

**MINUTES OF THE SPECIAL MEETING OF THE
HAILEY CITY COUNCIL
HELD THURSDAY JUNE 11, 2009
IN THE HAILEY TOWN CENTER MEETING ROOM**

The special meeting of the Hailey City Council was called to order at 5:32 P.M. by Mayor Rick Davis. Present were Council members Don Keirn, Martha Burke and Fritz Haemmerle. Staff present included City Attorney Ned Williamson, and City Administrator Heather Dawson and City Clerk Mary Cone.

CONSENT AGENDA:

CA 276	Motion to ratify Mayor’s signature on Sewer Line Easement Agreement for Hailey Readiness Center.....	1
CA 277	Motion to authorize the Mayor to sign Quitclaim Deed for Alleyway vacation – Hailey Armory	9
CA 278	Motion to approve and authorize the attorney to sign Summary of Ordinance 1030 – Amendment to Municipal Code Chapter 12.12 regarding Park Reservation and Use Policies	11

Motion made by Keirn to approve all consent agenda items, seconded by Haemmerle, motion passed unanimously.

PUBLIC HEARING:

PH 279 An application by Quigley Green Owners, LLC for Annexation of approximately 1,109 acres proposed to be developed with a total of approximately 379 residential units and an 18 hole public golf course and Nordic facility. The property is currently located in the County and is zoned R-5 and A-10. The annexation application requests that the property be zoned as RGB, NB, LR-1, LR-2 and GR upon annexation. The Planning and Zoning Commission recommends to the City Council approval of this annexation with conditions

Mayor Davis asked if any staff had comments before opening the floor.

Beth Robrahn, Hailey Planning Director let council know that they have been given all comments received between last Friday 6/5/09 and yesterday at 5:00 P.M. 6/10/09. All of these comments have been posted to the City’s website. Comments received from the following individuals or Organizations were handed out in tonight’s meeting: John Campbell, Patricia Dorr (forwarded to Beth Robrahn from Carol Brown), Daralene Finnell, Brett Stevenson, Gloria Carlton, Suzanne Williams, Barrett Molter, Eeva Pregitzer, Dan Gorham, Citizens for Smart Growth, Vanessa Fry, Carol Comtaruk, Thomas Monge, Lorna Emdy, Allison Kennedy, Tomas Monge (email forwarded to Beth Robrahn from Mayor Davis), Katharine Woods, Christian Petrich from SPF Water Engineering, William F. Hughes, and Krista Gehrke.

Mayor Davis opened the floor to public comments.

Mike Turzian of 271 Timber Line and a citizen of the community for many years spoke to council. Turzian is excited about this project and the amenities offered with the development, especially the golf course. Turzian wants council to carefully consider this project.

Gloria Carlton 841 Eastridge Drive. Carlton believes that most of the people that are in favor of the annexation live outside of Hailey and those opposed to the annexation live in Hailey and will be directly impacted by the development. Carlton wants council to carefully consider this application.

Charlie Meyer of 150 South 8th Avenue in Hailey spoke to council. Meyer opposes the annexation for 5 reasons. Meyer states the first reason is Wildlife impact as that The Idaho Department Fish and Game has determined that this area around Deadmans Gulch cannot be developed because it is environmentally sensitive. Next is a legal issue because of the 1994 agreement entered into by Blaine County and the City of Hailey regarding Deadmans Gulch and Quigley Pond – Meyer states that the agreement prohibits this land from being eligible for annexation into the City. The 3rd reason is not enough water. Meyer believes the additional traffic created with this development would be unnecessary. Lastly, Meyer believes due to the current economy that we should not approve this project.

Beth Duke of 641 Eastridge spoke to council regarding fire suppression. Duke is concerned with fire suppression above Deadmans Gulch as the Hailey Fire Department has stated in the past that they don't think they can sufficiently protect this area if a fire were to break out there. Duke also is surprised to see the 2 roundabouts in the proposal (presented in 9/9/09 meeting by developer) as she feels these are dangerous and will not improve the quality of life.

Kathryn Woods 100 Mustang Lane Bellevue spoke to council. Woods saw a mountain lion eating the carcass of a deer recently 20 minutes from her house; she believes this is value to our Valley and the last wild place to enjoy. Woods believes there should not be development beyond the pond. Woods asks council to delay making a decision and submitted her comments yesterday in writing.

Art West of 201 Spruce Way North of Hailey spoke to council. West feels this is a great opportunity for the Valley and feels that it will generate a lot of business and employment. West is in support of this development.

Peter Lobb of 403 E. Carbonate is for this annexation. Lobb believes there are three issues which need addressing, 1) development above the pond (he does not believe in development above the pond 2) Water, how much water is an unknown factor and feels all of the water rights should go to the city no matter what 3) traffic is the last issue – the developer should decrease the density by 1/3 to reduce the stress on our infrastructure.

Kathy Royston of 970 Buckhorn agrees with Peter Lobb.

Jim Phillips of 20 Quigley Road spoke to council. Phillips believes there are benefits to the City to annex this property. Phillips stated that Blaine County tends to increase density in the Area of City Impact zones because they believe the most density should be in the city.

Pete Kramer of 1061 Baldyview Drive agrees with Phillips and Lobb. Kramer believes that this development will happen it is just a matter of time and wants to see the city work with the developer to arrive at the best place possible. Kramer wants everyone to work together to make

this happen and understands everyone will not be happy with the outcome – whatever it may be. Kramer is impressed with this process and he feels that it has been a healthy process.

Rob Blakeley lives on Briarwood and agrees with Kramer. Blakeley wants to see the city make this decision versus having the land developed through the county. Blakeley is for the development.

Kathy Royston of 970 Buckhorn proposed an idea of everyone buying a square to save it as a wild place, and annex it into the city to keep for the wildlife.

Mayor Davis closed the public comment process.

Williamson asked to continue meeting to July 14th.

Haemmerle shared a concern he has with an issue with the council. Haemmerle has been operating with the assumption that the developer could develop this property through the County including Deadmans and above the pond. Haemmerle heard some testimony this Tuesday that there are 25 base units in the area but; the Mountain Overlay District would prevent any development in the area. Haemmerle has been going to this area for years and knows it is flat and does not understand how it could be within the Mountain Overlay District. Haemmerle asked the developer and Hailey staff to check into what the development would look like under county current county zoning regulations so that the council could review the information in time to deliberate.

Dave Hennessey for the applicant spoke to council. After Tuesday night's meeting they have been working on mapping the Mountain Overlay District as it currently is compared to their development plan. Hennessey just sent the map to Beth Robrahn twenty minutes prior to tonight's meeting. Hennessey would like to meet with Beth, staff and Jeff Adams to make sure everyone is on the same page before distributing to broader group. A Hydrograph has been given to council at the request of Councilman Keirn; showing the Volume of Water versus discharge information concluded Hennessey.

Haemmerle makes a motion to continue this meeting to July 14, 2009, seconded by Keirn, motion passes.

Keirn moved to go into Exec. Session for Real Property Acquisition (IC 67-2345.c) and Pending Litigation (IC 67-2345.f), seconded by Haemmerle, motion passed unanimously with Roll call vote. Burke, yes. Haemmerle, yes. Keirn, yes.

Mayor Davis and council went into executive session at 6:09 pm.

Mayor Davis and council ended the executive session at 6:45 pm.

Rick Davis, Mayor

Mary Cone, City Clerk

HAILEY CITY COUNCIL MINUTES
June 11, 2009