

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD MAY 19, 2020
IN THE HAILEY TOWN CENTER MEETING ROOM
AND VIRTUALLY THROUGH GOTOMEETING**

The Meeting of the Hailey City Council was called to order at _____ 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.

[5:01:42 PM](#) call to order by Mayor Burke

No Public comments.

CONSENT AGENDA:

- [CA 214](#) Motion to authorize city officials to sign/accept grant from Idaho Transportation Department for up to \$20,282 for Hailey Police Department’s purchase of three (3) speed detection radar devices, two (2) breath testing devices, and two (2) in-car video cameras, with a 25% match from the City of Hailey for up to \$5,071 **ACTION ITEM**
- ~~[CA 215](#) Motion to approve Resolution 2020-063, authorizing the Mayor to sign Grant of License Agreement and Alley Maintenance Agreement (with Fauth/Page) allowing private party improvements to alley between 2nd and 3rd Avenues, adjacent to Spruce Street in the Hailey Townsite **ACTION ITEM**~~
- [CA 216](#) Motion to adopt Resolution 2020-064, authorizing the Mayor’s signature on a bid proposal from Alpine Tree Service to remove a hazardous tree at the intersection of 1st Street, for a not to exceed amount of \$6,400. **ACTION ITEM**
- [CA 217](#) Motion to ratify claims for expenses due by contract in May, 2020 **ACTION ITEM**

[5:02:39 PM](#) Simms pulls CA 215, Linnet also pulls same item, Thea pulls CA 216

[5:03:43 PM](#) **Martinez moved to approve all consent agenda items minus CA 215 and CA 216, seconded by Thea, motion passed unanimously. Linnet first., Thea yes. Husbands, yes. Martinez**

CA 215 [5:04:21 PM](#) Simms pulls item, incomplete information, trust and retirement entity, corrected actual owners, minor changes, substance remains the same. Linnet, page mistyped on header, he is friends with both interested parties, but will show no bias, just wanted to disclose these relationships, Simms does not feel he needs to be recused. Thea comments also good friends with owners and can be unbiased.

[5:06:24 PM](#) **Linnet moves to approve CA 215, Thea seconds. Motion approved with roll call vote, Linnet, yes. Thea, yes. Martinez, yes. Husbands, yes.**

CA 216 [5:06:57 PM](#) Thea had contacted Brian Yeager, feels expensive for removing 1 tree. Yeager explained that it is a complicated removal due to wires. Understands now with more details.

[5:08:08 PM](#) Yeager one reason he has put this on the agenda, also wanted council to know where we are with our budget. We have almost consumed our tree removal budget, \$13,540. Last year we spent \$34,000.

[5:09:41 PM](#) Thea moves to approve CA 216, Martinez seconds. Motion approved with roll call vote, Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.

PUBLIC HEARINGS:

PH 218 Discussion of facemasks and Hailey's construction guidelines, with potential action to amend guidelines ACTION ITEM

[5:10:43 PM](#) discussion on face masks and construction guidelines. Mayor Burke feels we are treating construction industry differently than other businesses that are opening back up now. With that, wants to open discussion. [5:12:11 PM](#) Dawson, amending the guidelines, could amend with Resolution number as presented. When we prepared this for tonight's meeting, things have changed. Today we would likely instruct businesses to have their own plan and have our guidelines with an expiration date. Want to give same message from all jurisdictions.

[5:13:57 PM](#) Horowitz, we are the only jurisdiction in Blaine County that has these guidelines.

[5:14:21 PM](#) Simms agrees with what all 3 have stated. There are still ways to enforce the states order. Provide safe measures, safe hygiene and ?. we still have ability to file misdemeanors citations.

[5:15:57 PM](#) Thea asks Simms what he was recommending. Simms responds, recommend motion to repeal. We did not put a sunset clause in this resolution.

No Public comments:

[5:17:59 PM](#) Martinez in agreement with others want to be same as other organizations.

[5:18:26 PM](#) Thea being consistent is important. Time to remove the guidelines for construction and trades and encourage people to continue to wear masks inside buildings.

[5:19:26 PM](#) Linnet the guidelines served their purpose, now state has consumed them, ready to repeal.
Husbands agrees.

[5:20:12 PM](#) Resolution 2020-050, Linnet moves to repeal , thea seconds, motion passed with roll call vote. Husbands, yes. Thea, yes. Martinez, yes. Linnet, yes.

PH 219 Continuation of consideration of Resolution 2020-____, 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 (the project is to be known as Sunbeam

Subdivision), 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**

[5:21:23 PM](#) Horowitz will let applicant team talk about the changes and then will comment.

Dawson suggests we hold staff reports first

STAFF REPORTS:

[5:22:44 PM](#) Steve England thanks for going forward on CA 214 grant, will help with equipment. 1st grant for electronic equipment for vehicles, have already purchased those items. Looking at another grant for in car radios.

[5:24:15 PM](#) Dawson in our last meeting council approved an achievement award. Our submittal won 1st place, Horowitz. June conference is virtual. Today is last day to request ballot to vote in today's election until 8 pm today.

[5:25:55 PM](#) Steve England requesting ballot is easy to do, just did it today. Seniors will decorate cars, parade through Deerfield and Hailey, woodside Blvd. local fire depts. Will escort them. It will be Thursday May 21st 7 pm will begin car parade.

[5:28:18 PM](#) Horowitz reminder photo shoot for Parcel O, some photos will be with masks.

PUBLIC HEARINGS:

[5:29:41 PM](#) PH 219, back to this item:

[5:30:04 PM](#) Ben Young excited to share some of the updates. Recap where we've been. Want to leave time for questions. Started out with 108 units, staff and P&Z asked for more diversity and density. The last iteration, had cottage lots, donate property for well site, shown in blue on the fourth design. Moved it to the pink location, so that cottage units could benefit from being on the park. Added that easement to enjoy the foothills,

[5:34:18 PM](#) Young describes landscaping, providing well site for city, creating a path for connectivity. Eager for questions and for approval. Hand over to Stahlnecker.

[5:35:16 PM](#) Sam Stahlnecker, relocation of cottage lot, added a lot on the south, removed flag lot. Significant amount of open space in perpetuity. Open space provides access to north and south corridors, opportunity for City to use land for what they want in future. Real property donation 3.2 acres over the agreed amount. \$200,000 towards a well. Staff wants council to discuss 30 acres of water right or cash of \$200,000 towards a new well. [5:39:24 PM](#) Next

change, added density as requested by city. Water restrictions. Developer waiver, all 5 items are 1st waiver, lot size minimum. 2nd item, lot width, 75 feet, some lots are under that width. We are proposing a couple of flag lots. Last item, not a waiver, development of cottage units, private streets would function more as a parking lot, want to allow more units as allowed by code, want service of these units from the private street. [5:42:36 PM](#) currently in code, house served by private street, proximity of units to on street parking, don't think need 4 parking spaces, want to be approved for 2 parking spaces. Feel benefits far outweighs these waiver requests.

[5:43:45 PM](#) Ed Lawson represents applicant, requests council's approval of this project. This is the last large infill development in Hailey. Annexed in 1981. Project team, single best project proposed to the city of Hailey, save the best for last. Hailey staff and P&Z deserve credit for helping design this projects [5:45:34 PM](#) all changes have significantly improved this project. P&Z has unanimously recommended your approval of this project. This is the 3rd time we've met on this project. The public has had opportunity to speak and will get another chance to speak tonight. Lawson asks for approval tonight as presented. [5:47:04 PM](#) zoning would allow up to 145-150 units. Without seeking density more units, this is significant. Most developers are seeking more density. All standards and criteria for approval have been met. The city asked for the cottage lots to be added. There will be no negative impacts to this project. There are 6 connections to this property. Slight 2% pressure loss to get on city's water system, still above state's water pressure level. Either \$200,000 or water right, trail access easement to nearby neighbors. Solar connections built into the homes. Happy to answer any questions. 2 decisions, want water right or cash. 2nd delivery to irrigation to municipal water system or water rights. Jim Speck made a compelling reason why water rights should not be asked for because it will be called. In conclusion, respectfully submit this is a quality development without burdening city services but will enhance services. Thank you for the time and careful attention and look forward to your decision and or concerns you may have.

[5:53:32 PM](#) Linnet asks, statement of offer, water rights, city park would include water rights, well site was in addition to that site. Now it is either or, how did the choices evolve into what has been presented tonight.

[5:54:48 PM](#) Yeager, everything is about water rights. After speaking with, Horowitz and Yeager, he then spoke with former Mayor Haemmerle. Although water rights are not necessary now, in long term planning for the city, we should be trying to acquire any and all water rights to accommodate future needs. There is money set aside in water enterprise funds.

[5:57:01 PM](#) Linnet asked surface rights will water park, right? [5:57:25 PM](#) Jim Speck answers 8.8 acres, use Curtis park system to irrigate park. Under either option will water the park with water right. Current offer 30 acres water right.

[5:59:08 PM](#) Simms comments, delineated current and former offers, what about well site, statute 37, can address that, having difficulty putting dollar value on them before.

[6:00:57 PM](#) Thea asks, about cottage lots, what is the vision of what it will look like? Likes what they have done in Cutters. [6:01:53 PM](#) Young responds, detached cottages, some built around a courtyard. Young displays a picture of an example of what a cottage might look like.

Thea thanks Young, and asks, can there be a garden in between these cottage units. That application would have to go in front of the City of Hailey for approval. Currently, each unit would have to have 4 parking spaces, trying to reduce cars, encouraging people away from driving. Asking for 2 parking space for each cottage unit. Keys to cottages is managing the parking.

Public Comments:

[6:07:33 PM](#) Charlie Meyer, adjacent to the proposed new well site, in favor of new site. In everyone's interest to do a good job with the well house design.

[6:09:24 PM](#) Jim Parris on East Carbonate Street, want to expand radius of turn. Can't hear the question. [6:10:45 PM](#) Burke, Bullion street was discussed last meeting, decided not to do this.

[6:11:45 PM](#) James Hopkins have easement to trail system. Is in the avalanche zone, why is the City not using access in Old Cutters. Why does the city not use this access? No maps to show where it is in relation to the property and cutters property. Other issue is parking. Don't know if there will be parking at the easement that is presented. When does mayor and council read letters submitted as public comments?

[6:15:23 PM](#) Derek Svennungsen lives on Galena Drive, this project feels attractive, looks like a well thought out project, impressed with the plans and fits with feel in valley, applaud developer.

[6:16:25 PM](#) Kasey Atkinson, long time Blaine County resident. Parcel that is able to accommodate many components, green space, water conservation, thinks will attract young people in the valley. In support of this and excited to see this come to fruition.

[6:18:02 PM](#) Jim Hopkins again, will be great for the City of Hailey.

[6:18:47 PM](#) Simms wondered if Lili simpson had any comments

[6:19:10 PM](#) Lili Simpson would encourage council, it is a process when you learn that people who speak, many backgrounds, be opened minded and thoughtful in discussion.

[6:20:20 PM](#) Erin Rheinschild been in county since 1985. Her kids are in their 20's in other cities, but want to return here. This project represents many items that will appeal to the youth. Very supportive of this project. Thank you and look forward to seeing this move along.

[6:22:45 PM](#) Burke asks for comments about the easement. Horowitz has shown a map, purple is Sunbeam property. Trail goes in and out of avalanche zone through Old Cutters.

[6:26:15 PM](#) Samantha Stahlnecker, shows map of easement, line on northern boundary, northerner property line, displays picture, row of confirms where easement could go. Applicant is willing to give it and small strip of property gravel can offer for parking. Trail could be developed off the corner from the street? Maybe a 20-foot strip to connect to city property.

[6:28:57 PM](#) Stahlnecker, describes when first met with city. Irresponsible to connect the property to Bullion street. Applicant is still supportive of removing maybe only 2 trees near Curtis Park to connect to property.

Young explains why he made the connection neutral so city could take it either way in the future.

Council deliberation

[6:33:17 PM](#) Mayor Burke, discuss redundant water system.

[6:33:45 PM](#) Thea, agrees that a redundant water system is not smart.

[6:34:31 PM](#) Linnet, well site, water rights [6:34:45 PM](#) makes most sense.

[6:35:39 PM](#) leaning towards water rights, Burke states. What do others think?

[6:36:08 PM](#) Thea, feels the water rights is a wiser way to go.

[6:36:48 PM](#) Husbands, cannot hear, does sound like City would like the water rights and want the city to build the well on the site provided, in support of this.

[6:37:45 PM](#) Linnet, in discussing with staff, not a water expert, can we have the approval, ?? want staff to figure out the amount. Horowitz, when we get to conditions of approval, have something to add.

[6:39:21 PM](#) Stahlnecker, the 30 acres includes all the properties, made some assumptions, reasonable estimation.

[6:40:20 PM](#) Burke comfortable with well site.
Linnet, the well site will make some noise,

[6:41:32 PM](#) Husbands, this is a thoughtful subdivision, great job in diversity, walkways, balanced development, P&Z did a lot of work for us. Want to make sure we can work with the easement. Best way to the bike path is through Carbonate street. Applicant has done great work, great addition to Hailey.

[6:43:20 PM](#) Thea, is ready to move forward. Her list looks like Ben Young's list, city of Hailey should be very proud of this. Water right, minimized turf, diversity of cottage lots, solar collection and roughing in solar capacity into the design, connectivity of six connections to neighboring subdivisions is smart. Extensive water conservation is great. The easement is a great idea and the parking is important, should not be impactful to the development. All really amazing designs, commend developer. Thea has read all of the public comments submitted. Removing the flag lot was thoughtful. Moving the cottage was a good idea. Multi-modal development, ready to move forward, agree to connect to bike path via Carbonate. Commend applicant on project.

[6:47:42 PM](#) Martinez moves to approve PUD by applicant Marathon Partners, with conditions 1-12, Thea seconds. Linnets comments, easement is a great addition, maybe someday it will connect all the way to Quigley would be good. At first, presented, “reluctant developer” doesn’t believe that is the case because the project is very thoughtful and are great new things, appreciate compromise from all parties, and willingness to work with us.

[6:51:48 PM](#) Horowitz needs to clarify, motion 2, Martinez amends motion adding motion 2, “30 acres” includes all irrigable areas and in public rights of way. [6:52:50 PM](#) Simms, may still have slight conflict in language, conveyance concurrent with final plate, it should be phase 1, second amended motion by Thea. [6:53:45 PM](#) Ed Lawson, development agreement contemplates, 1 dollar a year rate, Simms, agrees with everything Lawson presents. [6:55:11 PM](#) roll call vote, Linnet yes. Thea, yes. [6:55:43 PM](#) Burke asks for another roll call vote. Linnet, yes. Thea, yes. Martinez, yes. Husbands, yes.

[6:56:32 PM](#) Horowitz reviews the development agreement.

[6:57:14 PM](#) development agreement is displayed.

[6:57:58 PM](#) Linnet moves to approve Resolution 2020-065 authorizing Development Agreement, Martinez seconds, Motion passed with roll call vote, Martinez, yes. Husbands, yes. Linnet, yes. Thea, yes.

[6:58:48 PM](#) Horowitz, 8 general conditions preliminary plat, [6:59:33 PM](#) condition 17, 3 single family lots, 18 cottage units, Stahlenecker corrected. Horowitz will build it in the body of findings, Linnet’s comments. Thea asked about waivers, Horowitz, it’s in the PUD.

[7:01:04 PM](#) Linnet motion to approve Preliminary Plat for phase 1 application by Marathon Partners, with conditions 1-19 with amended 17, seconded by Thea. Passed with roll call vote. Linnet, yes. Thea, yes. Husbands, yes. Martinez, yes.

[7:02:32 PM](#) Martinez motions to adjourn, Thea seconds. Motion passed unanimously.