

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD DECEMBER 13, 2021  
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:06 P.M. by Council President Kaz Thea. Present were Council members Heidi Husbands, Sam Linnet, and Juan Martinez. Staff present included City Attorney Christopher P. Simms, City Administrator Heather Dawson, and City Clerk Mary Cone.

Martha Burke not in attendance.

Juan Martinez not yet in attendance at meeting start.

Exec session:

[5:06:49 PM](#) call to order by Council President Kaz Thea.

[5:07:05 PM](#) **Linnet moves to go into Executive Session for Pending & Imminently Likely Litigation under (IC 74-206(1)(f)) seconded by Husbands. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes.**

Council goes into exec session.

5:15 pm Martinez arrives and goes into Executive Session.

[5:50:04 PM](#) Thea reconvenes meeting.

[5:50:18 PM](#) Simms water protests discussion.

[5:50:49 PM](#) Simms asks council to adopt Resolution No. 2021-130 authorizing contract.

[5:51:17 PM](#) **Linnet motion to approve Resolution 2021-130 authorizing Michael Lawrence to sign permits on behalf of Hailey, Martinez seconds. Motion passed with roll call vote; Martinez, yes. Linnet, yes. Husbands, yes.**

**Open session for public comments:**

[5:52:47 PM](#) Chris Sandford with Wood River Taxi requesting that the city allow out of town licensed drivers. [5:53:46 PM](#) Horowitz addressed this comment.

[5:54:41 PM](#) Wes, President of the Sweetwater HOA, was told this will be in council's next meeting, Horowitz yes correct, this will be continued to Jan 10, 2022.

**CONSENT AGENDA:**

- [CA 415](#) Motion to approve and authorize the Mayor to sign the Tree City USA application **ACTION ITEM** .....
- [CA 416](#) Motion to approve and authorize transmittal letter and grant application for Arboretum plant identification signage which will be submitted to the Idaho Native Plant Society’s Education, Research, and Inventory Grant (ERIG) Program, requesting \$995.00. **ACTION ITEM**.....
- [CA 417](#) Motion to approve a grant application to the Local Highway Technical Assistance Council (LHTAC) requesting \$250,000 to fund the Quigley Farms Pathway Project and motion to adopt Resolution 2021-124, authorizing the Mayor’s signature on the City’s Support Letter. **ACTION ITEM** .....
- [CA 418](#) Motion to approve Resolution 2021-125, authorizing vendor agreement with Idaho Department of Health and Welfare for their low-income home water assistance program (LIHWAP) for water and wastewater bills **ACTION ITEM** .....
- [CA 419](#) Motion to adopt Resolution 2021-126, ratifying the Mayor’s signature on Idaho Power Service Request documents, for electrical service to the Hailey Park n’ Ride lot in the amount of \$15,903. **ACTION ITEM**.....
- [CA 420](#) Motion to approve Resolution 2021-127, authorizing a Contract for Services with Harmony Design and Engineering for Floodplain Development Permit review **ACTION ITEM**.....
- [CA 421](#) Motion to approve Resolution 2021-128, authorizing health insurance contract renewal with Regence Blue Shield of Idaho for calendar year 2022, **ACTION ITEM** .....
- [CA 422](#) Motion to approve Resolution 2021-129, authorizing third addendum to lease agreement at Ohio Gulch to extend the expiration to November 30, 2026 **ACTION ITEM** .....
- [CA 423](#) Motion to approve the Findings of Fact, Conclusions of Law and Decision for an amendment to the 2020 Planned Unit Development (PUD) for ARCH Community Housing Trust to remove the requirement for the three (3) carports within the project. The project is located at 706 South Main Street (Lot 3A, Block 1, Wertheimer Park). **ACTION ITEM** .....
- ~~[CA 424](#) Motion to approve minutes of November 22, 2021 and to suspend reading of them **ACTION ITEM**.....~~
- [CA 425](#) Motion to ratify claims for expenses incurred paid in December, 2021 **ACTION ITEM**.....
- [CA 426](#) Motion to approve claims for expenses incurred during the month of November, 2021, and claims for expenses due by contract in December, 2021 **ACTION ITEM**.....
- [CA 427](#) Motion to approve unaudited Treasurer’s report for the month of November 2021 **ACTION ITEM** .....

[5:55:42 PM](#) **Martinez pulls CA 424**

[5:55:51 PM](#) **Martinez moves to approve all consent agenda items minus CA 424, seconded by Linnet. Motion passed with roll call vote; Martinez, yes. Linnet, yes. Husbands, yes.**

[5:56:29 PM](#) Martinez, discusses the purpose of why he’s suggesting that our Mayor be the board member for Hailey as other cities have mayor representation.

[5:57:59 PM](#) **Motion to approve CA 424 by Martinez, seconded by Linnet. Motion passed with roll call vote; Martinez, yes. Linnet, yes. Husbands, yes.**

**PROCLAMATIONS AND PRESENTATIONS:**

*PP 428 Hailey Chamber of Commerce presentation of annual report ACTION ITEM*

[5:58:34 PM](#) chamber presentation by Mike McKenna. Chamber is a non-profit 501(c) (6), cannot take donations, have record 400+ members, partnering with City since at least the 1960s. Thousands of hours of volunteer time, 15 board members, membership donates thousands of dollars, i.e. 4<sup>th</sup> of July fireworks donations. We are trying to create more LOT and a health community. [6:02:48 PM](#) in 2020 were able to have 2 events, 4<sup>th</sup> of July parade and Turkey Trot. Brought back some events, Chili cookoff and new events, ice carving event. A lot of work goes

into each of these events. Mayor Burke attends many of these events. New businesses that opened, Grocery Outlet, Fairfield Inn, Jane's Cards store reopening. Last year sold over 70,000 chamber bucks. [6:06:44 PM](#) ITC grant, received 40% increase in annual grant, over \$100,000 now. Use some LOT funds in matching the grant funds. [6:08:30 PM](#) McKenna hands out the latest Discover Wood River Guide to Council. [6:11:23 PM](#) new website launches Friday. McKenna presents about sports and traveling, best Hockey center in the state, Hailey Ice. [6:16:06 PM](#) Idaho Main Streets, quote "if you don't care who gets credit you can do amazing things"

[6:17:06 PM](#) Thea, just learned this year, involved with the Papoose Club, chamber helped them this year by providing their insurance coverage for their event.

Husbands asks, other new events this year? McKenna, thinking of ideas. Holiday square this year was a great success, use the event space. Welcome any ideas.

[6:20:54 PM](#) Sarah Benson, Executive Director of Hailey Ice speaks to council and shows presentation. Last year was interesting for Hailey Ice, remained open, did not allow spectators until Feb. 2020. All youth hockey was played in the Hailey Ice facility, Sun Valley rink was not open. Had about 35,000 hockey participate, did not have Sun Valley Suns Hockey. A lot of private rentals, curling and camps. Created new opportunities for youth. [6:24:09 PM](#) created new partnerships, Boise and Planet Hockey. Overspeed summer camp 255 kids and 25 adults from 15 states. ½ the kids in camp are not Idaho residents. [6:25:33 PM](#) this summer we opened in June, usually close in summer. This fall, hosted Bronco Hockey, in October hosted Western Girls Hockey League, 14 teams, both new events to our community, not our peak time. Good year but tough. Thanks to the City for continuing to support us.

*PP 429 Mountain Rides Transportation Authority presentation of annual report ACTION ITEM*

[6:27:42 PM](#) Wally Morgus, Mountain Rides presents to council. 5 areas of focus, purpose, performance, pandemic, projects and people. Morgus discusses these categories one by one. Received funding from City at a discounted rate from previous year. Encourages council to attend this week's meeting, will have CPA's report for 2020 audit. Mountain Rides operated safely in the past year. [6:33:08 PM](#) saw a bounce back in ridership from previous year. Whole system back to 87% ridership from pre pandemic levels. Pandemic, tried to protect drivers and passengers, zero fare service, enabled many service workers to continue working, provided masks to passengers, required any person on public transit will be continued through March 18, 2022, suspect it will be continued past that time. Have only had 4 positive cases among drivers throughout the past 20 months, were mild cases and they quarantined. Did not have a super spreader event on Mountain Rides transportation. Projects, put battery electric buses 4 of them into service. Getting great feedback from riders, mixed feedback from drivers. Will purchase this spring 7 more battery buses, goal by 2027 all battery buses, 20 buses. Safe Rides to schools, and medical transportation, have 90-100 riders per month, would like to see more. Getting more and more non-medical riders. [6:44:42 PM](#) People, we move people successfully because we have great people working at Mountain Rides. Pay is important, moral remains high.

*PP 430 Presentation and discussion with Clear Creek Disposal re: 6 months results of rubbish cart size migration, and program discussions planned for the next 6 months. ACTION ITEM*

[6:49:58 PM](#) Mike Goitiandia with Clear Creek Disposal presents to council. He has been asked to give some numbers on carts since we adopted our new franchise agreement. In 6 month's time, 1<sup>st</sup> month, May; 55 decreased size of cart, and 5 increases. June; 16 decreases and 7 increases, July; 18/11, Aug 3/11, Sept. 6/8, Oct 4/8, Nov 5/7. All together 107 increases and 53 decreases. Some increases for summer time possibly, fall see decrease, don't have enough information to know what this means yet. [6:54:21 PM](#) may look like incentives to have people reduce cart sizes is working, so far.

[6:55:09 PM](#) Linnet, have you run numbers on prices yet? Goitiandia, has not run numbers yet, with more time, will determine what is happening. Linnet, what kind of advertising or outreach have you done? Goitiandia, press came out, brochures were updated, City of Hailey put information in Our Town Newsletter, 2 or 3 notices.

[6:57:29 PM](#) Thea, are we still going to discuss other items? Goitiandia, right now, still trying to implement changes adopted in May, cardboard compactor and glass roll off container. Plan on discussing other topics. Thea, people dumping sinks at Park n Ride, Goitiandia, maybe more appropriate to announce what we will take, have seen more contamination in the past 2 months than ever, couches, TVs, construction debris.

### **Appointments and Awards:**

AA 431 *Reappointment of Owen Scanlon and Dustin Stone to another 3-year term on the Hailey Planning & Zoning Commission with Resolution 2021-\_\_\_\_ setting board membership and terms ACTION ITEM*

[7:01:38 PM](#) Linnet moves to approve Resolution 2021-131 reappointing Owen Scanlon and Dustin Stone to another 3-year term on the Planning and Zoning Commission, seconded by Martinez. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.

AA 432 *Reappointment of Lamar Waters and Kitty Miner to another Hailey Parks & Lands Board 3-year term ending December 31, 2024 and appointment of Bob Wiederrick to fill a vacant term ending December 31, 2023, with Resolution 2021-\_\_\_\_ setting board membership and terms ACTION ITEM*

[7:02:30 PM](#) Martinez moves to approve Resolution 2021-132 reappointing Lamar Waters and Kitty Miner to another 3-year term on the Parks and Lands Board, seconded by Linnet. Motion passed with roll call vote; Martinez, yes. Thea, yes. Linnet, yes. Husbands, yes.

### **PUBLIC HEARINGS:**

PH 433 *Consideration of Preliminary Plat Application by Kilgore Properties, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase I of Block 2 is*

*subdivided into 12 sublots consisting of seven (7) live-work units, four (4), ten-unit condominium buildings, and a clubhouse, for a total of 57 residential units. This project is located along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District. ACTION ITEM (continued from November 22, 2021 meeting)*

**7:04:14 PM Linnet makes a motion to continue this item to Jan 10, 2022, Martinez seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Martinez, yes. Thea, yes.**

*PH 434 Consideration of a Final Plat Application by Old Cutters Inc., represented by Alpine Enterprises Inc., wherein Sonitalena Cottages Future Sublots is subdivided into two (2) sublots, Sublot 1 is 8,528 square feet in size, and Sublot 2 is 8,527 square feet in size. This project is located within the General Residential (GR) Zoning District. This project is known as Old Cutters Townhomes ACTION ITEM*

**7:05:30 PM** Sean Flynn speaks, John Campbell had to step off of the call for a minute.

**7:06:15 PM** Horowitz did update Campbell, has put EV charging in last 5 homes in Old Cutters. Not sure if he will put solar or EV on these homes or not, Horowitz stated. Sean Flynn, represents next project, some apprehension with Developers to take this on as the code does not require it.

**7:08:59 PM** Linnet, if we amend our code on Jan 3<sup>rd</sup>, 2022, would it apply to these projects? Simms hesitates to answer too quickly. This applicant's rights are what are in effect at application time. More discussion about solar and rough ins, Simms no authority to ask this of this project right now. Horowitz will report back.

**7:11:59 PM Martinez moves to approve final plat Sonitalena Cottages, sublots 1 and 2, with conditions 1-4, Linnet seconds. Motion passed with roll call vote; Martinez, yes. Linnet, yes. Husbands, yes. Thea, yes.**

*PH 435 Consideration of a Final Plat Application by Old Cutters Inc., represented by Galena Engineering, wherein Lot 15, Block 6, Old Cutters Subdivision (611 Little Lena Dr.) is subdivided into two (2) sublots, Sublot 1 is 5,008 square feet in size, and Sublot 2 is 5,007 square feet in size. This project is located within the General Residential (GR) Zoning District. This project is known as Poco Lena Subdivision ACTION ITEM*

**7:12:47 PM** Robyn Davis spoke with applicant, hands over to Sean Flynn, with Galena Engineering. Being developed with John Campbell, at this stage of these projects, don't want to undertake these items, solar and EV. Horowitz, permits pulled? Flynn, thought they had, Horowitz, plat submitted on Aug 11<sup>th</sup>? **7:14:54 PM**

**7:15:23 PM** Thea asked about the clean out? Flynn, colored drawing, sewer service for subplot 2, installed when infrastructure, not installed in best location for future subdivision and creation of sub lot 2, came up with a solution to allow us to use existing service, but need to tie into it at 45

degree, and provide clean out, but don't need the clean out since it is 45 degree angle. Extension will be capped at sub lot 1, and will have tie in on sub lot 2.

Public comments: [7:18:29 PM](#) there are none.

[7:18:44 PM](#) council deliberation

[7:18:55 PM](#) **Martinez moves to approve final plat for Poco Lena subdivision, as conditions 1-4 are met, Linnet seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Martinez, yes. Thea, yes.**

Thea, did not ask for public hearing comments. Simms directs council to make a motion. [7:19:54 PM](#) **motion to reconsider by Martinez, Linnet seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Martinez, yes. Thea, yes.**

Thea conducts Public Hearing: ph 434 [7:20:53 PM](#) no comments.

Council deliberation:

[7:21:12 PM](#) **Martinez moves to approve final plat for Poco Lena subdivision, conditions 1-4 are met, Linnet seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Martinez, yes. Thea, yes.**

*PH 436 Consideration of a City-initiated Text Amendment and proposed Ordinance No. \_\_\_\_\_, to the Hailey Municipal Code to Title 16: Subdivision Regulations, Chapter 16.03, Procedure, Section 16.03.030(A), Time Limitations for Submittal of final plat, to extend time limitation from one (1) calendar year to two (2) calendar years **ACTION ITEM***

[7:22:02 PM](#) Horowitz, most other jurisdictions allow 2 years to complete final plats, and put infrastructures in place. This is a simple code change, which comes recommended by the Planning and Zoning Commission. Ketchum and Blaine County have had a 2 year in place for a while.

Public comments: [7:23:24 PM](#) no comments

Council deliberation:

[7:24:04 PM](#) **Linnet moves to approve Ordinance No. 1296 and authorize 1<sup>st</sup> Reading by title only, seconded by Martinez. Motion passed with roll call vote, Husbands, yes. Linnet, yes. Martinez, yes. Thea, yes.**

[7:25:35 PM](#) **Thea conducts 1<sup>st</sup> Reading of Ordinance No. 1296, by title only.**

### **NEW BUSINESS:**

*NB 437 Discussion of city council committee assignments in advance of January 2022 appointments  
**ACTION ITEM***

[7:27:42 PM](#) Martinez, first came on council excited about being on Library board, worked out best schedule wise to attend Mountain Rides board. Husbands, would like to keep being involved with Library Board. [7:29:13 PM](#) Dawson, Husbands, if interested in other boards, staff can ask to change meeting times. Thea, cannot attend 11 am meetings now, was able to.

More discussion about evening board and commission meetings.

[7:32:54 PM](#) Linnet on FMAA and Fire board meeting and assisting Mayor with weekly covid meetings, no interest in changing or adding more right now.

[7:33:43 PM](#) Thea has been on Tree Committee but has not asked her to show up lately.

[7:34:15 PM](#) Linnet don't have

[7:34:24 PM](#) Martinez, Arts & Historic Preservation Commission., would like to be involved with Chamber if cannot get on the Library board.

Parks & Lands Board interest, Thea is interested in this one.

[7:36:17 PM](#) Fly Sun Valley Alliance, just appointed Richard Pogue to this board.

#### **STAFF REPORTS:**

[7:37:36 PM](#) Yeager, cardboard compactor site, moving full speed ahead, EC Electric, Idaho Power and IT, Todd Mandeville, may not get power until 22<sup>nd</sup> or 23<sup>rd</sup> of December, hopefully operational by Christmas, could be interesting transition. Grand opening, not sure when.

[7:39:03 PM](#) ARCH Blaine Manor apartments, at 11 am on Wednesday Dec. 15<sup>th</sup> ribbon cutting.

[7:39:34 PM](#) Husbands, asks about EV stations. Horowitz, Paige Nied is working on this, solar wiring and EV at Planning and Zoning Commission's first January meeting.

Next council meeting Jan 10<sup>th</sup>.

[7:40:20 PM](#) **Martinez makes motion to adjourn, Linnet seconds, motion passed unanimously.**