

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD MAY 11, 2020
IN THE HAILEY TOWN CENTER MEETING ROOM
AND VIRTUALLY THROUGH GOTOMEETING**

The Meeting of the Hailey City Council was called to order at 5:30 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.

[5:30:52 PM](#) call to order

No comments, public comments:

CONSENT AGENDA:

- [CA 199](#) ~~Motion to authorize the Mayor to sign an application to the Association of Idaho Cities nominating the Hailey Gravel Map for a City Achievement Award in the categories of Economic & Community development and Parks & Recreation ACTION ITEM~~
- [CA 200](#) Motion to approve Resolution 2020-058, authorizing city officials to sign and accept the grant offer for Airport Improvement Program (AIP) Project No. 3-16-0016-049-2020 for \$1,005,481 for airport development or noise program implementation at Friedman Memorial Airport ACTION ITEM
- [CA 201](#) Motion to approve Resolution 2020-059, authorizing city officials to sign Friedman Memorial Airport Grant documents for CARES Act Grant Offer, Grant No. 3-16-0016-052-2020 in the amount of \$11,400,000.00 for Friedman Memorial Airport ACTION ITEM
- [CA 202](#) Motion to approve Resolution 2020-060 authorizing Master Ground Lease Agreement with ARCH to build housing on city property Parcel O, Block 62, Woodside Sub #15 ACTION ITEM
- [CA 203](#) Motion to approve Resolution 2020-061, authorizing the Mayor to approve the scope of work with Stanley Consultants in the amount of \$6,201, for an update to the Transportation Master Plan and a striping analysis on Main Street. ACTION ITEM
- [CA 204](#) Motion to approve claims for expenses incurred during the month of April, 2020, and claims for expenses due by contract in May, 2020 ACTION ITEM

[5:31:30 PM](#) Chris Simms pulls CA 199.

[5:31:47 PM](#) Martinez moved to approve all consent agenda items minus CA 199, seconded by Husbands, motion passed with roll call vote. Linnet, yes. Martinez, yes. Thea, yes. Husbands, yes.

[5:32:29 PM](#) CA 199 Simms thanks Lisa Horowitz for this item, fantastic promotional tool for our Community.

[5:33:33 PM](#) Motion to approve by Thea, CA 199, Martinez seconds., Linnet, yes. Thea, yes. Husbands, yes. Martinez, yes.

PROCLAMATIONS AND PRESENTATIONS:

PP 205 *May as Mental Wellness Month ACTION ITEM*

[5:34:54 PM](#) Mayor Burke reads Proclamation declaring May as Mental Wellness Month. Biking for mental wellness, partnering with Mountain Rides biking for wellness. Burke encourages all to participate in the wellness bike event.

PUBLIC HEARINGS:

PH 206 *Consideration of a recommendation by the Planning and Zoning Commission for a Planned Unit Development (PUD) Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Mark Sanders, The Architects Office. The PUD is to construct two multi-family housing buildings, one Senior Community Housing Building, and one Family Community Housing Building. Each building will contain 30 units for a total of 60 units. The majority of the units will be rent-restricted. The project includes parking, outdoor gathering space, and a play area. 0.27 acres is proposed to be dedicated to Hailey for a partial road connecting to a future road along the southern property boundary of Wertheimer Park Block 1 Lot 1. The applicant is requesting a waiver the Business Zone Maximum Multi-Family Units per Acre. Per Chapter 17.05 of the City of Hailey Code, the maximum multi-family residential density (units per acre) is 20. The development is requesting 25.5 units per acre under Chapter 17.10.040.01B ACTION ITEM*

[5:40:03 PM](#) Horowitz opens, this is the former Blaine Manor site. The City has asked Michael Bulls with RLB to look at circulation and a potential new traffic light in this area. Staff is in support of this use. In Planning and Zoning, lots of discussion that buildings in front parking in rear was best solution for this property. Have been speaking with school district to figure out long term circulation.

[5:43:26 PM](#) Michelle Griffith, Blaine County gave this to ARCH 2 years ago, they applied and were denied funding. Then decided to get funding before entitlement process. There are 7 funders, 5 are federal funding agencies. This is an important development for Hailey, 43% are renters. Over 20% are paying more for rent than what they can afford, which means they are not supporting restaurants and such. Now that we have funding, will spend the \$15 million funding for the development. Once spent, money becomes resource allocation issue. Trying to get in unit laundry machines, trying to afford family car parking cover. In spite of this, we made a number of changes recommended by P&Z, 2nd exit, saved several trees, changed roof line, moved building closer together. It did allow us to put in larger patios with awnings when we realized that we could not save the trees.

[5:57:57 PM](#) Mark Sanders speaking, explaining circulation. Added another exit for Fire Department, decreased width of road, Sanders shows the lot 2 senior building, jagged lot line. Switch to Samantha Stahlnecker as presenter.

[6:01:38 PM](#) Griffith speaks while bringing up site plans, have added ADA consultant, have weekly calls with 5 federal funding agents. Put in RFQ for General Contractors, may have 3 or 4 contractors to choose from to build the buildings and apply for permit with City. Goal is to get in ground by August and finished within 18 months after that.

Back to presentation.

[6:04:57 PM](#) Stahlnecker with Galena Engineering presents. Planned Unit Development. 25 units per acre, proposed amenity is community housing benefit for the overage on the units per acre.

[6:08:00 PM](#) Horowitz shows packet elevations, site and tree demo presentation,

Elevations are displayed. Of the senior building, color selection is still in process, defer color approval, will be administratively approved when Griffith finalizes the colors, senior building on left family bldg. on right.

[6:10:57 PM](#) Thea asked height, Sanders, 38feet height, record grade 39.6.

[6:12:04 PM](#) Simms asks for exparte communications.

[6:12:20 PM](#) Burke has received an email from neighbor Katy Van Hess, concerned about health of people living on Main Street and in small buildings.

[6:13:22 PM](#) Martinez, Thea, and Husbands, no exparte conversations to report.

[6:14:15 PM](#) Thea asks question. Appreciates report from Carl and Tree Committee. Thea asks why could not keep North End trees conifers. Griffith, we tried to move buildings closer together, but based on arborist Carl, did not think that the trees would be able to be saved. Griffith made decision to redesign patios. We wanted to keep the trees, but it was a liability issue with the trees now. 4 trees are being removed. Other trees are being saved, Griffith, by Hailey Ice. Thea asks about scooter park, additional park. Griffith responds, [6:18:39 PM](#) that parcel is outdoor space for the family building and playground is midway through. Outdoor amenities were a requirement for the funding.

[6:19:41 PM](#) Who will pay for the Mountain Rides bus stop? Griffith, ARCH is providing the pad and Bus stop identifier to Mountain Rides will be in Maple street right of way. ARCH has offered to pay for the cross walk across Main street to get to the bus stop in front of DL Evans bank, Horowitz adds. Thea, are the street trees being kept? Griffith, trying to get electricity to the trees if city wants to light them? Will aspens be removed? Griffith, all trees in middle are being removed, trees with x's on them will be removed.

[6:23:01 PM](#) Husbands asks about snow storage, where will that be? Mark Sanders responds, entry off of Maple, storage on both sides, and on Western area at parking on end, north and north west side, some of planter islands for snow storage. Husbands, who would pay for the removal? Griffith responds, ARCH pays for the removal. Husbands is concerned with traffic on Maple. If people use back exit, afraid people going through Hailey Ice parking lot, very busy in winter.

[6:26:25 PM](#) Horowitz, any traffic turning left is an "F." expects it is hard in the future because it is difficult now.

[6:27:14 PM](#) Linnet, will there be a no left turn sign at the property, or an engineer design to prevent people from turning left onto Main? Was this discussed? Stahlnecker speaks, current

level of service of this intersection is currently F, not because of the development proposed. Not ideal to direct traffic through parking lot by Hailey Ice but also do not want to prohibit left turns out of development.

[6:29:36 PM](#) Husbands, this is a concern for seniors. Traffic around Hailey Ice parking lot is a concern too.

Public comments:

[6:31:14 PM](#) Linda Ries, Hailey citizen and Tree Committee member, the 4 trees by patios, understand they are close to patios, other 2 trees, no formal corner marked, Carl added 6 feet towards the tree. Want to look at another arborist assessment unrelated to the project and 2nd mark on the ground the corner, impact to the trees would not be that great, and cut roots to the south, if this is done then health of tree would be fine. It is worth looking at this before we remove these trees.

[6:34:48 PM](#) Sarah Busdon cedar street citizen, biggest concern is traffic and didn't know that the scooter park was eliminated. Sad won't be able to see this built. Excited about the bus stop, but upset there won't be a bus shelter. Sad to see the trees removed. Would like to advocate saving the trees if possible.

Council deliberation.

[6:37:42 PM](#) Horowitz clarification, bus shelter is for Hailey circulation. There is not a valley route stop at this location.

[6:38:50 PM](#) Griffith, we worked hard to try to save the trees, and expense. At the end of the day, it is now a liability to the building and residents. Griffith hopes council can see what we are doing with this development. Scooter park, that was a condition of funding, had to provide for the residents.

[6:40:22 PM](#) Husbands asks where bus stop is. Circulator will pick up and then go through Hailey Ice parking lot but not sure what the route will be yet.

[6:41:29 PM](#) Thea, why not a shelter? Horowitz, felt safer and warmer to stand in building because it was so close to bus stop.

[6:42:28 PM](#) Martinez, doing right thing vetting projects, agree with Griffith, will provide much needed housing for our community.

[6:43:33 PM](#) Linnet agrees with Thea generally, but knows that they are expensive, if Mountain Rides is on board then okay to approve without shelter.

Burke would rather seniors stay inside the building until bus arrives, safer and warmer.

[6:45:21 PM](#) Thea talks about traffic and timing of when these people might start moving in. is there a coordinated effort on the traffic could be problematic for traffic and parking. [6:46:08 PM](#) Horowitz approved an appraiser to assess this area, will be presented in late May or June. Any redevelopment has challenges. [6:46:56 PM](#) Yeager, considering how to connect to 1st ave

somehow. If compare to other streets like Pine Street, planning that Maple street will work like Pine with long term planning in the works.

[6:48:29 PM](#) Thea asks to see the elevation of the building. Is this what it will look like? Concerned about seeing all the grass, not irrigate all the grass. [6:49:25 PM](#) Griffith, easier to see on the site plan, shown on screen, trees are already there, small amount of space. Thea can we do gravel and drip irrigation. Burke would like the softer look of grass instead of gravel. Husbands agrees with Burke.

[6:51:14 PM](#) Husbands, asks want 5 units, manager, 3 market rate. Is the manager's market rate? Griffith, senior manager, free rent. Family manager is reduced rent.

[6:52:29 PM](#) 5.5 units per acre, density, additional 12 units over current density, Stahlnecker.

[6:53:03 PM](#) Burke this application meets all funding measures. Don't think we have a lot of latitude. Wish we could keep 41, 42 and 43 and glad we can keep #9 tree. Suggest we move forward with this.

[6:54:56 PM](#) Linnet, piggy backs off of Martinez comments, things are going to be worse before they get better. This has gone through P&Z, trust that they have done what they are supposed to, any new development will have an impact. This is much needed housing. Feel like ARCH and process has done this, there will be unwanted consequences, thoughtful and intelligent project, 60 units is huge for our city. [6:56:57 PM](#) Thea likes seniors and families in same site, adds value. You have done an excellent job to shift the buildings, based on comments, looking forward to see how the back-end design will help traffic issues.

[6:58:24 PM](#) Horowitz, need to find one benefit to meet the PUD ordinance.

[6:58:47 PM](#) Linnet. Is okay with this and feels it meets needs of city and is worth it.

[6:59:17 PM](#) **Linnet moves to approve ARCH Community Housing Trust, conditions 1-7, old Blaine Manor site, seconded by Thea, motion passed with roll call vote. Thea, yes. Husbands, yes but still has concerns about traffic. Martinez, yes. Linnet, yes.**

[7:01:12 PM](#) Griffiths, excited for fun stuff to begin. May be a couple of events this summer hopes council will be there.

*PH 207 Consideration of a recommendation by the Planning and Zoning Commission for a Preliminary 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 within the Limited Business (LB) Zoning District **TO BE CONTINUED ON THE RECORD TO MAY 26, 2020 ACTION ITEM**(no documents)*

PH 208 Consideration of a recommendation by the Planning and Zoning Commission for a Preliminary 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 within the Limited Business (LB) Zoning District **TO BE CONTINUED ON THE RECORD TO MAY 26, 2020** ACTION ITEM.....

[7:02:02 PM](#) Thea moves to continue PH 207 and PH 208 to May 26, 2020, Linnet seconds, Thea, yes. Husbands, yes. Linnet, yes. Martinez, yes.

PH 209 Introduction of Ordinance No. 1261 to amend Hailey Ordinance No. 1057 to grant a ten-month extension of Hailey’s electric utility franchise ordinance with Idaho Power (July1, 2020 deadline) ACTION ITEM

[7:02:46 PM](#) Ord. No. 1261 Idaho Power franchise extension. Dawson, presents, Idaho Power has agreed to extend our current 10 month extension. One correction, asks for council to adopt and conduct 1st reading tonight and then after 30 day waiting period, do 2nd and 3rd readings.

No Public comments.

[7:05:11 PM](#) Simms, makes suggested motion.

[7:06:17 PM](#) Linnet moves to authorize reading by title only Ord. No. 1261 1st reading, Martinez seconds. Thea, yes. Husbands, yes. Martinez, yes. Linnet, yes.

[7:07:40 PM](#) Mayor Burke reads proposed Ordinance No. 1261, by title only.

Burke want to try to keep this meeting to 2 hours.

PH Council consideration of whether to consider applications for large signature summer events in Hailey. This matter is continued from May 4, 2020 and includes discussion events including: ACTION ITEM.....

- July 4th Fireworks*
- Sawtooth Rangers Days of the Old West Rodeo*
- City/Chamber Independence Day Parade*
- WRLT River Fest*
- Antique Market and Farmer’s Markets*
- Summer’s End (August)*

Council consideration of signature events in Hailey this summer and fall. Continued from May 4th. [7:10:11 PM](#) Dawson kicks off this item. It would be useful to take public comments and then break it down into parts. Then discuss city sponsored events separately, from arena events and antique show. Large events, was an event, summer end event sponsor has withdrawn his application and wants to do a 1 day event less than 250 people.

[7:12:22 PM](#) Simms, believes event promoters may want to speak as well.

[7:12:43 PM](#) Luke Henry event sponsor, Dr. Swan's, has taken a long time to make this decision, and has decided to postpone the event to 2021. Very difficult decision, but everything is so uncertain right now. Burke comments, thank Henry and knows it is a difficult decision.

[7:15:13 PM](#) Amy with Wood River Land Trust, echoes Luke Henry's decision, agree with him, would like to postpone river fest to 2021 also.

[7:16:16 PM](#) Sarah Busdon, thanks Luke Henry and Amy, for events, thoughtfulness for community, appreciate their concern and know that they made difficult decisions. We are considering whether or not to have the 4h show. Not sure how we can maintain social distancing and still have these events.

[7:18:23 PM](#) Horowitz will reach out to Mike McKenna at Chamber.

[7:19:37 PM](#) Casey McGehee speaks for the Sawtooth Rangers, went to the arena last Friday night, with tape measure, tried to figure out how many people could fit in stands, with couples, allow 313 people max, with 3,500 typical admission. Loss of revenue would be very large. We don't know how to hold the event as for capacity and cleaning the restrooms after each use, no concessions would be available because could not exchange money with customers. With restrictions in place now, this is impossible to do. [7:26:55 PM](#) McGehee, not sure we can have the event the way things are in the climate and the restrictions.

[7:27:56 PM](#) Luke Henry comments, again, without herd immunity and a vaccine, risk spiking the virus again.

[7:30:38 PM](#) Mike McKenna with Chamber comments, parade, community is really divided on this topic. Pros and cons to this there is a lot of open space for the parade, con, cannot control who comes to the parade. A lot of 4th of July events are still occurring throughout the state. There is a business plus to have an event.

[7:33:16 PM](#) Linnet comments, trying not to base decisions on feelings. Idaho's reopening plan number 4, allows gatherings of more than 50 people. In his view, rodeo and Sawtooth Rangers comments, advocates for state CDC social distancing guidelines. Okay with parade with plan by parade. Not inclined to allow PBR rodeo if things don't change. Okay with the fireworks.

[7:35:51 PM](#) Dana Cameron antique show sponsor. Have 30% of dealers that would wear masks. As promoter, all for safety, if not a lot of events going on, may not be worth bringing in vendors. from an economic stand point, will let council decide what she decides.

[7:38:04 PM](#) Thea comments, 4th of July fireworks is fine. It does not seem smart or likely to have the Rodeo this year for the comments stated by McGehee. Appreciate comments about Riverfest and Summer's end. As for parade, council / city is responsible for its citizens safety. We cannot control all the onlookers, in good faith, can't control half of what is going on, numbers are continuing to go up. This is so tough, don't have comfort as being a sponsor. Fireworks, hotter months, if we create higher risk with allowing fireworks stands to sell, we don't want to be responsible for that either. And putting firefighters at higher risk. Farmer's

markets and antique market could make it work, allow sponsor to make this call as for economic feasibility.

[7:43:56 PM](#) Martinez comments, business wise this does not pencil out. As far as the parade goes, thinks we can social distance safely, agree with Linnet. Feels this would be an incredible opportunity for the seniors to be able to walk in the parade.

[7:46:55 PM](#) Husbands thanks all public commenters. Agrees with Thea, don't think we should sell fireworks or have the parade, too much risk to the community. Antique market and farmer's market okay if they can safely social distance.

[7:49:03 PM](#) Martinez asks question, looking at numbers and fear of COVID-19 spread. Thea responds, as people come into town, numbers will go up and it will spread. We haven't gotten rid of it only flattened the curve.

[7:51:40 PM](#) Burke summarizes, all in favor of 4th of July fireworks, they respond, yes. Burke, antique show, support this and farmer's market. Watch on the parade wait until we see number unfold. Selling fireworks is not a good idea.

More discussion about the 4th of July parade.

[7:56:35 PM](#) **Linnet moves to move forward with the 4th of July fireworks, not the rodeo, PBR rodeo, or summer end music festival, Thea seconds. Thea, yes. Husbands, yes. Linnet, yes. Martinez, yes.**

PH 211 Motion to approve Resolution 2020-____, authorizing a fireworks purchase agreement with Lantis Productions for a \$15,000 pyrotechnic display ACTION ITEM

[7:58:25 PM](#) contract for fireworks, Lantis fireworks, 4th of July, Dawson asks to approve with resolutions.

[7:59:56 PM](#) **Thea moves to adopt resolution 2020-62 authorizing agreement with Lantis, Martinez seconds, motion passed. Linnet, yes. Thea, yes. Husbands, yes. Martinez, yes.**

[8:01:01 PM](#) Burke asks that face mask discussion be moved to next meeting, next Tuesday.

Horowitz suggests not May 19th as that is the Sunbeam meeting. Council would like to meet at 5:00 pm next Tuesday to discuss face masks.

Staff reports.

[8:02:58 PM](#) Thea asked if anyone wants to do photo opportunity at parcel 2 with Michelle Griffith.

[8:03:35 PM](#) Thea moves to adjourn meeting, Linnet seconds, motion passed unanimously.