

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD DECEMBER 5, 2016
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:31 P.M. by Mayor Fritz Haemmerle. Present were Council members Colleen Teevin, Don Keirn, Pat Cooley, and Martha Burke. Staff present included City Attorney Ned Williamson, City Administrator Heather Dawson, and City Clerk Mary Cone.

[5:31:13 PM](#) Call to order by Mayor Haemmerle

Open Session for Public Comments:

No public comments.

CONSENT AGENDA:

- [CA 440](#) Motion to approve Resolution 2016-143, authorizing grant award for Library for \$3,000 from Donald W. and Gretchen K Fraser Fund and the Troxell Small Community Library Fund (Idaho Commission for Libraries)
- [CA 441](#) Motion to approve Resolution 2016-144, authorizing snow removal agreement with Sun Valley Landscaping, Inc. for sidewalks around city hall as needed for a rate of \$150 per cleaning
- [CA 442](#) Motion to approve Resolution 2016-148, ratifying Mayor’s signature on Assignment Agreement, Assignment of Conservation Agreement and Memorandum of Understanding (Wood River Land Trust/Conservation Easements (Colorado Gulch)).....
- [CA 443](#) Motion to approve Resolution 2016-145, authorizing Change Order #5 with CNI for construction on the biosolids project in the amount of \$9,025.00
- [CA 444](#) Motion to approve Taxi business license renewals
- [CA 445](#) Motion to approve minutes of November 21, 2016 and to suspend reading of them.....
- [CA 446](#) Motion to approve claims for expenses incurred during the month of November, 2016, and claims for expenses due by contract in December, 2016.
- [CA 447](#) Motion to approve Hailey’s Treasurer to write off uncollectible Accounts Receivables in the amount of \$3,452.87

[5:31:57 PM](#) **Burke moved to approve all consent agenda items, seconded by Cooley, motion passed with roll call vote. Teevin, yes. Keirn, yes. Cooley, yes. Burke, yes.**

MAYOR’S REMARKS:

[5:32:19 PM](#) Mayor Haemmerle asked for Mariel Miller to show some Biosolids facility pictures. The green dome has been removed, new facility is finished. With the new Wastewater treatment facility the need to deliver loads to the dump is reduced to once per week, compared with 5 days a week and 1 to 2 trips per day with the old facility.

[5:34:44 PM](#) Miller announced that public tours will be this spring of the new facility.

[5:35:06 PM](#) Mayor Haemmerle announced that we can be proud of our new facility, thanks (to the public) for making this happen.

PROCLAMATIONS AND PRESENTATIONS:

PP 448 Presentation of Certificates of Appreciation to retiring board or commission members, including:
Parks & Lands Board Janet Fugate and Terry Clark
Tree Committee Jeff Beacham
Arts and Historic Preservation Commission Angela Hicks
Library Board Sara Baldwin
Urban Renewal Agency Board Mary Sfingi and Jim Spinelli

Mayor Haemmerle presents certificates to board and committee members present tonight:

[5:35:30 PM](#) Sarah Baldwin, is stepping down from the library board but will be supporting the library as a Friend of the Hailey Public Library. Mayor Haemmerle thanked Baldwin for her involvement in the Library Board.

[5:36:14 PM](#) Angela Hicks was a member of the Arts and Historic Preservation Commission for 4 years. Hicks was involved in the mosaic project, and researched public trees in Hailey. Round of applause for Hicks. Mayor Haemmerle thanked Hicks for her service to Hailey.

[5:37:01 PM](#) Mary Sfingi, Urban Renewal Agency Board member, is given a recognition certificate from Mayor Haemmerle for her service.

[5:37:28 PM](#) Jim Spinelli URA board, Spinelli has all good memories of Hailey involvement and is still involved with Hailey through the Kiwanis Club in way of donating park play structures to the City of Hailey.

[5:38:28 PM](#) Jeff Beacham is stepping down from the Tree Committee. Beacham developed the Wood River Valley Tree Guide which is on the Hailey website. Mayor Haemmerle, thanked Beacham for his service on the Tree Committee. Beacham stated that he needed some time off because he has small children at home but he will be involved with the City later in his life.

[5:39:20 PM](#) Terry Clark is stepping down from the Parks and Lands Board and is not present tonight.

[5:39:48 PM](#) Janet Fugate was a 20 year member of the Parks and Lands Board. Mayor Haemmerle thanked her for her service. [5:40:35 PM](#) Fugate spoke to Mayor and Council, it has been her honor to serve Hailey in this capacity. [5:41:17 PM](#) Mayor Haemmerle tells a story about the old Werthheimer Park. Mayor Haemmerle recounts his attendance at a Parks and Lands Board meeting where the discussion was about “what to do” with the property, Fugate had meeting props which included: cut outs of a skate park, ice rink, and rodeo grounds and they moved them around on the property trying to envision if all three functions could fit on the Park area. Haemmerle adds that Fugate deserves a lot of credit for her accomplishments.

[5:42:18 PM](#) Mayor, always looking for good people, thank you for all of our volunteers. Round of applause.

PP 449 Presentation by Tree Committee on the updated Urban Forestry Plan

[5:43:39 PM](#) Juerg Stauffacher, Tree Committee member speaks to council. Stauffacher presents the Urban Forestry Plan for 2016-2018. Vision for Community forest includes public education, scheduling inventory and maintenance, and sustainability. Stauffacher read the Mission and Vision Statements of the Tree Committee. Stauffacher then reviewed the needs of the Tree Committee, including more funding, completing the tree inventory, updating the tree ordinance as needed, and ongoing community education. Stauffacher reviewed 2016 accomplishments, ArborFest, friendly sidewalk options, tree maintenance, and a tree planted this year at Alturas Elementary School. Upcoming 2017 goals include, review species recommended on tree list, continue working on tree inventory, and transition to new tree inventory software.

[5:54:15 PM](#) Haemmerle suggests having a “tree of the year” recommendation. Stauffacher loves that idea.

APPOINTMENTS AND AWARDS:

AA 450 Reappointment of Fritz Haemmerle to Sun Valley Air Service Board with Resolution 2016-146 (expires 12/2016)

[5:56:02 PM](#) **Keirn moves to reappoint Mayor Haemmerle to the Sun Valley Air Service Board (1 year term) with Resolution 2016-146, seconded by Burke, motion passed unanimously.**

AA 451 Reappointment of Pat Cooley to Friedman Memorial Airport Authority with Resolution 2016-147 (expires 12/2016)

[5:56:41 PM](#) **Burke moves to approve Resolution 2016-147 appointing Pat Cooley to another 2 year term to Friedman Memorial Airport Authority, seconded by Keirn, motion passed unanimously.**

PUBLIC HEARINGS:

PH 452 Motion to approve the Findings of Fact and Conclusions of Law and Decision for a Final Plat application approval for a seven-unit, cottage-style townhouse subdivision called Sonitalena Cottages, to be located on Lot 2, Block 4, Old Cutters (261-281 CD Olena)

[5:57:38 PM](#) Lisa Horowitz gives an overview of this item, it is a 7 unit cottage development, has 2 unusual items, a sewer easement in this property, a water easement at adjacent lot, at the end of the staff report she simplified the wording.

[6:00:22 PM](#) Haemmerle asked a question. Horowitz answers.

Public comments, none.

[6:01:43 PM](#) Burke moves to approve Old Cutters, Inc. application for a seven-unit cottage-style residential subdivision called Sonitalena Cottages, finding that the final plat is consistent with the approved preliminary plat and the conditions of preliminary plat approval have been met, with conditions (1-8) with final plat notes 1-9, seconded by Keirn. Motion passed with roll call vote, Teevin, yes. Keirn, yes. Cooley, yes. Burke, yes.

PH 453 Continuation of an application within the Hailey Area of City Impact for Planned Unit Development (PUD) and Subdivision Preliminary Plat, the Quigley Farm PUD. This is an application to Blaine County by Quigley Farm & Conservation Community, LLC, represented by Hennessy Company and SERA Architects for a 51-unit mixed use project. The City of Hailey is not the decision-maker, and will provide comments to the County on this application

[6:03:05 PM](#) Horowitz shows a map and gives an overview of tonight's discussion, review of subdivision standards. Horowitz gives a background and explains the application as compared to what was applied for in 2008 for annexation in the city. The Hailey Comprehensive Plan from 2012 applies to this application as this property is within the Area of City Impact (ACI). Hailey and Blaine County have a joint agreement which has been in place since 1994 that defines that this project must abide by the cities subdivision regulations with the exception of the environmental regulations, which those will be governed by the County. The 2012 Comprehensive Plan shows that this area is a neighborhood service center, Horowitz points to a red dot on a map. Phase 1 is outlined in black, Horowitz points this out on the map. Horowitz outlines the preferences in this Phase, having the all season roads in phase 1 connected to bike trails, and pedestrian connection in this phase. Sidewalk and Drainage improvements were reviewed by Horowitz [6:09:33 PM](#). Alleys Easements, lots and blocks, do not meet city standards, city would prefer to have set up similar to Old Cutters. Next category is Orderly Development, perimeter walls and berms, sports field berm, suggest it be removed between fields keep the one buffering between Deerfield subdivision. [6:13:23 PM](#) Parks Pathways and other green spaces are a much needed asset in our community.

[6:14:54 PM](#) Dave Hennessey for applicant speaks to council, to introduce Samantha Stahlnecker with Benchmark Engineers, she will discuss the roads. Stahlnecker met with county and city fire departments to discuss the road issues. How to address lots on alley for fire and emergency services, one idea was to number on both sides of streets and alleys, or name the alleys, nothing finalized yet. Snow storage was discussed, need storage space for all private roads. Jeff Roberts with SERA Architects added that the green colored roads on map is Phase 1, the main entrance is from Fox Acres Road.

[6:19:32 PM](#) Haemmerle counted 18 non-compliant streets? Are you going to address these? Roberts responds. [6:21:07 PM](#) Hennessey added that most of the non-conforming issues have been addressed so far.

[6:21:42 PM](#) Keirn asks a question, Horowitz responds.

[6:22:12 PM](#) Burke asks are garages from alley approach, front of house is engaging. Roberts confirms yes.

[6:23:14 PM](#) Cooley asks to look at the road way diagram, to the East of Cotton Tail is there on site parking, concern is fire access? Roberts confirms parking is on property yes.

[6:24:50 PM](#) Haemmerle how do you intend to get people to use Fox Acres instead of Quigley Road. Roberts explains how.

[6:26:00 PM](#) Cooley asks about finished drainage product. Hennessey answers.

[6:26:48 PM](#) Haemmerle comments about the process.

[6:28:10 PM](#) Teevin asks about Horowitz Huckleberry Street concern. City Engineer, Brian Yeager with Galena Engineering discusses this road. Hennessey explains a possible solution, will provide drainage at this low spot on Huckleberry Street.

Public comments:

[6:29:46 PM](#) John Reiss, Deerfield resident is concerned with traffic and only looking at phase 1 at this time. Reiss asks about traffic on Quigley Road, when it is paved and how will that impact Hailey infrastructure.

[6:31:54 PM](#) Jim Phillips, Quigley Road resident has a few concerns, has a map to hand out to council. Phillips feels that Hennessey and his design team have attempted to address Quigley Road traffic. It is shorter to drive from this property to city hall by way of Quigley Road instead of Fox Acres Road. Phillips feels that this design team can come up with a solution to reduce traffic concerns on Quigley. Hailey should look at this closely, because it will connect through Hailey Townsite to the Highway.

[6:37:02 PM](#) John Blackman, Blaine County School District Superintendent spoke to council. Blackman has worked with Hennessey and design team. Good job of working with school district on solutions.

[6:37:57 PM](#) Penny Thayer Buckhorn Drive resident, agrees with John Reiss regarding concerns with Quigley Road traffic. Thayer suggests traffic calming measures to Buckhorn Drive to slow down and mitigate fast driving down these streets. Thayer glad to see the school district represented tonight.

[6:40:24 PM](#) Haemmerle comments, have had this discussion for many years, not sure what to do with increased traffic. It would be good to hear more suggestions. [6:41:37 PM](#) Thayer suggests studying current traffic patterns at different times of the day in Deerfield and Quigley.

[6:42:22 PM](#) John Reiss suggests looking at the traffic study done by the applicant.

[6:44:18 PM](#) Jim Phillips speaks again, what can they do regarding the traffic calming? Phillips talks about the non-vehicular road, put more emphasis on using Fox Acres Road.

[6:47:28 PM](#) Brian Yeager speaks to the traffic study done for phase 1. The traffic impact study should be updated to reflect use of Quigley Road and for full build out of the property, will give a better feel for what it will be.

[6:48:33 PM](#) Horowitz comments about grid patterns, philosophically about traffic on our perimeters.

Council Deliberation:

[6:49:40 PM](#) Burke asks if we have the traffic volume study forecast on page 226 & 227 of packet, but solutions aren't offered. Burke thinks logic says that when Quigley is improved, it will be heavier traffic. Burke thinks that we can estimate this impact. Mitigation will need to happen for phase II. Burke is concerned about our bike path connection on Croy and this traffic with phase II will be a concern. Burke is concerned about the alleys.

[6:53:49 PM](#) Keirn comments about traffic patterns.

Do we have appendix E? Burke would like to see it. Horowitz responded will provide it next time.

[6:54:48 PM](#) Burke, comments about the phases and emergency access on Quigley Road until phase II.

[6:56:27 PM](#) Brian Yeager, challenging to comment without a traffic study on full buildout study.

[6:57:06 PM](#) Hennessey comments that City of Hailey will see phase II when it is proposed. Mitigation issues on phase I study are minor because impact on downtown is dispersed enough. Hennessey talks about traffic mitigation proposals with the previous application to the city.

[7:00:23 PM](#) Burke goes back to Pathways to People plans and potential issues with Phase II traffic. Hennessey comments. Haemmerle comments.

[7:02:28 PM](#) Horowitz comments about a Planning and Zoning Recommendation that increased traffic on Quigley which would reduce Buckhorn Drive traffic, a benefit to Deerfield residents. This was recommendation removed as a result of Council concerns.

[7:03:52 PM](#) Teevin likes the concept of the house design, but wants to understand more details.

[7:04:30 PM](#) Miller comments about Old Cutters subdivision.

[7:04:45 PM](#) Brian Yeager comments about this design, alleys are taking all "street" traffic, trash pick up, visitors, etc. Not operating the same. If someone has a party, everyone parks there, without parking and emergency services needs to use same alley.

[7:08:21 PM](#) Mayor Haemmerle comments about North area of Boise. Maybe there is a better solution. Hennessey comments, about North end of Boise, more pedestrian movement. Will attempt to have more traffic from the street.

[7:11:09 PM](#) Horowitz suggests January 9, 2017 to discuss water and sewer on this project.

[7:11:22 PM](#) **Keirn moves to continue this discussion to Jan 9, 2017 meeting, Burke seconds, motion passed unanimously.**

NEW BUSINESS:

NB 454 Presentation on 2016 Water Smarty results to-date (no documents)

[7:13:09 PM](#) Mariel Miller gives an update, started this in April 2016, gave approx. \$40,000 in rebates, capped each rebate at \$2,000. In total, completed 24 projects, removed approximately 42,915 square feet of turf. Applicants spent about \$141,047 by 24 applicants.

[7:15:40 PM](#) Ben Sinnamon a water smarty rebate recipient spoke to their experience. City was flexible with timeframe to completion because the people involved made the project take longer than 60 days, appreciated cities flexibility.

[7:17:58 PM](#) Miller will continue to report through the next irrigation season to see the savings. Next steps, close out grant with Idaho Resources Board, September 2017, prepare booklet and final report. Will try to target drip systems, minimizing size of drip systems and trying to limit the programs to see solid water savings. Miller then displayed another project, County Commissioner Greenberg.

[7:21:02 PM](#) Miller added that we are looking at 2 different grants which would triple the funding and be a 2 year project. We are hopeful that we could get the 2 grants and continue this program.

[7:22:28 PM](#) Miller reads public comments received from Matthew Archibald, received 50% rebate and is very pleased with the grant program.

[7:23:24 PM](#) Haemmerle is curious to cost savings people have seen. Miller comments.

NB 455 Presentation on 2016 Water Usage at City Park

[7:24:17 PM](#) Stephanie Cook presents to council water usage at parks. At Old Cutters Park a new meter was put in and now municipal water is measured, before canal water and municipal water was measured together.

[7:28:23 PM](#) Keefer Park Mayor Haemmerle talks about the look of the park this year versus last year, need to water more. We should replace this turf in the long-term. Cook responds, met with Clearwater Landscaping, ways to improve next year. Will take a different approach to fertilizing and watering next year.

In summary, 2015 42 million gallons water used 39% reduction in use to 2016, 26 million gallons in 2016. Cook addressed some anomalies seen in 2016, more water used in skatepark this year to help establish and water their trees and Hailey Ice paid us for the usage. Cook talks about these anomalies, including Jimmy's Garden, issues with clogged backflow drain causing water to run non-stop. Cook is looking at 2017, staff will plan on learning the Rain Bird system better to utilize the system more fully.

OLD BUSINESS:

OB 456 3rd Reading Ordinance 1207, which amends Hailey Municipal Code Title 17, Section 17.05, District Use Matrix, to clarify: Restaurants, including Drive-through and Restaurants which may or may not include the sale of alcoholic beverages; Parcel Delivery and Shipping Services, and amendments to Title 17, Section 17.02, Definitions to add or modify definitions related to the above and approval of Summary of Ordinance No. 1207

[7:40:11 PM](#) Cooley makes a motion to approve 3rd Reading of Ordinance No. 1207 authorize the Mayor to sign and approve the summary, seconded by Burke, motion passed unanimously.

[7:40:54 PM](#) Mayor Haemmerle conducts 3rd Reading of Ordinance No. 1207 by title only.

OB 457 3rd Reading Ordinance 1208, which amends Hailey Municipal Code Title 17, Section 17.05, District Use Matrix, to clarify: Dance, Martial Arts and Fitness Facilities, Health and Fitness Facility, Performing Arts Center, Studio, Artist, Recreation Facility, Commercial Indoor Recreation Facility, and Commercial Outdoor Recreation Facility and approval of Summary of Ordinance No. 1208

[7:41:48 PM](#) Burke makes a motion to approve 3rd Reading of Ordinance No. 1207 authorize the Mayor to sign and approve the summary, seconded by Keirn, motion passed unanimously.

[7:42:04 PM](#) Mayor Haemmerle conducts 3rd Reading of Ordinance No. 1208 by title only.

OB 458 3rd Reading Ordinance 1209, which amends Hailey Municipal Code Title 15.12, to adopt the 2015 International Fire Code, 2015 International Fire Code Standards and 2015 International Wildland-Urban Interface Code

[7:43:39 PM](#) Keirn moves to approve 3rd reading of Ordinance No. 1209, seconded by Cooley, motion passed.

[7:44:06 PM](#) Mayor Haemmerle conducts 3rd Reading of Ordinance No. 1209 by title only.

STAFF REPORTS:

[7:44:44 PM](#) Miller Tuesday Dec. 13th is the Pathways for People public open house from 5-7 pm. Miller announced that the Adopt a Parks program for a few parks is a tremendous value to the City.

[7:46:11 PM](#) Mayor Haemmerle sent letter to Baptist Church, grateful for their refurbishing work on their building.

[7:46:35 PM](#) Burke Mayor did a good job at the Tree lighting and afterwards took an inside tour of the church, great job.

[7:47:09 PM](#) Burke moves to approve, seconded ?listen motion passed with roll call vote, Teevin first.

EXECUTIVE SESSION: Real Property Acquisition (IC 74-206(1)(c)), Pending & Imminently Likely Litigation (IC 74-206(1)(f)), and/or Personnel (IC 74-206(1)(a/b))

[8:00:43 PM](#) **Burke moves to go into exec. Session to discuss Pending & Imminently Likely Litigation (IC 74-206(1)(f)), seconded by Keirn, motion passed with roll call vote. Teevin, yes. Keirn, yes. Cooley, yes. Burke, yes.**

Mayor and Council came out of executive Session to resume the meeting.

OB 465 Consideration of pay request # 17 for CNI for the biosolids project in the amount of \$128,915.05

[8:01:30 PM](#) **Cooley moves to approve pay request number 17 for CNI for \$128,915.05, seconded by Keirn, motion passed with roll call vote. Burke, yes. Cooley, yes. Keirn, yes. Teevin, yes.**

[8:01:50 PM](#) **Burke moves to adjourn meeting, seconded by Cooley motion passed unanimously.**