People on the West side of this development might not be engaged because may not know it is about both phases.

[6:55:43 PM](#) Mayor Burke closed public comments.

[6:56:05 PM](#) Martinez, the design is very thoughtful to surrounding neighborhoods. Any expected impact to Hailey? # of population, Horowitz, 2.3 people by # of units. Martinez would like to hear Parris's question answered.

[6:57:53 PM](#) Young will answer Parris's question, aerial picture of Curtis Park, at some point, the walkway will have to go through the area, up to City to determine the health of the trees, and then later determine the best path.

[7:00:06 PM](#) Linnet, topic is exits, can you connect to the Croy bike path? Young, liked the idea of connecting to the existing path. If connect, then you would be clustering access points and adding congesting. Linnet asks, has there been discussion of future road extensions of Croy? Young, we did not look at this. Linnet want the question to be out there as the 8th intersection is not ideal.

[7:04:35 PM](#) Horowitz, yes Quigley, phase 2 will be adding to this intersection.

Horowitz will make sure it is addressed in next meeting.

[7:07:17 PM](#) Martinez, what is process for changes to Curtis Park? Horowitz City Council has control of Curtis Park.

[7:07:55 PM](#) Linnet, wonders if more density could be put in, lots cut in half, need modest size lots. Asks if there is any more possibility for more density. Young, responds, given all Planning and Zoning Commission discussions and where we are now, potential is with shape of lots, only have so many roads. Flip side is increased traffic from this development, economic levers, would like to keep as it stands, maybe 5 more lots, and then traffic comes with those additional lots. Downtown is where that developments should go. [7:13:28 PM](#) Linnet, 6 more lots would be a great option. Appreciates developer's effort made.

[7:14:26 PM](#) [7:14:27 PM](#) Thea how many cottage units will fit into this lots? Stahlnecker responds, one lot can fit 8 units, 2 other lots 5 units, one on Western boundary, 5 units, long arc frontage lot, 10 -12 units.

[7:15:45 PM](#) Thea's concern with larger lots is water use. It is opposite from what we should be doing. Appreciate ideas and LEED Certification. Wants to see less water use not necessarily more density.

[7:17:41 PM](#) Stahlnecker, this is LR-1 zoning, applicant has gone above and beyond the city's standard, smaller lots can have up to 50% irrigated, large lots not as much. Youngs, encourage

drought tolerant. On 14,000 sq ft lot, 25% of area. Doing what we can to limit irrigation on these future lots.

Horowitz, topic for next meeting.

[7:21:44 PM](#) Martinez, agrees with Young on the density, East side of Hailey should not be as dense. Thinks higher density should be on River Street. Phase 2, of proposed park, we could consider that area as a needs area.

[7:24:37 PM](#) Husbands, thinks great job, more concerned with price of lots. Are these affordable? As it stands now, thinks is fine. Like the cottages.

[7:25:53 PM](#) Martinez, alludes to feelings in Arizona, could add diversity to Hailey and would be appreciated.

[7:26:33 PM](#) Thea, should discuss density with traffic impact? They go hand in hand.

Mayor Burke, ask for motion to continue to May 5th, this item and The Preliminary Plat item.

PH 186 Consideration of a recommendation of the Hailey Planning and Zoning Commission for a Preliminary Plat Subdivision Application (Phase I) by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, where Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, is subdivided into 90 units on 71 lots. The project is to be known as Sunbeam Subdivision and will consist of two (2) phases of development. This application is concurrent with a Planned Unit Development (P.U.D.) Application
ACTION ITEM

[7:27:49 PM](#) **Linnet moves to continues PH 185 and PH 186 to May 5th, Thea seconds, Linnet yes, Martinez, yes. Husbands, yes. Thea, yes.**

Mayor Burke asks council about the Public Hearing item on the agenda regarding River Street, should we discuss or move to next meeting? [7:29:12 PM](#)

[7:29:21 PM](#) Thea thinks it could be a long discussion.

[7:29:45 PM](#) Yeager, this is the final step to submit through final process. Felt this was a cursory discussion, cannot change with out a lengthy process.

[7:30:57 PM](#) public comments opened up for this item.

No comments.

[7:31:32 PM](#) Thea has a question for Yeager. What about the funding? Yeager, as a final, Stanley Consultants needs to submit final design. We have funding for the design, not enough for all of the projects. We were not successful for the BUILD Grant to get funding for all 4 blocks. Next step is to look at the scope and evaluation of the design to see how far we can get.

[7:33:44 PM](#) Linnet, lot of thought was put into this, would like to move this forward.

[7:34:10 PM](#) Thea is in support of moving forward. Good first step.

Husbands agrees with Thea.

[7:35:02 PM](#) Linnet moves to approve concept report, Thea seconds, Martinez, yes. Linnet, yes. Husbands, yes. Thea. yes. 2020-055

NEW BUSINESS:

NB 188 Consideration of Resolution 2020-____, adopting a resiliency policy that prohibits the use of single-use plastics in city buildings, for city functions, meetings and events ACTION ITEM

[7:37:00 PM](#) Simms, this mirrors the Ordinance adopted by Council. The problem right now is the difficulty in implementing this right now while working remotely. Interrupted with the COVID-19 health concern.

[7:38:26 PM](#) Heather Dawson, want to hear council's comments. Recognizes how difficult it is to hold meetings remotely.

[7:39:16 PM](#) Burke, feels this is best to wait another month or so.

[7:39:46 PM](#) Linnet, suggest s seeing this in July.

[7:40:07 PM](#) Thea asks about hydration bar, is WATER club still interested? Burke responds, yes they are interested but challenging since there is no school right now.

[7:41:21 PM](#) Dawson, we are still in discussions with WATER Club regarding this topic.

STAFF REPORTS:

[7:42:30 PM](#) Thea, the free potatoes are almost all gone at the HPD, very successful effort.

[7:43:17 PM](#) Thea motions to adjourn, Linnet seconds motion passed.