

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD NOVEMBER 13, 2017
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:30 P.M. by Council President Don Keirn. Present were Council members Colleen Teevin, Pat Cooley, and Martha Burke. Staff present included City Attorney Christopher P. Simms, City Administrator Heather Dawson, and City Clerk Mary Cone.

[5:29:59 PM](#) call to order by Don Keirn

Open Session for Public Comments:

No comments.

CONSENT AGENDA:

- [CA 420](#) Motion to approve Resolution 2017-108, authorizing purchase and sale agreement for Jimmy’s Garden for \$200,000.00.....
- [CA 421](#) Motion to approve Resolution 2017-109, authorizing Mayor to sign Deed of Dedication from Hailey Ice., Inc, transferring ownership of the Campion Ice House facility built by Hailey Ice, Inc on city property to the City of Hailey.....
- [CA 422](#) Motion to approve Resolution 2017-110, an easement granted by The Cottages of Sun Valley LLC, benefiting the City of Hailey, located on McKercher, near the corner of Main St., to allow access and maintenance of a public sidewalk on Silvercreek Cottage’s property.....
- [CA 423](#) Motion to approve Resolution 2017-111, authorizing the mayor to sign the ITD State/Local Agreement for the Myrtle St. Connector shared-use path, and authorizing an initial payment to ITD in the amount of \$15,271 as a deposit to cover the state’s expenses on the project.....
- [CA 424](#) Motion to approve Resolution 2017-112, ratifying the Council President’s signature of an agreement with Apollo Construction LLC, Notice of Award and Notice to Proceed for the Wastewater Lift Station Access Road Project and Resolution 2017-113 to ratify the Council President’s signature and approve Change Order #1, for a change in material and an additional sewer manhole lift.....
- [CA 425](#) Motion to approve Resolution 2017-114, authorizing Apollo Construction to prep for asphalt work near War Eagle Dr. adjacent to Heagle Park for an amount not to exceed \$4260.00.....
- [CA 426](#) Motion to approve Resolution 2017-115 authorizing an Agreement with Precision Engineering LLC to provide bidding services on the Pathways for People project, to prepare for and attend a pre-bid meeting for an amount of \$1480.00.....
- [CA 427](#) Motion to approve Resolution 2017-116 authorizing an Agreement with Precision Engineering LLC to prepare the Children Pedestrian Safety Program grant application on behalf of the City for an amount not to exceed \$3,540.00.....
- [CA 428](#) Motion to approve Resolution 2017-117, authorizing a contract with BPA Health for Employee Assistance Program for paid-on-call firefighters a year beginning November 1, 2017 and ending October 31, 2018.....
- [CA 429](#) Motion to approve Resolution 2017-118, reappointing Library Board member Linnea Polichetti.....
- [CA 430](#) Motion to approve Special Event Permit for Hailey Turkey Trot 5K Run & Walk on Thursday November 23, 2017 from 10:00 a.m. to 12:00 p.m.....
- [CA 431](#) Motion to approve Special Event Permit for Holiday Hoopla on December 8, 2017 from 3:00 pm to 7:00 pm including the closure of Galena Street between First and Second Streets.....
- [CA 432](#) Motion to approve Taxi Business License Renewals.....
- [CA 433](#) Motion to approve minutes of October 16, 2017 and to suspend reading of them.....

- [CA 434](#) Motion to approve claims for expenses incurred during the month of October, 2017, and claims for expenses due by contract in November, 2017.....
- [CA 435](#) Motion to approve Treasurer’s reports for October 2017.....

[5:30:55 PM](#) Burke moved to approve all consent agenda items, seconded by Cooley, motion passed unanimously.

PROCLAMATIONS AND PRESENTATIONS:

PP 436 Hailey Chamber semi-annual presentation AND approval of grant match support letter with authorization to council president to sign

[5:31:13 PM](#) This is the last presentation by outgoing president Richard Stahl, handout given to council by Chamber at meeting tonight. Income \$91,813 1429 visitors over the past 6 months. The Chamber has a new Twitter account. Over past 10 years, we have grown 118%, current membership, 341 members now, 10% increase over last year. Over half of members are small businesses, with less than 5 employees. Graph shows membership by location, on handout, Hailey addresses, top “other” are Boise or other outside area cities. Wake up Hailey attendance is approximately 25-30 members and the Business after hours events (BAH) are about 100 people. Newest communication is a weekly email, short and goes out to about 1,200 people. Live with Kristy, new program.

[5:38:06 PM](#) Jeff Bacon, social media channels are expanding, quick way to get information out to broad public. One event this year, the eclipse, Aug. 21st, did have a lot of visitors, but lower than anticipated. The Chamber Bucks and Visit Sun Valley merged, they had similar programs, and now are called “Valley Bucks.” Bacon, chamber received largest grant to date, \$65,000 from ITC (Idaho Travel Council), to help to bring people into our community, promote events and happenings in Hailey. A new visitors guide, 3rd one, will come out in May 2018. [5:41:42 PM](#) Having a photo contest, and are working with the Wood River Land Trust (WRLT) revamped their Heart of the Valley contest to have a monthly contest to maintain our photo library and help with the visitor’s guide. We out did the Weiser Idaho fiddler national competition with having the state competition in Hailey. New event this year - 5B Father’s day bash, raised \$12,000 for the fireworks fund. Sheeptown drag races, kick off for the bike race. Promoters that do this event are looking to have someone take over the production of Sheeptown. New event - Bloody Mary contest over the 4th of July, was won by The Red Shoe by putting prawns in their Bloody Mary’s. Riverfest was expanded this year for kids. Harvest fest was very successful this year, 470 tickets sold this year. Turkey Trot coming up, Chamber has taken it over from Daryl and Mary Fauth, first applicants will get some free gifts with race registration.

[5:47:59 PM](#) Cooley asked if Lamar Waters was made whole, Bacon confirmed yes he was.

[5:48:35 PM](#) Cooley makes a motion to approve the grant support letter, seconded by Burke, motion passed with roll call vote. Teevin, yes. Keirn, yes. Cooley, yes. Burke, yes.

PP 437 Community Development Report 2017

[5:49:47 PM](#) Lisa Horowitz gave the annual report. Horowitz gave a recap of 2017 applications received, commercial projects which include lightworks, Myrtle mixed use, DL Evans Bank, Hailey Airport Inn – remodel of old Roberts electric office building on 4th Ave. South. We have received 20 permits since report, total 174 for the year so far. Residential projects in 2017, 28 permits, most of them were in Woodside Blvd. Compared to other entities, received more permits in number. 3 years look, 2015-2017, more businesses opened vs. closed. Had 2 Annexations this year. Code changes, flood hazard and another overlay zone. Long range projects include River Street redesign, GIS training/expertise for Community Development department.

APPOINTMENTS AND AWARDS:

AA 438 *LHTAC to present Road Master Certification to Kelly Schwarz*

[5:56:31 PM](#) Lan Smith is here from LHTAC to present the road scholar award which requires one to take, 11 classes, made up of 7 core curriculums and 4 electives with the goal to be most effective and efficient in maintaining your roadways. Scholars have 100 hours in this program. Road Master program, must take another 10 classes made up of 5 core and 5 electives. Your (city) grant opportunities are increased when you send employees to training. Smith announced that this is a huge investment in your city. Kelly Schwarz is presented with the Road Master jacket, and a framed certificate for display in his office. Schwarz stood next to Don Keirn for a photograph.

[6:00:23 PM](#) Dawson announced that Schwarz has also created a salary scale for the Street department. Miller, we are now able to train inhouse for flaggers because of the training we've sent our employees to.

Great job, applause given by room audience.

[6:01:29 PM](#) Don Keirn announced Mayor Haemmerle will be coming home Wednesday from St. George, Utah, seems to be recovering well.

PUBLIC HEARINGS:

PH 440 *Consideration of a proposed Ordinance No. _____ recommended by the Hailey Planning and Zoning Commission regarding a City-initiated Text Amendment to Title 17, Section 17.02, Definitions, to clarify and amend the definition of: Dwelling Unit. The amendment would include changes to the minimum gross floor area in that every dwelling unit shall have not less than one hundred fifty (150) square feet of gross floor area, replacing the current regulation of one hundred twenty (120) square feet of gross floor area*

[6:02:41 PM](#) Keirn proposes continuing PH440 to December 11th. **Burke moved to continue PH440 to December 11, 2017 Cooley seconds, motion passed unanimously.**

PH 439 *Consideration of a Preliminary Plat Application by David Morgan for Lupine subdivision (with permission by the International Church of the Foursquare), represented by Galena Engineering,*

Inc., to resubdivide Lots 21A and 21B, Block 49, Woodside Subdivision No. 12, located within Section 23, T.2.N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, into six (6) lots ranging in size from 6,026 to 16,034 square feet. The request includes modifications to private road standards to allow for a road section of 36' in right-of-way width. Zoning is General Residential (GR)

[6:03:27 PM](#) Brian Yeager representing the applicant, David Morgan presented to council. This is an infill project next to the Foursquare Church. The preliminary plat is displayed to the Council, 5 lots access by a private street, 1 lot access is from Snow Bank drive. Snow storage along the private street, exceeds the 25%. Proposing to pay a park and sidewalk in-lieu fees. Entrance road, P&Z concerns about elderly lady's fence, fire hydrant. She was concerned about the fence being on this property, applicant will relocate it for her on the property line and relocate some sprinkler heads for her. Notes on plat, include, parcel A, roadway used for access and snow storage. Proposing in-lieu fees, request that property not be further subdivided. Plat note about building height, Horowitz suggested a maximum to 25-foot-high building height note will be added to the plat. Existing plat is displayed it is 2 lots. Some neighbors believed that in 2005 this property would not be further divided. Plat note #4, felt that this is was an advisory note. Neighbors were concerned, so legal counsel confirmed this is advisory and not restrictive. This new plat is not encumbered by this note #4 on the existing plat.

[6:13:11 PM](#) Horowitz stated that a lot of neighbors are pleased with the 25' height limit. Will have in-lieu fee details in the Findings of Fact in the December 11th council meeting.

[6:14:15 PM](#) Item K, has been met since the Planning and Zoning Commission stated their concerns on this item, presents Yeager. Horowitz confirms, yes this item has been met.

[6:14:37 PM](#) Cooley asked about IDWR and DEQ plans. After prelim plat will do that, answered Yeager.

[6:15:14 PM](#) Teevin asked a question about the building heights. Horowitz responds, that she has been asked by some neighbors what the zoning is for the property. Hailey does not have a "church" zone, we allow Churches in residential zones.

Public comments:

[6:15:51 PM](#) Tony Evans with Idaho Mountain Express, asked for clarification about the plat note 4. Yeager, explained that it is advisory only.

[6:17:10 PM](#) Simms comments, previous City Attorney did not feel this note was restrictive and Simms concurs with him, there is no strict prohibition to this subdivision.

[6:17:58 PM](#) Burke, this is infill, and a logical outcome which meets our goal of affordable housing. Burke likes that the church is becoming a residence and not a commercial building and being relocated. Burke is in support of this item.

6:19:03 PM Burke moves to approve the Preliminary Plat for Lupine Subdivision, submitted by International Church of the Foursquare, located at Lots 21A and 21B, Block 49, Woodside Subdivision #12, that the application meets City Standards, with conditions a-q, seconded by Teevin, motion passed with roll call vote. Teevin, yes. Keirn, yes. Cooley, yes. Burke, yes.

PH 441 Consideration of Resolution 2017-119, updates to Hailey Parks, Lands and Trails Master Plan and plan for future revisions

6:19:55 PM Mariel Miller we received public comments Friday while our offices were closed. We'd like to incorporate some of those ideas and bring a revised plan at the next meeting. Miller, we received good internal comments, some public comments, not as much as internal. Would like council to discuss some of the public comments and ideas tonight. Dave Kier, handout public comments handed out at the meeting.

6:23:36 PM Miller addresses Keir's letter item #1, a formal recognition of this parcel in our master plan. And #2 talks about potential work now and in future, this item maybe not a candidate for the master plan. And then, item #3 neighborhood engagement section, warrants consideration, Miller wants time to look at it further.

Burke asks for Miller's recommendation, continue until December 11th meeting, with revised master plan.

Keirn, then public will be able to see these revisions.

Simms asks Keirn for comments.

Public Comments:

6:25:55 PM Dave Keir Hailey resident speaks to council. Want the open space area designated as Park area, and have a picnic table. Kier would help engage partners. When the Eccles property is developed, they will be looking for a trailhead to connect from Bellevue to Hailey.

Burke thanks Kier for his involvement. With lupine subdivision, maybe use some in-lieu fees for this area.

6:30:12 PM Simms comments that the December 11th meeting has the ARCH Development Agreement on it, encouraging council to think about Woodside area in that discussion.

Dawson, that draft agenda is light right now.

6:30:48 PM Burke moves to continue this item to December 11, 2017 meeting, seconded by Cooley, motion passed unanimously.

PH 442 Consideration of Hailey's transportation priorities and proposed rankings for Blaine County Regional Transportation Committee's master list

[6:31:17 PM](#) Miller, every year entities meet to reprioritize projects, show progress on completed projects and determine what grant funds are available for upcoming projects. The Committee is helpful in providing recommendations to grantors. Council has a list of 13 projects in council packet, with their stated priority ranking. Top projects funded by Levy, but not completed yet, still are our priority. #5 no funding source yet for transportation master plan revision, we need to revise it, last one was 2005. Miller reviewed the list, including Werthheimer walkway by Skatepark, and new Woodside reconstruction, in 5-10 years will need to redo those roads. Shuffling projects around to show funding. Croy street crossing, and East Croy street improvements, and connecting West side of Croy to River Street, is the only new project added to this list.

[6:37:16 PM](#) Cooley asked about a potential Broadford Road interchange, upgrade, where would that go? Miller responded, believes it should go on the list, not exactly sure where or what the project would look like, could change based on use of property of the old Blaine Manor site on south Main Street. This is helpful for committee and staff, added Miller.

No public comments.

[6:39:25 PM](#) Cooley moves to approve, seconded by Burke, motion passed with roll call vote. Teevin, yes. Keirn, yes. Cooley, yes. Burke, yes.

NEW BUSINESS:

NB 443 Approve Resolution 2017-120, adopting the Snow Removal Policy 2017-2018 and Resolution 2017-121, adopting the Street Division Standard Operating Procedures

[6:40:07 PM](#) Miller this is a revised policy, no significant changes from last year or this year. Our first priority is main arterial routes. 4th priority is neighborhood streets.

Snow removal standard, street standard operating procedures manual, new this year, Schwarz did a great job organizing this and it helps when equipment breaks down and to know what to do. One minor change to this, airport west snow storage area is 1000 loads not 1200 loads.

Keirn, last year was big snow year.

[6:45:23 PM](#) Burke moves to approve Resolution 2017-121 and the revised snow removal policy, Cooley seconds, motion passed. Teevin, yes. Cooley, yes. Burke, yes. Keirn, yes.

NB 444 Consideration of Resolution 2017-122, a lease agreement with Airport West LLC to use Airport West Subdivision #2, Block 1, Lot 1, for snow storage this winter, 2017-2018

[6:45:54 PM](#) Cooley moves to approve Resolution 2017-122 lease agreement with Airport West LLC for snow storage, Burke seconds, motion passed with roll call vote. Burke, yes. Cooley, yes. Teevin, yes. Keirn, yes.

NB 445 Consideration of Resolution 2017-123, an agreement with Brockway Engineering PLLC, to design and engineer improvements to the River Street Well increasing the resource yield at that location, for an amount not to exceed \$9,976

[6:46:43 PM](#) Miller gave an update to council. Last year Brockway reviewed the River Street Well to determine whether or not we can get better yield, and yes we can. This will delay the need to develop a new well. If we don't do this, we'd need to drill a new well sooner. We are saving \$750,000 to \$1.25 million for a new well. Engineering to design improvements is under \$10,000 with the improvements costing about \$50 - \$75,000.

Cooley commented, this is money well spent.

[6:49:01 PM](#) **Burke moves to adopt Resolution 2017-123 and agreement with Brockway Engineering for \$9976 to design changes to our River Street well, Teevin seconds, motion passed with roll call vote, Cooley, yes. Burke, yes. Teevin, yes. Keirn, yes.**

OLD BUSINESS:

OB 446 3rd Reading of Ordinance No. 1226 - a City-initiated Text Amendment to Title 17, Section 17.06, Design Review, to create a Pre-Application Design Review process

[6:49:46 PM](#) **Burke moves to approve Ordinance No. 1226 authorize signature and 3rd Reading by title only, seconded by Cooley, motion passed unanimously.**

[6:50:02 PM](#) **Keirn conducts the 3rd reading of Ordinance No. 1226, by title only.**

OB 447 2nd Reading of Ordinance No. 1227 - City Council meeting date change to 2nd and 4th Mondays of month

[6:50:52 PM](#) **Keirn conducts 2nd Reading of Ordinance No. 1227, by title only.**

STAFF REPORTS:

[6:51:38 PM](#) Miller gave an update on cemetery water rights IDWR has approved the transfer and now we need to do a transfer of ownership and quitclaim deed. Federal Energy Regulatory Commission (FERC) update – we recently asked for an exemption for Indian Springs project, since the hydro facility is no longer on federal lands. The city can ask for a FERC exemption making us not require to get their approval on projects in the future. Pathways project bids going out next week for next year construction. Starting to design East Myrtle Street project, will get public comments prior to bringing to council. East Myrtle Street project in 2019. North River Street improvements, construction 2022. Miller added that staff has been discussing internally about land lost due to floods this spring, on whether or not we need to reinstall rip rap to mitigate future erosion at Heagle Park.

[6:56:00 PM](#) Dawson points out the bylaws to council - of the joint fire board bylaws for your information. Airport West homeowners association, sent a letter out regarding zone changes,

polling membership about adding more uses in the LI zone. Dawson will review from quasi judicial perspective instead of as an owner unless council feels otherwise.

EXECUTIVE SESSION: Pending & Imminently Likely Litigation (IC 74-206(1)(f))

6:57:13 PM Burke moves to go into exec. Session to discuss Pending & Imminently Likely Litigation (IC 74-206(1)(f)), **seconded by Cooley, motion passed with roll call vote Teevin, yes. Burke, yes. Cooley, yes. Keirn, yes.**

7:17:43 PM Council returned from Executive Session.

With no further business, **7:18:58 PM** Burke, moves adjourn, Cooley seconds motion passed **unanimously.**

Fritz X. Haemmerle, Mayor

Mary Cone, City Clerk