

**AGENDA OF THE
HAILEY CITY COUNCIL MEETING
Monday February 14, 2022 * Hailey City Hall Meeting Room**

ACTION ITEM = a vote may occur but is not required to be taken

ACTION ITEM.....

Hailey City Council Meetings are open to the public. Participants may join our meeting virtually via go-to-meeting. We encourage virtual attendance at our meetings. All participants, whether in-person or through electronic device, will be provided with meeting materials and the opportunity to make public comment. Please join our meeting from your computer, tablet or smartphone.

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When Hailey City Council Meetings are attended by the public *in person* at City Hall Council Chambers, located upstairs at 115 South Main Street, Hailey, Idaho, masks or face-coverings must be worn and those wishing to speak must use the microphones provided for the public.

5:00 p.m. CALL TO ORDER -

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

5:30 p.m. RECONVENE PUBLIC MEETING -

EX 039 Matters & Motions from Executive Session, if any. **ACTION ITEM** (no documents)

MAYOR'S REMARKS:

MR 000

OPEN SESSION FOR PUBLIC CONCERNS

CONSENT AGENDA:

| | | |
|------------------------|---|----|
| CA 040 | Motion to approve Resolution 2022-009, authorizing an MOU with City of Ketchum which defines Hailey's participation in the cost and activities associated with keeping the Idaho legislature informed of the needs of resort cities throughout the 2022 legislative session. ACTION ITEM | 1 |
| CA 041 | Motion to approve Resolution 2022-010, authorizing an MOU by which Blaine County will fund costs for installing recycling infrastructure (compactor and glass roll-off) in Hailey ACTION ITEM | 13 |
| CA 042 | Motion to approve Resolution 2022-011, authorizing a contract for service with Sun Valley Economic Development in the amount of \$3,000 ACTION ITEM | 19 |
| CA 043 | Motion to adopt Resolution 2022-012, authorizing the Mayor to sign a Idaho Water Resources water right contract to transfer water right number 37-23364 into the Water Supply Bank for leasing. ACTION ITEM | 27 |
| CA 044 | Motion to approve Resolution 2022-013, authorizing 5 year lease with Bancorp for 2 HPD vehicles ACTION ITEM | 38 |
| CA 045 | Motion to approve Resolution 2022-014 authorizing independent contractor agreement with Dave Anttila to prepare materials for and lead community workshops and report to council on Hailey Town Center short, mid, long term uses ACTION ITEM | 48 |

| | | |
|------------------------|--|-----|
| CA 046 | Motion to approve Resolution 2022-015, authorizing Library surplus property ACTION ITEM..... | 56 |
| CA 047 | Motion to approve Alcohol Licenses for Hailey Businesses ACTION ITEM | 59 |
| CA 048 | Motion to approve the Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application by Sweetwater Communities, LLC, represented by Matt Watson, where Phase I of Block 2 is subdivided into 12 sublots consisting of seven (7) live-work units, five (5), 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 | 75 |
| CA 049 | Motion to approve the Findings of Fact, Conclusions of Law and Decision of the Fourth Amendment to the Planned Unit Development Agreement for Copper Ranch. ACTION ITEM..... | 105 |
| CA 050 | Motion to approve the Findings of Fact, Conclusions of Law and Decision for a Planned Unit Development by Lido Equity Group Idaho North, LLC, represented by Michael McHugh of Pivot North Design, for 104 residential units located in twelve (12) apartment buildings ranging in two – three stories in height with a request for waivers and proposed benefits. The proposed project is located at Lots 1-14, Block 85, Parcel EE, Woodside Subdivision #24 and Lot 1, Block 67, Woodside Subdivision #18 (940 Winterhaven Drive) within the Limited Business (LB) Zoning District. ACTION ITEM | 115 |
| CA 051 | Motion to approve minutes of January 24, 2022 and to suspend reading of them ACTION ITEM | 133 |
| CA 052 | Motion to approve claims for expenses incurred during the month of January 2022, and claims for expenses due by contract in February, 2022 ACTION ITEM | 144 |

PROCLAMATIONS & PRESENTATIONS:

APPOINTMENTS & AWARDS

| | | |
|------------------------|---|-----|
| AA 053 | Blaine County Housing Authority Appointments, Resolution 2022-016 ACTION ITEM | 173 |
| AA 054 | Library Board Liaison Appointment, Resolution 2022-017 ACTION ITEM | 173 |

PUBLIC HEARING:

| | | |
|------------------------|---|-----|
| PH 055 | Consideration and discussion of final design options for the East Croy St. Pathway TAP project and motion to direct Precision Engineering with a preferred alternative. ACTION ITEM | 177 |
| PH 056 | Consideration of budget and interim design for the Hailey Town Center building and property ACTION ITEM .. | 219 |
| PH 057 | Introduction of Capital Improvement Plan Budget for FY 2022/2023 ACTION ITEM..... | 236 |

NEW BUSINESS:

| | | |
|------------------------|---|-----|
| NB 058 | Consideration for adoption a new Emergency Health Order 2022-02, as the current Health Order 2022-01 expires on February 15, 2022. Included as information only is the new Emergency Powers Ordinance No. 1297, signed and posted by the Mayor on February 7, 2022, prior to the expiration of Ordinance 1290 on same day ACTION ITEM | 239 |
|------------------------|---|-----|

STAFF REPORTS: Staff Reports Council Reports Mayor’s Reports

| | | |
|------------------------|--|-----|
| SR 059 | Progress report on uses of Hailey’s Town Center (includes city hall, plaza area between city hall and building at 116 S River Street, and said building, currently being referred to as Hailey Town Center West ACTION ITEM..... | 253 |
|------------------------|--|-----|

Next Ordinance Number - 1298 Next Resolution Number- 2022-018

AGENDA ITEM SUMMARY

DATE: 02/14/2022 **DEPARTMENT:** Admin/CDD **DEPT. HEAD SIGNATURE:** HD/LH

SUBJECT:

Motion to approve Resolution 2022-___, authorizing MOU with City of Ketchum which defines Hailey’s participation in the cost and activities associated with keeping the Idaho legislature informed of the needs of resort cities throughout the 2022 legislative session.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Attached is a Resolution authorizing and MOU with City of Ketchum for an interlocal governmental lobbying effort in which Hailey has been participating. Ketchum has asked that participating cities contribute to the \$25,000 cost, with small cities paying \$250.00 and larger cities paying \$1,000 to \$1,500. Als attached are the materials and information which has been generated to date from this effort.

Participating cities identified that the resort cities in Idaho have unique lobbying needs that exceed the lobbying efforts made by the Association of Idaho Cities for all of its general members. They have proposed that resort cities consider contributing toward a paid lobbyist, which could make the cost for each participating city minimal and affordable. Mayor Burke directed staff in November 2021 to reserve some of the Community Development Department’s budget for professional consulting to this end.

In mid-September 2021, Wendy Jaquet & Dwayne Briscoe presented to the Hailey City Council their proposal to pursue legislation toward a Resort City Real Estate Transfer Tax. The presenters were given a thumbs up from the city council. Proposed legislation is being drafted.

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

| | | | |
|-------------------|---------------------------|--------------------|-------------------|
| ___ City Attorney | ___ Finance | ___ Licensing | ___ Administrator |
| ___ Library | ___ Community Development | ___ P&Z Commission | ___ Building |
| ___ Police | ___ Fire Department | ___ Engineer | ___ W/WW |
| ___ Streets | ___ Parks | ___ Public Works | ___ Mayor |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Resolution 2022-___, authorizing MOU with City of Ketchum which defines Hailey’s participation in the cost and activities associated with keeping the Idaho legislature informed of the needs of resort cities throughout the 2022 legislative session.

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

**CITY OF HAILEY
RESOLUTION NO. 2022-_____**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY
AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING
(MOU) WITH CITY OF KETCHUM TO DEFINE EACH CITY'S PARTIPATION IN AN
INTERLOCAL GOVERNMENTAL LOBBYING EFFORT ON BEHALF OF IDAHO
RESORT CITIE IN THE 2022 IDAHO LEGISLATIVE SESSION**

WHEREAS, the City of Hailey is a resort city within the State of Idaho; and

WHEREAS, the City of Hailey desires to enter into an agreement with City of Ketchum under which a lobbying firm will perform services to engage in lobbying activities on behalf of resort cities in Idaho; and

WHEREAS, the City of Hailey and City of Ketchum have agreed to the terms and conditions of the MOU, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey approves the agreement with City of Ketchum for interlocal governmental lobbying activities on behalf of resort cities in Idaho.

Passed this 14th day of February, 2022.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

INTERLOCAL MEMORANDUM OF UNDERSTANDING

This MEMORANDUM OF UNDERSTANDING (MOU) is entered into between the City of Ketchum, an Idaho municipal corporation, and the City of Hailey, an Idaho municipal corporation.

1. Background: The City of Ketchum has entered into a Professional Services Agreement with the government relations and lobbying firm of Sullivan & Reberger. That Agreement provides for lobbying, advocacy, and policy services related to the particular interests of resort cities in the State of Idaho. Other Idaho resort cities with mutual and shared interests have indicated their desire to participate and help fund the costs of these services.
2. Purpose: The purpose of this MOU is to affirm the mutual benefits and interests of the cities, and confirm the participation and terms of funding by the City of Hailey in cooperation with the City of Ketchum for these resort cities advocacy efforts.
3. The City of Ketchum will:
 - a. Serve as the primary point of contact with Sullivan & Reberger, manage the Professional Services Agreement, and be the party responsible for the terms of such Professional Services Agreement.
 - b. Coordinate and communicate with the coalition of participating resort cities to provide updates on the advocacy efforts and state policy and legislative efforts.
4. The City of Hailey will:
 - a. Coordinate, communicate, and participate with the City of Ketchum in providing input, feedback, and direction for resort cities advocacy efforts.
 - b. Contribute to the City of Ketchum in the amount of one thousand five hundred dollars (\$1,500) for reimbursement as a designated contribution to the costs of the Professional Services Agreement. This payment will be made within thirty (30) days of entering into this MOU.
5. Term: This MOU will be effective upon signature and for the period through March 31, 2022 (corresponding with the session of Idaho Legislature). This MOU may be extended or otherwise amended in writing by the Parties. A party may withdraw from this MOU upon thirty (30) days written notice.
6. Responsibility of Parties: Each party will bear its own responsibility and liability, including insurance coverage, related to respective responsibilities. Each party will carry out its separate activities in a coordinated and mutually beneficial manner.
7. Principal Contacts

City of Ketchum: Jade Riley, City Administrator
PO Box 2315
Ketchum, ID 83340

(208) 727-5084
jriley@ketchumidaho.org

City of Hailey: Heather Dawson, City Administrator
115 South Main Street
Hailey, ID 83333

8. Nonexclusive: It is understood that additional Idaho resort cities intend to participate in and contribute to this advocacy effort, and will enter into similar MOUs with the City of Ketchum. This MOU is not exclusive, and the mutual responsibilities, benefits, and interests are intended to be shared within all participating resort cities.

CITY OF KETCHUM, IDAHO

Neil Bradshaw
Mayor

Date

Attest: Tara Fenwick
City Clerk

CITY OF _____, IDAHO

Martha Burke
Mayor

Date

Attest: Mary Cone
City Clerk



TRANSPORTATION

Last year, Governor Little championed historic investments in transportation without raising taxes or fees. The Governor signed legislation to secure revenue for bonds of up to \$1.6 billion that will allow the development of new infrastructure to save all Idahoans time and hassles.

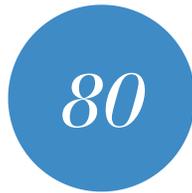
This year, the Governor's budget tackles the state's deferred maintenance backlog to preserve and restore our existing transportation infrastructure:

- Fully funds known transportation deferred maintenance needs for roads and bridges by adding \$200 million as an ongoing investment package, split between the state (\$120 million) and local governments (\$80 million). Paired with previous legislation signed by Governor Little, the state will have fully funded transportation maintenance needs to the level estimated by the Moving Idaho Forward study while reducing pressure on local property taxpayers!
- Adds \$200 million as a one-time investment package to improve local bridges. Idaho has 966 local bridges that are more than 50 years old, and many that are closed or have restrictions that impede commerce. This investment package will allow local governments to improve approximately one-third of these deficient bridges to improve safety for all Idahoans.
- Makes targeted investments to ensure the sovereignty of our state's supply chain, including airports (\$6.4 million), railroads (\$8 million), port (\$10 million) and pedestrian safety (\$10 million) to ensure Idaho's economic opportunities remain vibrant.



MILLION

DOLLARS IN ONGOING
INFRASTRUCTURE
INVESTMENTS



MILLION

DOLLARS DIRECTLY TO
LOCAL GOVERNMENTS FOR
IMPROVEMENTS



BRIDGES

REPAIRED ACROSS IDAHO



LEGISLATIVE UPDATE

Week 2: January 17-21, 2022

Overview of the Week

Though Monday was a holiday, the legislature was still in session and lawmakers continued their review of administrative rules and legislative proposals. The Joint Finance-Appropriations Committee entered into its second week of budget hearings, with presentations from dozens of state agencies.

To improve opportunities for public participation in committee discussions, the legislature is starting a new system to allow remote presentations of proposed legislation and rules as well as remote public testimony. The new system is expected to be up and running next week.

Updates on Key Issues

Taxes & Local Government—On Tuesday, the House Revenue & Taxation Committee held a lengthy hearing on **HB 436**—the big income tax cut and rebate bill. The bill includes \$350 million in one-time rebates and \$250 million in ongoing income tax rate reductions for individuals and corporations. After passing out of committee, the full House took the bill up Thursday—ultimately voting 57-13 in favor of advancing the legislation. If enacted, it would become the largest tax cut in state history at \$600 million. **HB 436** now heads to the Senate Local Government & Taxation Committee for a second public hearing.

During debate on the income tax relief proposal a number of legislators pointed to property tax relief and removing the state's sales tax from groceries as higher priorities for Idahoans. In line with those sentiments, Rep. Ron Nate introduced **HB 448** as a personal bill on Wednesday—meaning it did not require a formal committee introduction. The proposal repeals the 6% tax on groceries and subsequently reduces General Fund revenues by approximately \$250 million annually. Though Idaho is one of only six states where grocery items are fully taxable, the tax acts as a stable revenue stream for the state no matter the economic conditions. **HB 448** has been printed and referred to the House Ways & Means Committee for review.

Education—The House and Senate Education Committees spent this week reviewing the State Board of Education's administrative rules dockets and hearing presentations from education stakeholders across Idaho. During the presentations, legislators and leaders from the public schools expressed their support for Governor Little's K-12 budget proposal and its substantial investments in both teachers and students.

On Monday, the Senate Education Committee voted to introduce **SB 1226**—Chairman Thayn's proposal to grant demonstrated "self-directed" learners more flexibility in their education. Under the legislation, students with the designation could work with their teachers to develop unique attendance schedules and course work to further the student's progress toward his/her postsecondary education goals. **SB 1226** now awaits a full hearing in committee.

In other news, a proposal to provide public school districts the funding necessary to buy-in to the state's medical and dental group insurance plan was introduced in the House Judiciary, Rules & Administration Committee. The bill, ***HB 443***, would sunset leadership premiums in order to offset districts' health insurance-related costs. On Wednesday, the Committee held a hearing on the bill and voted to send it to the full House for consideration. ***HB 443*** now sits on the House's third reading calendar and will likely be taken up Monday.

Business & Insurance—On Monday, the House Judiciary, Rules & Administration Committee voted to introduce ***HB 444***—legislation that would extend provisions of the Coronavirus Limited Immunity Act for an additional year. Due to the ongoing coronavirus pandemic, the proposal is meant to protect businesses and individuals from frivolous COVID-19 lawsuits through July 1, 2023. The bill now awaits a hearing in committee.

The House Commerce & Human Resources Committee introduced ***HB 450*** —a proposal to extend the 2021 unemployment insurance base tax rate for two additional years. The bill aims to provide employers with unemployment insurance tax rate stability as the state weathers the impacts COVID-19 has had on its workforce. ***HB 450*** will receive a hearing in committee in the coming weeks.

On Wednesday, Rep. Colin Nash introduced a personal bill that would provide paid family leave for all public and private employees in Idaho. ***HB 447*** would provide paid leave for up to two-thirds of an employee's earnings for the following: 12 months paid parental leave; 3 months paid maternity leave; 3 months paid leave to provide care for a critically ill or injured adult family member, or 6 months for a child; 6 months paid leave to provide end-of-life care for a family member. The bill was printed and referred to the House Ways & Means Committee for consideration.

Looking Ahead—The session has been off to a slow start; however, the pace at which legislation is introduced and reviewed by lawmakers is anticipated to accelerate in coming weeks. Our conversations with House and Senate leadership have revealed that hundreds of proposals relating to vaccines, insurance, tax relief and healthcare—just to name a few—are being circulated behind the scenes. The Speaker of the House and Pro Tem also reiterated to Patrick this week that March 25th is their hard target date to Sine Die.

If you have any questions, comments or would like any additional information, please contact Kylie at ***kturner@idaho-politics.com***.



LEGISLATIVE UPDATE

Week 3: January 24-28, 2022

Overview of the Week

The Change in Employee Compensation Committee met again this week to continue its discussion on Governor Little's recommendation to fund a 5% increase in state employee pay. Amidst rising inflation and low employee retention rates, lawmakers on the panel are motivated to identify a pay-increase structure that will help maintain the health of the state workforce. However, after multiple failed motions, the Committee concluded it needed more time to weigh options and come to a consensus on how to best improve state employee compensation.

On Thursday afternoon, the Idaho Supreme Court rejected all four challenges to the Commission on Reapportionment's legislative redistricting plan—paving the way for lawmakers to begin their 2022 campaigns. The new legislative map will reshape state politics and the dynamic at the Capitol, as it pits incumbents against each other in several districts across Idaho.

Updates on Key Issues

Taxes & Local Government—On Thursday, the Senate Local Government & Taxation Committee held a hearing on **HB 436**, the big income tax cut bill. The legislation includes \$350 million in one-time rebates and another \$250 million in ongoing income tax cuts by lowering rates for individuals and corporations. After lengthy testimony and discussion, the panel voted 7-2 to send **HB 436** to the Senate floor with a “do-pass” recommendation. If passed by the Senate, the bill will constitute the largest tax cut in Idaho's history.

Also Thursday, the House Revenue & Taxation Committee voted to introduce **HB 482**—a proposal to increase the frequency sales tax distributions are made to local taxing districts. Under current law, local taxing districts receive distributions from the Tax Commission quarterly. In hopes of improving local districts' cash flow, **HB 482** would require the Tax Commission to distribute sales tax revenues once a month. The proposal will likely receive a hearing in committee next week.

Two proposals to increase the assessed value threshold used to determine if a senior homeowner is eligible for the circuit breaker exemption were also introduced this week. The Senate Local Government & Taxation Committee introduced **SB 1241**—legislation that would raise the maximum assessed value of a home eligible for the program to 200% of the median assessed value of qualifying homes in the county. The House Revenue & Taxation Committee voted to introduce **HB 481**, which would raise the program threshold to \$300,000, or 150% of the median assessed value of qualifying homes in the county, whichever is greater. Both proposals aim to keep seniors in their homes by expanding the pool of qualified applicants as home values and property taxes rapidly rise across the state. **SB 1241** and **HB 481** will receive full hearings in their respective committees in the coming weeks.

Education—On Monday, the House voted 55-14 in favor of **HB 443**, legislation that would bring school district employees' health care coverage up to the same standard as that of other state employees. The bill sunsets leadership premiums in order to offset the costs districts will incur to opt-in to the state health plan. Under current policy, districts often ask local taxpayers to cover health care related costs through supplemental levies. **HB 443** is intended to provide districts with consistently better health care coverage at a lower cost, which should eliminate the need for supplemental levies and translate into lower

property tax rates. The proposal now heads to the Senate Judiciary & Rules Committee for further consideration by lawmakers.

On Tuesday, the Senate Education Committee voted to introduce **SB 1238**— a revised proposal to create a self-directed learner designation. The legislation sets up a structure where a greater degree of innovation can occur between teachers, students, and parents by focusing upon learning rather than seat time. **SB 1238** received a hearing in committee Thursday, where the panel voted to send the legislation to the Senate floor with a “do-pass” recommendation.

On Wednesday, the Senate Education Committee introduced **SB 1242**—a bill that would implement Governor Little’s Empowering Parents Grant program. The proposal uses \$50 million in federal ARPA funds to provide parents with additional monies to address learning loss and help meet their child’s educational needs outside of the classroom. The legislation would provide grants of up to \$1,000 per student, or \$3,000 per family enrolled in public or private K-12 school, with priority going to families whose household income is below \$60,000. **SB 1242** will likely receive a hearing in committee next week.

Business & Insurance—Three proposals aimed at mitigating the negative economic impacts and uncertainty arising from the coronavirus pandemic were acted on this week:

- On Tuesday, the House Judiciary, Rules & Administration Committee held a hearing on **HB 444**—the proposal to extend provisions of the Coronavirus Limited Immunity Act for an additional year. The bill passed out of committee and now sits on the House’s third reading calendar.
- Also Tuesday, the House Commerce & Human Resources Committee voted to introduce **HB 464**— legislation that specifies that injuries arising from employer mandated vaccination are compensable under Idaho’s workers compensation laws. The proposal will receive a hearing in committee in coming weeks.
- The House Commerce & Human Resources Committee held a hearing on **HB 450** Thursday. The legislation would extend the 2021 unemployment insurance base tax rate for two additional years. The bill aims to provide employers with unemployment insurance tax rate stability as the state weathers the impacts COVID-19 has had on its workforce. **HB 450** passed out of committee unanimously and will be taken up by the full House next week.

Health & Welfare—On Monday, the House Health & Welfare Committee voted to introduce **HCR 29**. The concurrent resolution encourages state officers, agencies, and employees to promote interventions and practices to identify and treat survivors of severe emotional trauma and other adverse childhood experiences. **HCR 29** is meant to advance the Behavioral Health Council’s ongoing efforts to ensure adults and children across Idaho have access to mental and behavioral health services when needed.

Looking Ahead—Based on our conversations with officials at the Department of Financial Management (DFM), providing Idahoans with improved apprenticeship programs, workforce housing, and high-quality childcare is at the top of Governor Little’s list of priorities. As the state’s population and economy continue to grow, the need for hefty investments in workforce development is becoming increasingly evident to Idaho’s elected officials. In the coming weeks, we expect to see legislation authorizing over \$70 million in related spending for FY23 alone. While some of the state’s colleges and universities will receive funding dedicated to specific workforce development projects, most of the funds will be distributed through grant programs administered by the Workforce Development Council and DFM.

If you have any questions, comments or would like any additional information, please contact the editor, Kylie, at kturner@idaho-politics.com.



LEGISLATIVE UPDATE

Week 4: January 31-February 4, 2022

Overview of the Week

After weeks of deliberation, the Change in Employee Compensation Committee made its final recommendation to JFAC on Tuesday. The panel approved a motion 6-4 to exceed Governor Little's recommendation for a 2% across-the-board boost plus 3% for merit raises. The Committee's recommendation calls for 3% raise in pay across-the-board, plus merit raises of up to \$1.25 per hour. Committee members argued that inflation has constricted state workers' pay and made recruitment and retention more difficult. The recommended raises are intended to keep state employees whole, and ensure lower-wage workers get more significant boosts by percentage than higher-paid ones.

In the East Wing of the Capitol, multiple House Committees received presentations on the programs and infrastructure projects Governor Little has proposed to pay for using the state's remaining ARPA funds. The Governor's recommendations would invest upwards of a billion dollars in water projects, broadband infrastructure, workforce training and housing, and childcare over the next four years. House Resolutions and policy legislation approving the expenditures will be introduced next week in the committees germane to each proposal.

Updates on Key Issues

Taxes & Local Government—On Tuesday, the Senate took up **HB 436**, the big income tax cut bill, voting 27-7 in favor of the historic proposal. **HB 436** includes \$350 million in one-time rebates and another \$250 million in ongoing income tax cuts by lowering rates. Rebates will be provided, at either 12% of 2020 state income taxes paid or \$75, whichever is higher, to all Idahoans who filed state income tax returns in 2019. To provide ongoing tax relief, the proposal consolidates individual income tax brackets from five brackets to four, and lowers rates to 1%, 3%, 4.5% and 6% retroactive to January 1, 2022. The bill also lowers the corporate income tax rate to 6% retroactive to the beginning of the current tax year. **HB 436** now heads to the Governor's desk for final approval.

After being released from the Speaker's desk, **HB 442** received a hearing in the House Business Committee Tuesday. The bill clarifies that local governments cannot control or regulate rent, fees, or deposits collected by the lessor of a private residential property. Currently, local governments are only prohibited from controlling rent. This legislation would further prevent cities and counties from regulating fees and deposits private lessors charge applicants or tenants. Though most of the public testimony was in opposition to the proposal, the panel voted on party lines to send **HB 442** to the floor with a "do-pass" recommendation.

Two proposals to expand the number of senior homeowners eligible for the circuit breaker program received full hearings this week. **SB 1241** would raise the maximum assessed value of a home eligible for the program from 125% to 200% of the median assessed value of qualifying homes in the county. **HB 481** would raise the program threshold to 150% of the median assessed value of qualifying homes in the county, or \$300,000, whichever is greater. Both proposals passed out of committee and now await a vote on the floor of their respective chambers.

Education—On Thursday, the Senate voted 32-2 in favor of **HB 443**, major legislation that sets up a fund to help school districts cover the costs of opting into the state's health plan, or negotiate their own plans with private providers. **HB 443** is the first piece of a three-part proposal to bring K-12 school employee's health insurance up to the same standard as other state employees. Under current policy,

districts often ask local taxpayers to cover their health insurance costs through supplemental levies. ***HB 443*** is intended to provide districts with consistently better health care coverage at a lower cost, which should reduce the need for supplemental levies and translate into lower property tax rates. The bill now heads to Governor Little's desk for his signature.

Also this week, the Senate Education Committee introduced a revised proposal to implement Governor Little's Empowering Parents Grant program. The new proposal, ***SB 1255***, stipulates that if the grant program is challenged in court, a parent is permitted to intervene on behalf of their student in a lawsuit. The program would use \$50 million in federal ARPA funds to provide parents with additional monies to address learning loss and help meet their child's educational needs outside of the classroom. The legislation authorizes grants of up to \$1000 per student, or \$3,000 per family enrolled in public or private K-12 school, with priority going to families whose household income is below \$60,000. ***SB 1255*** is expected to receive a hearing in committee next week.

Health & Welfare—On Tuesday, the House Health & Welfare Committee held a hearing on ***HCR 29***. The concurrent resolution encourages state officers, agencies, and employees to promote interventions and practices to identify and treat survivors of severe emotional trauma and other adverse childhood experiences. ***HCR 29*** is meant to advance the Behavioral Health Council's ongoing efforts to ensure adults and children across Idaho have access to mental and behavioral health services when needed. The legislation passed the House Thursday on a 42-25 and now heads to the Senate for concurrence.

Business & Insurance—On Monday, the House voted unanimously in favor of ***HB 444***—the proposal to extend provisions of the Coronavirus Limited Immunity Act for an additional year. The bill now heads to the Senate for further review.

Also Monday, the House Commerce & Human Resources Committee held a hearing on ***HB 464***—legislation that specifies that injuries arising from employer mandated vaccination are compensable under Idaho's workers compensation laws. The panel voted 12-1 in favor of sending the legislation to the House floor with a "do-pass". ***HB 464*** was held on the House's third reading calendar and will be taken up Tuesday, February 8th.

The House Commerce & Human Resources Committee also introduced ***HB 518*** this week. The bill is intended to streamline the worker's compensation settlement process. Currently, the settlement process is cumbersome and private party agreements require approval of the Industrial Commissioners. ***HB 518*** eliminates the requirement of approval of the Industrial Commissioners, except for settlements involving minors or legally incompetent persons.

Looking Ahead—While we were at dinner with Senate Leadership Monday night, the Pro Tempore reaffirmed his commitment to adjourning by the end of March. Legislators on both sides of the rotunda have been directed to strictly adhere to bill drafting and introduction deadlines—which are approaching quickly. After February 14th, print hearings will only be held in privileged committees so that the body can focus on the bills already in the legislative pipeline and passing a balanced budget for next year.

If you have any questions, comments or would like any additional information, please contact the editor, Kylie, at kturner@idaho-politics.com.

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 02/14/2022 **DEPARTMENT:** AdminPW **DEPT. HEAD SIGNATURE:** HD/BY

SUBJECT:

Motion to approve Resolution 2022-___, authorizing a Memorandum of Understanding by which Blaine County will fund costs for installing recycling infrastructure (compactor and glass roll-off) in Hailey. **ACTION ITEM**

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Recycling collection is a County responsibility, while hauling materials to the county recycling center is a service paid by city rate-payers. Hailey’s current rates include the cost of hauling cardboard and glass from the recycling drop-off site at Hailey Parks & Ride lot to the Blaine County recycling center. They also include the cost of the compactor and all its maintenance and operation needs. These rates do not include the cost of installing the compactor at the site. Blaine County, as part of its recycling collection site responsibility, will reimburse Hailey for the compactor installation direct cost, but not for the maintenance of this mini-county recycling collection site.

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

| | | | |
|-------------------|---------------------------|--------------------|-------------------|
| ___ City Attorney | ___ Finance | ___ Licensing | ___ Administrator |
| ___ Library | ___ Community Development | ___ P&Z Commission | ___ Building |
| ___ Police | ___ Fire Department | ___ Engineer | ___ W/WW |
| ___ Streets | ___ Parks | ___ Public Works | ___ Mayor |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Resolution 2022-___, authorizing a Memorandum of Understanding by which Blaine County will fund costs for installing recycling infrastructure (compactor and glass roll-off) in Hailey

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

CITY OF HAILEY
RESOLUTION NO. 2022-_____

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY
AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING
(MOU) WITH BLAINE COUNTY FOR RECYCLING INFRASTRUCTURE
INSTALLATION COST REIMBURSEMENT TO CITY OF HAILEY**

WHEREAS, the City of Hailey operates and maintains a recycling drop-off site on behalf of its citizens and Blaine County; and

WHEREAS, the City of Hailey desires to enter into an agreement with Blaine County for the reimbursement of infrastructure installation costs to the site; and

WHEREAS, the City of Hailey, other participating cities and Blaine County have agreed to the terms and conditions of the MOU, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey approves the agreement with Blaine County which defines the responsibilities of all parties in the matter of recycling collection sites.

Passed this 14th day of February, 2022.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk



MEMORANDUM OF UNDERSTANDING
between
BLAINE COUNTY, IDAHO
and
THE CITY OF BELLEVUE, THE CITY OF HAILEY and THE CITY OF KETCHUM
Recycling Infrastructure Improvements

This Memorandum of Understanding (“MOU”) for recycling infrastructure improvements is hereby entered into by and between Blaine County, Idaho, hereinafter referred to as “County”; and the City of Bellevue, hereinafter referred to as “Bellevue”, the City of Hailey, hereinafter referred to as “Hailey”, and the City of Ketchum, hereinafter referred to as “Ketchum”. Bellevue, Hailey and Ketchum may hereinafter be collectively referred to as “Cities”. The County and Cities may hereinafter be collectively referred to as “Parties”.

1. PURPOSE:

The Parties have agreed to collaborate and coordinate efforts to improve recycling services for residents, visitors and businesses. The Parties have agreed to make infrastructure investments at local recycling drop-off locations to improve access and reduce costs for servicing. These improvements are needed to place cardboard compactors at specified locations.

2. IT IS MUTUALLY AGREED AND UNDERSTOOD BY ALL PARTIES THAT:

Mutually beneficial collaboration requires clearly defined responsibilities between the County and Cities that is fair and equitable to all parties.

Infrastructure improvements are needed to accommodate placement of cardboard compactors in specified recycling drop-off locations. The compactors are provided by Clear Creek Disposal through commercial recycling collection services.

The Parties mutually agree to the responsibilities and cost share as outlined below:

COUNTY RESPONSIBILITIES:

- County will fund infrastructure improvements up to \$110,000 in total for two locations in fiscal year 2022, one location in Hailey and one location in Ketchum.

- County will collaborate with Bellevue [and Clear Creek Disposal] to evaluate siting a cardboard compactor at a recycling drop off location site (site to be determined) in Bellevue in fiscal year 2023.
- County funding to be used solely for improvements needed to support the load of a cardboard compactor, to meet load requirements for trucks that service the compactor and recycling containers, and to provide electric service to the site.
- County will incorporate the Cities costs for operating and servicing the recycling drop-off locations and amount of material collected into an annual recycling program report.
- County will submit the annual recycling program report for each fiscal year to the Cities no later than December 31.
- County will provide signage designed through the 3R Task Force initiative for all recycling containers sited at each recycling drop-off location.

CITIES RESPONSIBILITIES:

- Hailey and Ketchum will identify a location to site a cardboard compactor at an existing or relocated recycling drop off location.
- Bellevue will collaborate with the County on an evaluation of siting a cardboard compactor at a recycling drop off location site in Bellevue in fiscal year 2023.
- Cities will manage the infrastructure improvement projects, including design, permitting, and construction.
- Cities will pay all costs for operating and servicing the recycling drop-off locations, including but not exclusive of collection and electricity service.
- Cities will provide copies of monthly invoices or a quarterly report to the County of the costs for operating and servicing the recycling drop-off locations, including fees, revenues, and amount of recyclable material collected. Invoices or quarterly reports can be emailed to Lynne Barker, Blaine County Sustainability Manager at lbarker@co.blaine.id.us.
- Cities will install signs provided by the County for each recycling container sited at recycling drop off locations.

3. TERMS AND TERMINATION:

This Agreement shall be in full force and effect upon execution and will remain in effect through September 30, 2022. This MOU is subject to termination with or without cause by Parties with a 30-day written notification prior to the commencement of contracts entered into on behalf of the Parties. Modifications of this MOU shall be made by mutual consent of the Parties, by the issuance of a written modification, signed and dated by all Parties, prior to any changes being performed.

4. **APPROVALS:** Executed and effective by the undersigned parties as of the date signed. DATED this _____ day of _____, 2022.

THE PARTIES HERETO have executed this instrument.

Dick Fosbury
Blaine County Commissioner

Date

Attest: Stephen McDougall Graham
Blaine County Clerk

Mayor Ned Burns
City of Bellevue

Date

Attest:
City of Bellevue Clerk

Mayor Martha Burke
City of Hailey

Date

Attest:
City of Hailey Clerk

Mayor Neil Bradshaw
City of Ketchum

Date

Attest:
City of Ketchum Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 02/14/2022 **DEPARTMENT:** Admin/CDD **DEPT. HEAD SIGNATURE:** HD/LH

SUBJECT:

Motion to approve Resolution 2022-____, authorizing a contract for service with Sun Valley Economic Development in the amount of \$3,000 **ACTION ITEM**

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The City of Hailey has contributed \$1,500 in past years to the work of SVED. The attached contract doubles the annual payment to \$3,000, adding a service specially identifying an additional service by which SVED will present information pertaining to new federal funding to the City Council and local businesses.

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

| | | | |
|-------------------|---------------------------|--------------------|-------------------|
| ___ City Attorney | ___ Finance | ___ Licensing | ___ Administrator |
| ___ Library | ___ Community Development | ___ P&Z Commission | ___ Building |
| ___ Police | ___ Fire Department | ___ Engineer | ___ W/WW |
| ___ Streets | ___ Parks | ___ Public Works | ___ Mayor |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Resolution 2022-____ authorizing a contract for service with Sun Valley Economic Development in the amount of \$3,000

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

CITY OF HAILEY
RESOLUTION NO. 2022-_____

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY
AUTHORIZING THE EXECUTION OF A CONTRACT FOR SERVICES WITH SUN
VALLEY ECONOMIC DEVELOPMENT (SVED) FOR CALENDAR YEAR 2022**

WHEREAS, the City of Hailey desires to enter into an agreement with Sun Valley Economic Development (SVED) under which certain defined services will be delivered that benefit the City of Hailey as well as the regional governmental and business economy; and

WHEREAS, the City of Hailey and SVED have agreed to the terms and conditions of the contract for services, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the attached agreement with Sun Valley Economic Development for services within calendar year 2022 is approved at a cost not to exceed Three Thousand Dollars (\$3,000).

Passed this 14th day of February, 2022.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

CONTRACT FOR SERVICES

(Sun Valley Economic Development)

THIS CONTRACT FOR SERVICES (the "Agreement") is made and entered into the _____ day of February, 2022 by and between: the CITY OF HAILEY, an Idaho municipal corporation ("City") and SUN VALLEY ECONOMIC DEVELOPMENT (SVED) an Idaho nonprofit corporation ("Contractor").

RECITALS

WHEREAS, the City is a municipal corporation duly organized and existing under the laws of the State of Idaho; and

WHEREAS, the Contractor is an Idaho nonprofit corporation duly organized and existing under the laws of the State of Idaho; and

WHEREAS, pursuant to Idaho Code 50-301, the City is empowered to enter into contracts as may be deemed necessary to promote the welfare of the City and its residents; and

WHEREAS, it is deemed in the best interest of the City to acquire, by contract, certain services to be performed by the Contractor, to provide general information on economic development issues and to advise and consult with the City to promote and enhance commerce, community development and industry of the City. These activities are determined to be ordinary and necessary expenses for the economic well-being of the City and its residents.

NOW, THEREFORE, on the basis of the foregoing recitals, upon good and valuable consideration, and upon Resolution duly passed by the Hailey City Council, the parties agree as follows:

1. Incorporation of Recitals. The Recitals set forth herein above are hereby incorporated into and made an integral part of the Agreement.
2. The Services. The Contractor shall provide administrative and management services reasonably necessary to support the City. Collectively the Services are listed in the attached Exhibit to this Agreement.

3. Consideration. City shall pay Contractor the sum of \$3,000 (THREE THOUSAND DOLLARS) in biannual payments of \$1,500 in March and September of Calendar Year 2022 for services incurred during calendar year ending December 3, 2022.
4. Time of Performance. Contractor shall provide the Services in a professional and timely manner.
5. Independent Contractor. City and Contractor hereby agree that Contractor shall perform the Services exclusively as an independent contractor and not as employee or agent of City. The Parties do not intend to create through this Agreement any partnership, corporation, employer/employee relationship, joint venture or other business entity or relationship other than that of independent contractor. Contractor, its agents and employees shall not receive nor be entitled to any employment-related benefits from City including without limitation, workers compensation insurance, unemployment insurance, health insurance, retirement benefits or any benefit that City offers its employees. Contractor shall be solely responsible for the payment of all payroll and withholding taxes for amounts paid to Contractor under this Agreement and for Contractor's payments for work performed in performance of this Agreement by Contractor, its agents and employees; and Contractor hereby releases, holds harmless and agrees to indemnify City from and against any and all claims or penalties, which in any manner relate to or arise from any failure to pay such payroll or withholding taxes.
6. Compliance with Laws/Public Records. Contractor, its agents and employees shall comply with all federal, state and local laws, rules and ordinances. This Agreement does not relieve Contractor of any obligation or responsibility imposed upon Contractor by law. Without limitation, Contractor hereby acknowledges that all writings and documents, including without limitation email, containing information relating to the conduct or administration of the public's business prepared by Contractor for City regardless of physical form or characteristics may be public records pursuant to Idaho Code Sections 9-337 et seq. Contractor further acknowledges that, subject to certain limitations, the public may examine and take a copy of all such public writings and records. Accordingly, Contractor shall maintain such writings and records in such a manner that they may be readily identified, retrieved and made available for such inspection and copying.
7. Notice. All notices, requests, demands or other communication required or provided for under this Agreement, other than instructions given by City pursuant to Paragraph 2 herein above shall be in writing. Notices to City and Contractor shall be addressed as follows:

CITY OF HAILEY:

City Clerk

115 South Main Street

Hailey, ID 83333

SUN VALLEY ECONOMIC DEVELOPMENT

Harry Griffith

8. Non-Assignment. Contractor hereby acknowledges that City has agreed to enter into this Agreement in part on Contractor's unique skills and reputation for professional work. Accordingly, Contractor may not assign or transfer in any manner this Agreement or any of Contractor's right, title or interest in or to this Agreement without the prior written consent of City which may be withheld for any reason.
9. Amendments. This Agreement may only be changed, modified, or amended in writing executed by all parties.
10. Headings. The headings in the Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define, or limit the scope, extent, or intent of this Agreement or any provision hereof.
11. Attorney Fees and Costs. In the event that either party hereto is required to retain the services of an attorney to enforce any of its rights hereunder, the non-prevailing party shall pay to the prevailing party all reasonable costs and attorney fees incurred in such enforcement, whether or not litigation is commenced and including reasonable costs and attorney fees on appeal.
12. No Presumptions. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of the document.
13. Governing Law. This Agreement shall be governed by the laws and decisions of the State of Idaho.
14. Entire Agreement. This Agreement contains the entire Agreement between the parties respecting the matters herein set forth and supersedes all prior Agreements between the parties hereto respecting such matter.
15. Execution and Fax Copies and Signatures. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
16. Authority. The parties executing this Agreement warrant, state, acknowledge, and affirm that they have the authority to sign the same and to bind themselves to the terms contained herein.

IN WITNESS WHEREOF, the parties have signed this Agreement the day and year first above written.

CITY OF HAILEY

SUN VALLEY ECONOMIC DEVELOPMENT

Martha Burke, Mayor

Harry Griffith, Executive Director

ATTEST:

Mary Cone, City Clerk

EXHIBIT – SCOPE OF WORK ON NEXT PAGE

Sun Valley Economic Development - Performance Criteria 2022

ANNUAL PERFORMANCE CRITERIA (to be APPROVED)

| Performance Objective Number | Action Plan Category | Performance Criteria/Assessment | Target Date for Delivery | Weight (1=lo, 3=hi) | % |
|------------------------------|--|---|--------------------------|---------------------|-----|
| 1 | Business Attraction, Retention & Expansion | Attract & recruit businesses for relocation based on targeted criteria such as industry, scale, impacts & doability | 30-Dec-22 | 3 | 14% |
| 2 | | Introduce/propose/educate on/support 5 Federal/State /Local incentive programs to help local businesses | 30-Dec-22 | 3 | 14% |
| 3 | | Develop/support workforce housing project implementation | 30-Dec-22 | 3 | 14% |
| 4 | | Participate in 5 tourism/hospitality-related expansion activites/programs | 30-Dec-22 | 2 | 9% |
| 5 | | Expand professional & other programs at culinary institute | 30-Dec-22 | 2 | 9% |
| 6 | Place Making | Provide strategic and/or analytical support for 3 community events | 30-Dec-22 | 1 | 5% |
| 7 | | Conduct a minimum of 4 annual conversations with each City government/representative | 30-Dec-22 | 2 | 9% |
| 8 | Training | Attend 3 community economic development seminars, conferences, networking and/or other events | 30-Dec-22 | 1 | 5% |
| 9 | | Participate in 5 Virtual Roundtables or other Commerce training/educational activities | 30-Dec-22 | 1 | 5% |
| 10 | Other | Visit 5 existing or new member businesses per month | 30-Dec-22 | 3 | 14% |
| 11 | | Secure 7 new or re-joining members for year | 30-Dec-22 | 2 | 9% |
| 12 | | Maintain YE membership at minimum of 85 | 30-Dec-22 | 2 | 9% |
| 13 | | Deliver positive YE operating income, along with revised Summit outcome | 30-Dec-22 | 3 | 14% |

22 100%

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 02/14/2022

DEPARTMENT: PW

DEPT. HEAD SIGNATURE: BY

SUBJECT: Motion to adopt Resolution 2022-____, authorizing the Mayor to sign a Idaho Department of Water Resources water right contract to transfer water right number 37-23364 into the Water Supply Bank for leasing. **ACTION ITEM**

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Previously, Marathon Partners completed a Quitclaim Deed where a portion of Water Right 37-23364 was conveyed to the City and a Notice of Change in Water Right Ownership was submitted. The next step is to submit a new lease contract to the Water Supply Bank. The water right could be subject to forfeiture if not used or placed in the bank.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle # _____
Budget Line Item # _____ YTD Line-Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

- | | | |
|---|--|---|
| <input type="checkbox"/> City Administrator | <input type="checkbox"/> Library | <input type="checkbox"/> Benefits Committee |
| <input type="checkbox"/> City Attorney | <input type="checkbox"/> Mayor | <input type="checkbox"/> Streets |
| <input type="checkbox"/> City Clerk | <input type="checkbox"/> Planning | <input type="checkbox"/> Treasurer |
| <input type="checkbox"/> Building | <input type="checkbox"/> Police | <input type="checkbox"/> Wastewater |
| <input type="checkbox"/> Engineer | <input checked="" type="checkbox"/> Public Works | <input type="checkbox"/> Water |
| <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> P & Z Commission | <input type="checkbox"/> _____ |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to adopt Resolution 2022-____, authorizing the Mayor to sign a Idaho Department of Water Resources water right contract to transfer water right number 37-23364 into the Water Supply Bank for leasing. **ACTION ITEM**

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record
Copies (all info.): _____
Instrument # _____

*Additional/Exceptional Originals to: _____
Copies (AIS only)

**CITY OF HAILEY
RESOLUTION NO. 2022-___**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY
AUTHORIZING A CONTRACT WITH IDAHO WATER RESOURCE BOARD TO
PLACE WATER RIGHT NO. 37-23364 TO THE IDAHO WATER BANK.**

WHEREAS, the City of Hailey desires to place right number 37-23364, which is not currently used by the City, to avoid future forfeiture.

WHEREAS, the City of Hailey agrees to the terms and conditions of the Water Supply Bank Lease Contract, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey approves the Water Right Lease Contract, authorizes the Mayor's signature, and authorizes the execution of the attached Contract.

Passed this 14th day of February, 2022.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

**STATE OF IDAHO
WATER RESOURCE BOARD**

**APPLICATION TO SELL OR LEASE A WATER RIGHT
TO THE WATER SUPPLY BANK**

Designated Applicant City of Hailey **Water Right No.** 37-906
(Select one owner – see item 1A on the application) (One water right per application)

Is this application being submitted with a rental application as a lease/rental package? Yes No

This application must be prepared in accordance with the minimum requirement checklist below. Use this checklist to ensure all necessary documentation has been provided. This checklist is part of the lease application and must be included with the lease application. **Applications that do not meet the minimum requirements will not be processed and may be returned or denied.**

| MIMUMUM REQUIREMENT CHECKLIST | | |
|---|-------------------------------------|---|
| All items must be checked as either <i>Attached (Yes)</i> or <i>Not Applicable (N/A)</i> | | |
| Yes | | |
| | <input checked="" type="checkbox"/> | Completed <i>Application to Sell or Lease a Water Right to the Water Supply Bank</i> . |
| | <input checked="" type="checkbox"/> | Application filing fee of \$250.00 per water right. If you are submitting more than one lease application and the water rights have an overlapping, common place of use, or a common diversion rate or volume, the total fee for all water rights is \$500.00. For places of use, multiple water rights must be used to irrigate the same lands in order to qualify for the joint filing fee. Individual filing fees are required for water rights that share a common permissible place of use but which cover separate acres within the permissible place of use. |
| | <input checked="" type="checkbox"/> | Confirmation this form has been printed single sided , per requirement of the Water Supply Bank. |
| Attachment | N/A | Yes |
| 1A | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | Signatures and contact information for <i>all owners</i> of the water right to be leased or sold on this application. |
| 1B | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | An Internal Revenue Service (IRS) Form W-9 for the Designated Applicant. |
| 1C | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | <i>Notice of Change in Water Right Ownership</i> form (accessible from www.idwr.idaho.gov). |
| 1D | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | Contact information for an authorized representative and documentary proof they are authorized to represent the Designated Applicant on this application. If the Designated Applicant is a business, partnership, municipality, organization or association, include documents identifying officers authorized to sign or act on behalf of the entity. |
| 2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | Description of a water right portion offered to the Water Supply Bank. |
| 3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | A map that clearly outlines the specific location where irrigated acres will be dried up, or where a beneficial use of water will be suspended. You have the option of printing a map using the map tool on IDWR's website at: www.idwr.idaho.gov . |
| 4A | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | Written consent from irrigation district or water delivery company. |
| 4G | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | Evidence demonstrating the water right has not been forfeited pursuant to Section 42-222(2), Idaho Code . |

| Department Use Only | | | |
|--|-----------------------|----------------|-----------|
| Fee Amount \$ | Received By: | Date Received: | Receipt # |
| W-9 received? Yes <input type="checkbox"/> No <input type="checkbox"/> | (Route W-9 to Fiscal) | Name on W-9: | |

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

1. CONTACT INFORMATION

- A. This application must be completed by a Designated Applicant who is a current owner of the water right being sold or leased to the Water Supply Bank. If there are additional current owners, those individuals must authorize the Designated Applicant to represent them on this application by completing and signing Attachment 1A of this application package.

Designated Applicant City of Hailey
Mailing Address 115 Main St., Suite H Hailey ID 83333
Street City State Zip Code
Email Address _____ Phone Number 208-788-4221

The Designated Applicant is the sole owner of the water right being sold or leased to the Water Supply Bank.

OR

The Designated Applicant is representing additional water right holders who have completed Attachment 1A.

- B. Has the Designated Applicant submitted an IRS Form W-9 to this Department within the last 2 years? Yes No
If no, complete the form and attach to this application (Attachment 1B).
- C. Are all applicants on this form listed in IDWR's records as the current owners of the water right? Yes No
If no, attach a *Notice of Change in Water Right Ownership* form along with the required documentation and fee (Attachment 1C).
- D. Is this application being completed by an authorized representative of the Designated Applicant? Yes No
If yes, representatives (includes employees of Designated Applicant companies) must complete this section and submit documentary proof of their authority to represent the Designated Applicant (Attachment 1D).

Name of Representative Lori Graves Organization SPF Water Engineering, LLC
Professional Title Water Rights Specialist Email Address lgraves@spfwater.com
Mailing Address 300 E Mallard Dr., Ste 350, Boise, ID 83706 Phone Number 208-383-4140

Send all correspondence for this application to the representative and not to the Designated Applicant.

OR

Send original correspondence to the Designated Applicant and copies to the representative.

2. DESCRIPTION OF WATER RIGHT OFFERED TO THE BANK

The full water right is being offered to the Bank.

OR

A part of the water right is being offered to the Bank.

If a portion of the water right is being offered, **complete Attachment 2.**

3. MAP

Attach a map of the point(s) of diversion and place(s) of use proposed to be idled by this lease application. Make sure the idled place of use is outlined and annotated with legal land descriptions (Township, Range, Section and Quarter-Quarters) or with GPS coordinates. For irrigation purposes, mark the number of acres you desire to idle. If the water right proposed for lease is located within a permissible place of use (PPU) and portions of the PPU will continue to receive water from non-leased water rights, clearly outline on a map the acres within the PPU that will continue to be irrigated, as well as acres that will be idled during the lease term. Label the map **Attachment 3.**

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

4. GENERAL INFORMATION

- A. Is the diversion works or system owned or managed by an irrigation district or water delivery company? Yes No
If yes, provide written consent from the company, corporation or irrigation district authorizing the proposed sale or lease (Attachment 4A).

If your water right is delivered through a canal, lateral or ditch operated by a canal company, irrigation district, or similar delivery entity, your lease request must include written consent from the company, district, or similar entity for your removal of water from its system pursuant to [Section 42-108, Idaho Code](#) and [IDAPA WSB Rule 37.02.03.25.02e](#).

- B. Please provide a description of the current water diversion and delivery system.

Hiawatha Canal

- C. Describe any other water rights used for the same purpose at the same place of use as the water right being offered to the Bank. None

- D. Are any of the water rights identified in Section 4C stacked with the water right proposed for lease? Yes No

Stacked water rights are used together to achieve a common beneficial use, such as irrigation of the same lands. Stacked water rights cannot be separated and must be jointly leased to the Water Supply Bank. Stacked water rights qualify for the multiple fee payment of \$500.

- E. Will the present place of use continue to receive water from any other source? Yes No

If yes, explain the relationship between the different water sources and how enlargement of the authorized use will not occur if this water right is leased. _____

- F. Identify annual volumes and/or rates of water diverted in the last 5 years to accomplish the beneficial use authorized by this water right. This water right has been leased to the Water Supply Bank from November 2015 through December 31, 2019.

- G. Has any portion of this water right undergone a period of five or more consecutive years of non-use? Yes No

If yes, describe the circumstances and attach evidence to demonstrate how the water right has not been lost through forfeiture (Attachment 4G). See [Section 42-223, Idaho Code](#) for exceptions to forfeiture. Your application may be denied if forfeiture concerns are not addressed. This water right has been leased to the Water Supply Bank from November 2015 through December 31, 2019. Prior to this, the city received a partial decree on July 29, 2011.

- H. Is this water right involved in any other IDWR process, such as an application for transfer or a mitigation plan?

If yes, describe. Yes No

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

5. SALE/LEASE AGREEMENT

A. Is the water right, or portion thereof, offered to the Idaho Water Resource Board (IWRB) for sale or lease ?

If lease, specify the years when the use of water will be suspended: 2020 to 2025 (maximum lease period 5 calendar years).
(Year) (Year)

B. Show the minimum payment acceptable to the seller/lessor. The minimum payment may be shown as the "current rental rate" as established by the IWRB. Include the method of determining the minimum payment if other than the current rental rate.
Current standard rental rate.

I hereby assert that the information contained in this application is true to the best of my knowledge, and that I have the authorities necessary to offer this water right for sale or lease to the Idaho Water Resource Board.

The Designated Applicant acknowledges the following:

1. Payment to the Designated Applicant is contingent upon the sale or rental of the water right from the Bank.
2. While a water right is in the Bank, the seller/lessor of the water right may not use the water right, even if the water right is not rented from the Bank.
3. A water right accepted into the Bank stays in the Bank until the Designated Applicant receives written confirmation from the Board or Water Supply Bank that the water right has been released from the Bank.
4. While a water right is in the Bank, forfeiture is stayed.
5. Acceptance of a water right into the Bank does not, in itself, confirm the validity of the water right or any element of the water right.

Signature of Designated Applicant

Printed Name

Date

Signature of Authorized Representative

Printed Name

Date

Mail to:
Idaho Department of Water Resources
P.O. Box 83720
Boise, ID 83720-0098



WATER RIGHT REPORT

12/4/2019

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 37-906

| <u>Owner Type</u> | <u>Name and Address</u> |
|-------------------|--|
| Current Owner | CITY OF HAILEY 115 S MAIN ST # H HAILEY, ID 83333-8408 2087884221 |
| Attorney | MICHAEL C CREAMER GIVENS PURSLEY LLP PO BOX 2720 BOISE, ID 83701-2720 2083881200 |

Priority Date: 04/01/1940

Basis: Decreed

Status: Active

Water Supply Bank Status: Active

| <u>Source</u> | <u>Tributary</u> |
|----------------|------------------|
| BIG WOOD RIVER | MALAD RIVER |

| <u>Beneficial Use</u> | <u>From</u> | <u>To</u> | <u>Diversion Rate</u> | <u>Volume</u> |
|-----------------------|-------------|-----------|-----------------------|---------------|
| MUNICIPAL | 04/15 | 10/31 | 1.039 CFS | |
| Total Diversion | | | 1.039 CFS | |

Location of Point(s) of Diversion:

BIG WOOD RIVER | SWNW | Sec. 20 | Township 03N | Range 18E | BLAINE County

Place(s) of use:

Place of Use Legal Description: MUNICIPAL BLAINE County

| <u>Township</u> | <u>Range</u> | <u>Section</u> | <u>Lot</u> | <u>Tract</u> | <u>Acres</u> |
|-----------------|--------------|----------------|------------|--------------|--------------|------------|--------------|--------------|------------|--------------|--------------|------------|--------------|--------------|
| | | | | | | | | | | | | | | |

| | | | | | | | | | | |
|-----|-----|----|------|-----|------|----|------|-----|------|----|
| 02N | 18E | 15 | NENW | 6.4 | NWNW | 20 | SWNW | 10 | SENW | 31 |
| | | | NESW | 28 | | | | | | |
| | | | NWSE | 20 | SWSE | 35 | SESE | 8.3 | | |

Total Acres: 158.7

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2. The municipal purpose of use is for the irrigation of the grass landing strip at Friedman Memorial Airport.
3. C04 Right includes accomplished change in purpose of use pursuant to Section 42-1425, Idaho Code.

Dates:

Licensed Date:

Decreed Date: 07/29/2011

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number: 37

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

Water Supply Bank:

Lessor Name(s): CITY OF HAILEY

Lease Status: Active

Lease Amount: 412.2

Rental Availability: 412.2

Date Received: 10/9/2015

Lease Begin Date: 10/9/2015

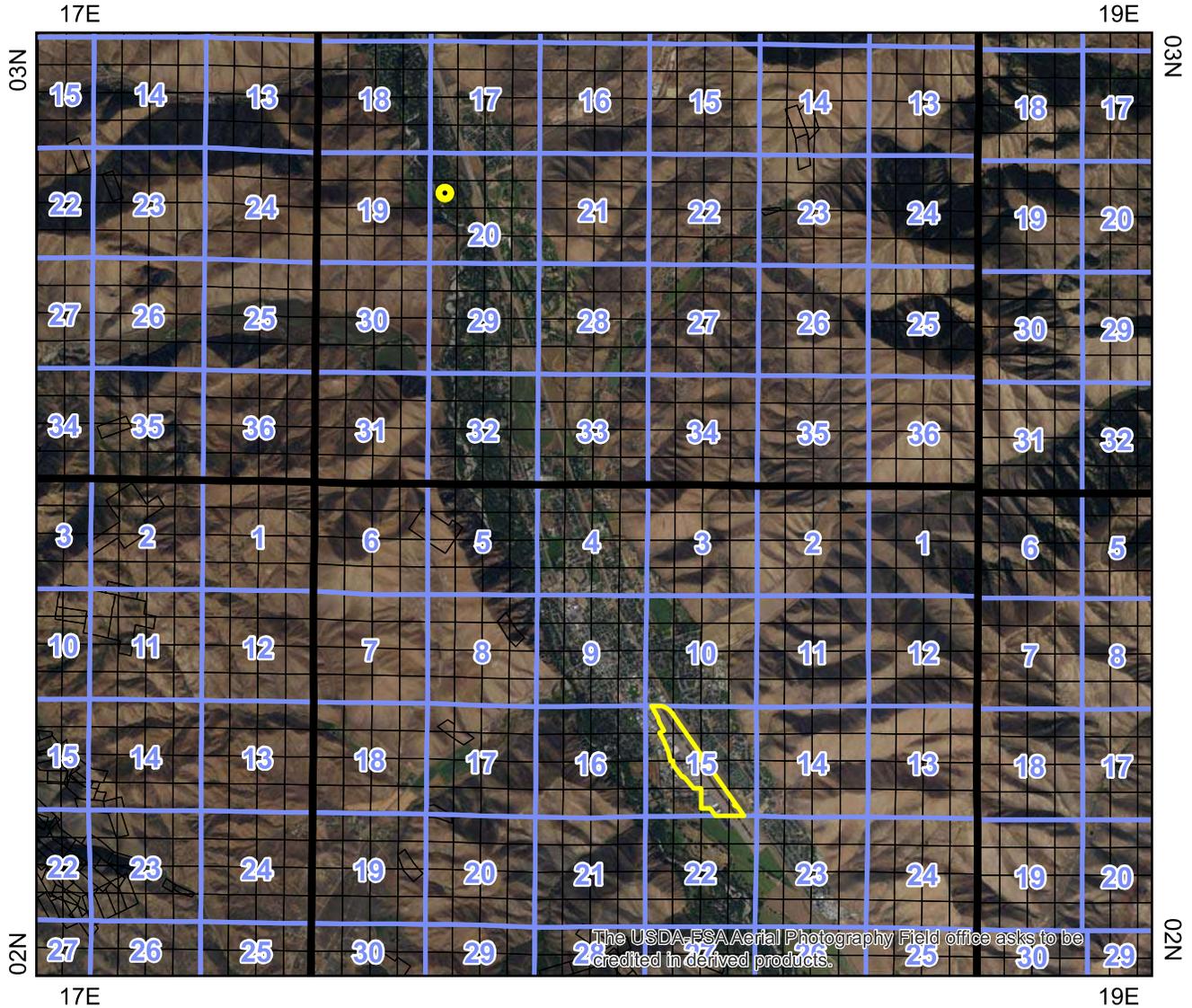
Expiration Date: 12/31/2019

State of Idaho
 Department of Water Resources

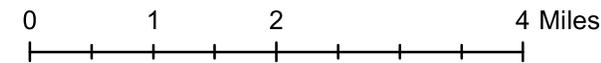
Water Right
37-906

MUNICIPAL

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



-  Point of Diversion
-  Water Service Area Boundary
-  Townships
-  PLS Sections
-  Quarter Quarters



Return to Agenda

AGENDA ITEM SUMMARY

DATE: 02/14/2022 **DEPARTMENT:** HPD **DEPT. HEAD SIGNATURE:** SE

SUBJECT:

Motion to approve Resolution 2022-____, authorizing the Mayor's signature on a 5-year Municipal Lease with The Bancorp (Commercial Fleet Leasing) for two (2) 2022 Ford Explorer Interceptor SUVs.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The total lease amount is \$100,813.14, with the five (5) annual payments being \$18,240 (\$91,200 total), and an anticipated APR of 4.8%.

The upside to these two (2) 2022 Ford Interceptors over previous HPD Police acquired vehicles is substantial, as all total fees for both Fords (vehicle cost @ \$79,144, upfitting/equipment @ \$18,469.14, and decals @ \$3,200) are all inclusive in the lease price. We also keep the vehicles through the full five (5) year lease and will most-likely see money back to the city or in an escrow fund to offset future leasing costs of approximately \$3,750 - \$4,950, and we have a vehicle warranty throughout the entire lease. Plus, the biggest aspect is they come police and patrol ready, improving continued morale and hopefully recruitment and retention.

Please see attachments for more info, including the Master Lease Agreement (MLA) with The Bancorp.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle

Budget Line Item # _____ YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments: _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> City Administrator | <input type="checkbox"/> Library | <input type="checkbox"/> Benefits Committee |
| <input checked="" type="checkbox"/> City Attorney | <input checked="" type="checkbox"/> Mayor | <input type="checkbox"/> Streets |
| <input checked="" type="checkbox"/> City Clerk | <input type="checkbox"/> Planning | <input checked="" type="checkbox"/> Treasurer |
| <input type="checkbox"/> Building | <input checked="" type="checkbox"/> Police | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Engineer | <input type="checkbox"/> Public Works, Parks | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> P & Z Commission | <input type="checkbox"/> _____ |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Resolution 2022-____, authorizing the Mayor's signature on a 5-year Municipal Lease Agreement with The Bancorp for two (2) 2022 Ford Explorer Interceptor SUVs for HPD.

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record
Copies (all info.): _____

*Additional/Exceptional Originals to: _____
Copies (AIS only)

Instrument # _____

Steve England

From: Peterson, Mike <mpeterson@thebancorp.com>
Sent: Tuesday, February 08, 2022 2:09 PM
To: Steve England
Subject: Lease information

Hi Steve,

You lease costs are based on the following information and cost analysis

Price of the vehicle: \$39,572.00
Upfitting, Day Wireless: \$9,234.57
Graphics: \$1,600.00
Total Capital Cost: \$50,406.57

Proposed Lease Term:

5 year term, using residual value of \$13,500.00 (This is used against the capital cost to lower the lease payment. At end of term, vehicle will be sold with funds above residual returned to your city as revenue.)

Anticipated APR on Term – 4.8%

Payment: \$9,120.00 per year, per vehicle

Future Re-sale estimates

Current resale value of a 5 year old Ford Explorer Police unit with 60k miles - \$17,225 to \$18,450. If sold today, the city could expect to get a refund of \$3,750 to \$4,950 per vehicle.

Mike Peterson

Assistant Vice President
Commercial Fleet Leasing
Government Leasing Specialist
435-999-0455 (Mobile)



917 West 600 North Suite 103
Logan, UT 84321



G R O U P

FLEET

OUT THE DOOR QUOTE FROM MOUNTAIN HOME AUTO RANCH

| MODEL | MAKE | YEAR |
|--------------------|--------------|-----------------|
| POLICE INTERCEPTOR | FORD | 2022 |
| FLEET BASE PRICING | \$ 35,077.00 | |
| OPTIONS | \$ 4,495.00 | |
| STATE ADMIN FEE | \$ - | |
| TOTAL | \$ 39,572.00 | F.O.B. MT. HOME |

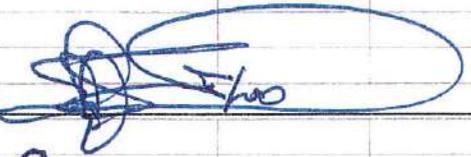
PURCHASER: HAILEY POLICE DEPT.
PIGGYBACKED OFF CITY OF BOISE CONTRACT

Vernon 'Butch' Wade

208-249-1330 Cell

Email: vernonwade@msn.com

OKAY TO ORDER PER SPECS

X 

NUMBER OF UNITS

X 2

CONTACT

STEVE ENGLAND

PHONE NUMBER

208-788-3531



Quote

Quote # -8
 Date: 11/3/2021
 Expiration Date: 2/1/2022

To: Hailey Police Department
 Chief England

| Day/Wireless Contact | Project Name | Payment Terms |
|----------------------|--|---------------|
| Dan Argyle | 2022 Ford Interceptor Utility Road Package | Net 30 |

Parts & Materials

| QTY | Description | Price | Extended Price |
|-------------------------|--|------------|-------------------|
| 1 | 54" Canator WC Series DUO LED Lightbar | \$1,498.67 | \$1,498.67 |
| 1 | Mounting Kit for 2022 Ford Interceptor Utility | \$0.00 | \$0.00 |
| 2 | ION T Series Super LED Red/Blue 2 Mounted in Grill | \$90.67 | \$181.34 |
| 2 | Universal Mounting Bracket | \$12.00 | \$24.00 |
| 1 | Headlight Flasher | \$60.00 | \$60.00 |
| 1 | Solid State Taillight Flasher | \$90.40 | \$90.40 |
| 1 | Day Console | \$466.67 | \$466.67 |
| 1 | x1 of head face plate | \$23.33 | \$23.33 |
| 1 | Cup Holder | \$51.33 | \$51.33 |
| 1 | CanCom Face Plate | \$24.67 | \$24.67 |
| 1 | 3 cig hole 4" face plate | \$12.00 | \$12.00 |
| 3 | (3) Cig Plugs | \$9.31 | \$27.93 |
| 1 | 3" Filler plate | \$9.67 | \$9.67 |
| 1 | 11" Slide Out Locking Swing Arm with Low Profile Motion Device Adapter | \$272.44 | \$272.44 |
| 1 | Close to dash mount | \$86.00 | \$86.00 |
| 1 | Clam Shell Mount | \$59.33 | \$59.33 |
| 1 | Single Prisoner Partition w/Poly | \$1,007.07 | \$1,007.07 |
| 1 | Rear Cargo Partition Poly | \$461.16 | \$461.16 |
| 1 | Window Barner Poly | \$279.07 | \$279.07 |
| 1 | Door Panel TPO Plastic Black | \$234.36 | \$234.36 |
| 1 | Firearm Mount SPT Transfer Kit | \$66.36 | \$66.36 |
| 1 | Single T-Rail Mount Universal XL w/Handcuff Override | \$307.07 | \$307.07 |
| 1 | 17" Antenna Cable with NMO Mount | \$22.00 | \$22.00 |
| 1 | Low Profile Antenna | \$31.33 | \$31.33 |
| 1 | Universal Equipment Storage Box Cargo Area | \$213.97 | \$213.97 |
| 1 | CPU w/smart timer, 20 ft output | \$647.06 | \$647.06 |
| 2 | Mic Clip Bracket | \$6.87 | \$13.34 |
| 2 | Magnetic Mic Kit | \$32.00 | \$64.00 |
| 1 | Customer Supplied Radio | \$0.00 | \$0.00 |
| 1 | Customer Supplied Radar | \$0.00 | \$0.00 |
| 1 | Customer Supplied Watchguard | \$0.00 | \$0.00 |
| 1 | Misc. Hardware Wiring/Connectors, etc. | \$150.00 | \$150.00 |
| Equipment Total: | | | \$6,384.57 |

Labor

| Description of Work | Total |
|--|-------------------|
| FULL UPFITTING 2022 FORD INTERCEPTOR UTILITY | \$2,450.00 |
| Labor Total: | \$2,450.00 |

Other Expenses

| Description | Total |
|---------------------|-----------------|
| EQUIPMENT SHIPPING | \$400.00 |
| Other Total: | \$400.00 |

Grand Total: \$9,234.57

Notes

Quotation for goods and services named.
 To Accept this quotation, sign here and return.  Date 11/05/2021
 Thank you for your Business

**CITY OF HAILEY
RESOLUTION NO. 2022-___**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY
AUTHORIZING THE EXECUTION OF A LEASE WITH BANCORP FOR 2 HPD
VEHICLES**

WHEREAS, the City of Hailey desires to enter into a lease agreement with THE BANCORP under which HAILEY will lease 2 Ford Police Interceptors for 5 years.

WHEREAS, the City of Hailey and Chamber have agreed to the terms and conditions of the Lease, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey approves the Lease between the City of Hailey and THE BANCORP and that the Mayor is authorized to execute the attached Lease Agreement,

Passed this 12th day of February, 2022.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk



**MASTER LEASE AGREEMENT
MUNICIPAL**

The Bancorp Bank ("Lessor") with offices at 917 West 600 North Suite 103, Logan, UT 84321 and the undersigned

City of Hailey ("Lessee")

with offices at 115 Main Street South, Suite H, Hailey, ID 83333 hereby agree as follows:

1. **Use of Lease.** Lessee may finance Lessee's acquisition of vehicles (with all accessories, individually a "vehicle" and collectively "vehicles") under this lease. When Lessee wishes a vehicle to be covered hereby, Lessee will advise Lessor and upon agreement as to the terms the vehicle will be ordered and delivered in accordance with Lessor's usual procedures. Lessee will accept a vehicle on delivery. Lessor will deliver to Lessee a Schedule reflecting the agreed terms, which Lessee will sign promptly and return to Lessor.
2. **Lease Intended for Security.** This lease is a "lease intended for security". Accordingly, Lessee grants Lessor a security interest in each vehicle, which will secure Lessee's obligations to Lessor hereunder and under any other agreement in favor of Lessor. Lessee shall insure that Lessee has vehicle ownership and that Lessor's lien is the sole lien against a vehicle, other than the lien for property and similar taxes not yet due. As between the parties, Lessee takes the vehicles, AS-IS AND WITH ALL FAULTS. Lessee acknowledges that Lessee's obligations hereunder will not be released or otherwise affected if Lessee has any problems with any vehicle or for any other reason.
3. **Payments.** The monthly payment shall be due on the tenth day of the month following delivery of the vehicle(s). Subsequent lease payments will be due on the (10th) of each succeeding month up to and including the month during which the term expires for the vehicle, Lessee surrenders the vehicle to Lessor pursuant to the Termination Settlement paragraph or the Settlement Value thereof becomes due in accordance with the Loss or Destruction or Remedies paragraph, whether or not Lessor has rendered an invoice for any such payment. Any other amounts due hereunder will be payable upon demand. Upon payment of all amounts due under this lease as to a vehicle and the curing of any then defaults, Lessor will release Lessor's lien in the vehicle. Lessee will pay a late charge of \$25 if any amount is not paid within 10 days of the due date and interest at 1.5% per month from the due date until paid on all amounts past due.
4. **Tax Consideration.** This lease is intended to provide Lessor (or its consolidating entity) (a) tax free interest as provided by the Internal Revenue Code of 1986, as amended ("the Code") without any loss of deductibility of carrying costs and (b) similar tax exempt and deductibility treatment to the extent so provided under the laws of the State of Florida, (the "State").
5. **Left blank intentionally.**
6. **Non-Appropriation.** If no funds or insufficient funds are appropriated in any fiscal year for lease amounts due as to any vehicle and under law Lessee has a right to terminate this lease as to the related vehicle because of such non-appropriation, Lessee shall immediately notify Lessor of such occurrence, and this lease shall terminate as to such vehicle on the last day of the fiscal period for which appropriations were received, without penalty or expense to Lessee except as to related amounts herein for which funds shall have been appropriated and budgeted or are otherwise available and past due amounts and damages because of Lessee's default hereunder. Upon such termination, Lessee shall peaceably surrender possession of the vehicle to Lessor at a location contemplated in the Termination Settlement paragraph. Lessor shall have all legal and equitable rights and remedies to take possession of the vehicle. Lessee agrees (a) that it will not cancel this lease if any funds are appropriated to it, or by it, for the acquisition, retention, or operation of another vehicle performing functions similar to the vehicle for the fiscal period in which such termination occurs or the next succeeding fiscal period thereafter and (b) that Lessee shall not give priority in the application of funds to any other functionally similar property.
7. **Titling; Registration.** Except as Lessor may title or register a vehicle, each vehicle will be titled and/or registered by Lessee as Lessor's agent and attorney-in-fact with full power and authority to register (but without power to affect title to) the vehicle in such manner and in such jurisdiction or jurisdictions as Lessor directs. Lessee will promptly notify Lessor of any necessary or advisable re-titling and/or re-registration of a vehicle in a jurisdiction other than the one in which such vehicle is then titled and/or registered. Lessee will use reasonable efforts to cause any and all documents of title will be furnished or caused to be furnished Lessor by Lessee within sixty (60) days of the date any titling or registering or re-titling or re-registering, as appropriate, is directed by Lessor.
8. **Other Duties Regarding Vehicles.** Lessee will file all returns and pay all taxes related to each vehicle or this lease. Lessee will use a vehicle in accordance with all laws and manufacturer's and insurance company instructions. Each vehicle will be permanently garaged, and not removed from that state for more than thirty (30) days or the United States, at the vehicle location set forth in the applicable Schedule A, unless Lessor consents to Lessee's movement of the vehicle. Lessee will maintain each vehicle in good condition and repair, pay all costs of operation and not make any detrimental additions or modifications. Lessee will allow Lessor to inspect any vehicle and Lessee's related records upon reasonable prior notice.

9. **Assignment.** Lessee will not sell, transfer, lend, lease or grant a further lien in any vehicle. Lessor may assign Lessor's rights hereunder, and if Lessee receives notice of an assignment, Lessee will pay any assigned amounts as directed in the notice. ANY ASSIGNEE'S RIGHTS WILL BE FREE OF ANY CLAIMS LESSEE MAY HAVE AGAINST LESSOR.
10. **Loss or Destruction.** Lessee will notify Lessor of any significant damage to or the loss or destruction of vehicle. If Lessor determines the vehicle is repairable or may be replaced, Lessee will promptly repair or replace the vehicle. Otherwise Lessee will pay Lessor the sum (the "Settlement Value") of (a) all amounts then owed by Lessee to Lessor, (b) the amortized depreciated value of the original value of the vehicle set forth in the Schedule and (c) sum of two (2) rent payments. Upon such payment, Lessee's payment obligations as to the vehicle will be satisfied.
11. **Insurance; Indemnity.** Lessee will maintain physical damage insurance on the Vehicles. Lessee shall also provide liability insurance of at least \$500,000 single limit. The insurance must be primary, list Lessor as loss payee and, if relevant, an additional insured, provide Lessor at least 10 days' notice of change or cancellation and be issued by an insurance company acceptable to Lessor. Lessee will provide Lessor such evidence of this coverage as Lessor may request. Lessee can self-insure for physical damage coverage and liability up to the state limit. Lessee also agrees to indemnify, defend and hold Lessor harmless against all claims, suits, losses, damages and expenses, including attorney's fees and court costs, incurred by or asserted against Lessor arising out of the Vehicles or this lease. This indemnity includes strict and vicarious liability.
12. **Termination Settlement.** If the term of the lease exceeds twelve (12) months, at any time after twelve (12) months from delivery of a vehicle Lessee, upon not less than ten (10) days prior notice to Lessor and provided the lease is not in default, may surrender the vehicle to Lessor at Lessor's office address shown above or at a location mutually agreed upon by the parties for sale by Lessor as more fully set forth above. Lessee will so surrender the vehicle at such location for such sale at lease expiration. Following such surrender Lessor will sell the vehicle through Lessor's standard wholesale sales procedure for the highest bona fide bid received and open at time of sale, provided that Lessor may choose alternatively to retain the vehicle. Lessor may move the vehicle from the location where surrendered to any other location, including to Lessor's office location shown above where the vehicle is returned to another location, Lessor deems advisable and/or clean and repair the vehicle in connection with such sale in Lessor's sole discretion. If the amount received by Lessor on account of such sale or the highest bona fide bid received and open at time of crediting where the vehicle is retained, as appropriate, net in either instance of a handling charge of \$150.00 and Lessor's cost of sale, including sales commissions and costs of cleaning, repairing or transporting the vehicle, is greater than the vehicle's then Settlement Value, Lessee will have no settlement obligation to Lessor as to the vehicle and the excess will be returned to Lessee after application to any amounts then owed by Lessee to Lessor; if less, Lessee will pay Lessor the difference. Alternatively, if the lease is not in default, Lessee may pay the Settlement Value and retain the vehicle free of Lessor's lien.
13. **Default.** If (a) Lessee fails to make any payment due hereunder within 10 days of the due date, (b) Lessee breaches any of its other obligations hereunder or under any other agreement under which Lessee has obligations to Lessor, (c) any warranty or representation made by Lessee to Lessor is materially incorrect or misleading when made, (d) there is a cessation of Lessee's governmental functions, or (e) insolvency proceedings are instituted by or against Lessee, this lease will be in default.
14. **Remedies.** If a default occurs, Lessor may (a) declare the Settlement Value due as to any or all vehicles, (b) exercise all rights of a secured creditor under the Uniform Commercial Code, (c) perform any obligation Lessee has failed to perform, in which case Lessee will reimburse Lessor's related costs and expenses, and (d) exercise any other rights available to Lessor under law or equity. Lessee will pay Lessor all costs and expenses, including repossession and court costs and attorneys' fees, Lessor expends in enforcing its rights. All remedies are cumulative and may be exercised separately or together from time to time. No waiver by Lessor of any default or remedy will be binding unless acknowledged by Lessor in writing.
15. **Lessee's Representations.** Lessee represents that this lease has been duly authorized, executed and delivered by Lessee and constitutes Lessee's valid and binding obligation enforceable in accordance with its terms. Lessee also represents that this lease does not violate Lessee's charter documents, any agreement by which Lessee is bound or any law or obligation binding on Lessee and that Lessor's lien rights are governed by the Uniform Commercial Code.
16. **Notices.** Any notices relating to this lease must be in writing and will be effective when deposited in the United States Mail with proper first class postage paid, addressed to the appropriate party at the respective address indicated above or at such other address of which the party has provided the other notice as contemplated in this paragraph.
17. **General Provisions.** Any security deposit set forth in a Schedule A will be held by Lessor without interest and may be applied by Lessor to any of Lessee's past due obligations hereunder. Any balance remaining will be returned to Lessee upon payment of all amounts due under this lease as to the relevant vehicle and the curing of any then defaults. Lessee will provide Lessor any further documents and information Lessor may request in connection with this lease. This lease binds the parties and their successors and assigns and constitutes the entire agreement between the parties respecting the vehicles. Any amendment must be in writing signed by the party to be bound. Any unenforceable provision shall be deemed deleted without affecting the remainder of the lease. This lease will be governed by Florida law. Paragraph headings are for convenience only. Time is of the essence of this lease. **The parties waive any right to a jury trial in any related action. Any waiver must be in writing.**

18. **Bank-Qualified Tax Designation.** **Initial box if this paragraph applies.** Lessee certifies that Lessee and any subordinate entities does not expect to, and will not issue more than **\$10,000,000** of obligations the interest on which is excludable from the gross income of the holder thereof for federal income tax purposes during any calendar year in which a vehicle is accepted under this lease. Lessee will designate the obligations undertaken pursuant to this lease with respect to all vehicles covered hereby as "qualified tax exempt obligations" within the meaning of §265 (b)(3)(D) of the Code. Lessee agrees to take all actions required of Lessee for Lessor to have, and not to take any action which would preclude Lessee from having, available such treatment, including, without limitation, filing of an IRS Form 8038-G. If Lessor (a) loses the right to claim, does not have or does not claim (based upon the advice of the Lessor's tax counsel) such exclusion of interest or deductibility or (b) if there is disallowed, deferred or recaptured, in whole or in part, any such tax free interest or deductibility for any reason (unless due solely to Lessor's failure to claim the tax free interest or deductibility on a timely basis in the absence of such advice) or (c) there is after the date hereof any change in federal, state, local or foreign tax law or tax rates which Lessor calculates has the direct effect of reducing Lessor's net after tax return respecting this lease (any of the foregoing constituting a "Loss"), then Lessee shall pay to Lessor, on demand, an after tax amount which after payment of all taxes, interest and penalties required to be paid by Lessor, restores Lessor to the same net after tax position Lessor would have enjoyed had such Loss not occurred. Upon Lessor's being notified by any tax authority of a potential Loss, Lessor will notify Lessee promptly thereof. Lessor agrees to exercise in good faith Lessor's best efforts, as determined in the sole discretion of Lessor's tax counsel to be reasonable for Lessor, to avoid Lessee's payment of such additional amounts; provided that Lessor has sole discretion as to proceeding beyond the level of an auditing agent; and Lessor shall not take any action unless Lessee shall indemnify Lessor in advance for all costs and expenses to be incurred, including accountants' and attorneys' fees.

By signing below, Lessor and Lessee agree the terms of this lease will govern Lessor's financing of Lessee's acquisition of the vehicles.

Dated: 01/26/2022

| | |
|---|---|
| <p>LESSEE City of Hailey</p> <p>ADDRESS</p> <p>Signature _____</p> <p>Title _____</p> <p>Signature _____</p> <p>Title _____</p> <p>Signature _____</p> <p>Title _____</p> | <p>Signature _____</p> <p>Title _____</p> <p>Signature _____</p> <p>Title _____</p> <hr/> <p>LESSOR The Bancorp Bank</p> <p>Signature _____</p> <p>Title _____</p> |
|---|---|



OPEN-END LEASE SCHEDULE

The following vehicle is hereby added to the Master Lease Agreement Open-End Lease dated 01/26/2022, (the "Master Lease Agreement") between The Bancorp Bank (Lessor) and City of Hailey (Lessee).

Customer # TBD

Date 01/26/2022

Unit # TBD

| | |
|-------------------------------|--|
| Year, Make & Model | Garaging Address |
| 2022 Ford Interceptor SUV AWD | 115 Main Street South, Suite H Hailey, ID 83333 |
| VIN | |
| TBD | |

| Exterior Color | Interior Color | Optional Equipment | State of Registration | Est. Annual Mileage |
|----------------|----------------|---|-----------------------|---------------------|
| White | Gray | Emergency Response Equipment and Graphics | ID | 12000 |

| | | | |
|--------------------------------------|-------------------|---|--------------------|
| Term & Frequency | <u>5 Annual</u> | Security Deposit | <u>\$0.00</u> |
| Base Payment | <u>\$9,120.00</u> | Down Payment | <u>\$0.00</u> |
| Sales / Use Tax | <u>Exempt</u> | Termination Value | <u>\$13,500.00</u> |
| Total Periodic Annual Payment | <u>\$9,120.00</u> | Estimated Initial Tax & Tags | <u>Exempt</u> |
| Interim Rent | <u>\$0.00</u> | | |

Additional Terms and Conditions:
5 year term with residual. Estimated 12k miles per year

** EXAMPLE*

| | |
|------------------------------|--------------------------------|
| LESSEE City of Hailey | Signature _____ |
| Signature _____ | Title _____ |
| Title _____ | |
| Signature _____ | LESSOR The Bancorp Bank |
| Title _____ | Signature _____ |
| | Title _____ |

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 02/14/2022

DEPARTMENT: Community Development

DEPT. HEAD: LH

SUBJECT: Independent Contractor Agreement - Hailey Town Center West Short-Term Uses Workshop

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code: _____
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Short Term Uses Workshop Summary:

In 2021, the City of Hailey acquired the building adjacent and directly west of City Hall (116 South River Street). In 2022, the City of Hailey contracted with local consultant, David Anttila, to lead stakeholder groups (Boards, Commissions and Council) and community workshops that discussed short and long-term design ideas, programmatic uses, goals and objectives, and opportunities for and within the space. While long-term plans are important to the City’s overall strategy, Staff directed the consultant to focus these workshops on the short-term uses (next two years) of the interior and exterior spaces. We had agreed on an hourly cost in advance of the work, and are wrapping up approval of the contract as we near completion of the work.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____

Estimated Hours Spent to Date: _____

Staff Contact: _____

Caselle # _____

YTD Line-Item Balance \$ _____

Estimated Completion Date: _____

Phone #: _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

| | | | |
|----------------------|-------------------------|----------------|--------------|
| ___ City Attorney | ___ City Administrator | ___ Engineer | ___ Building |
| ___ Library | ___ Planning | ___ Fire Dept. | ___ _____ |
| ___ Safety Committee | ___ P & Z Commission | ___ Police | ___ _____ |
| ___ Streets | ___ Public Works, Parks | ___ Mayor | ___ _____ |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Resolution 2022-___ authorizing independent contractor agreement with Dave Anttila to prepare materials for and lead community workshops and report to council on Hailey Town Center short, mid, long term uses.

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt. /Order Originals: _____ *Additional/Exceptional Originals to: _____
Copies (all info.): _____ Copies
Instrument # _____

**CITY OF HAILEY
RESOLUTION NO. 2022-_____**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY
AUTHORIZING THE EXECUTION OF AN INDEPENDENT CONTRACTOR'S
AGREEMENT WITH DAVE ANTTILA FOR PROFESSIONAL SERVICES**

WHEREAS, the City of Hailey desires to enter into an agreement with Dave Anttila as an independent contractor; and

WHEREAS, the City of Hailey and Dave Anttila have agreed to the terms and conditions of the contract for services, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the attached agreement with Dave Anttila for professional services within calendar year 2022 is approved at a cost of \$80.00 per hour.

Passed this 14th day of February, 2022.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

CONTRACT FOR SERVICES

(David Anttila)

THIS CONTRACT FOR SERVICES (the "Agreement") is made and entered into the 9th day of February, 2022 by and between: the CITY OF HAILEY, an Idaho municipal corporation ("City") and David Anttila, an Idaho independent contractor ("Contractor").

RECITALS

WHEREAS, the City is a municipal corporation duly organized and existing under the laws of the State of Idaho; and

WHEREAS, the Contractor is an Idaho independent contractor duly organized and existing under the laws of the State of Idaho; and

WHEREAS, pursuant to Idaho Code 50-301, the City is empowered to enter into contracts as may be deemed necessary to promote the welfare of the City and its residents; and

WHEREAS, it is deemed in the best interest of the City to acquire, by contract, certain services to be performed by the Contractor. These activities are determined to be ordinary and necessary expenses for the economic well-being of the City and its residents.

NOW, THEREFORE, on the basis of the foregoing recitals, upon good and valuable consideration, and upon Resolution duly passed by the Hailey City Council, the parties agree as follows:

1. Incorporation of Recitals. The Recitals set forth herein above are hereby incorporated into and made an integral part of the Agreement.
2. The Services. The Contractor shall provide administrative and management services reasonably necessary to support the City. Collectively the Services are listed in the attached Exhibit A to this Agreement.
3. Consideration. City shall pay Contractor the sum of \$80.00 (EIGHTY DOLLARS) per hour for services incurred during fiscal year ending September 30, 2022.
4. Time of Performance. Contractor shall provide the Services in a professional and timely manner.

5. Independent Contractor. City and Contractor hereby agree that Contractor shall perform the Services exclusively as an independent contractor and not as employee or agent of City. The Parties do not intend to create through this Agreement any partnership, corporation, employer/employee relationship, joint venture or other business entity or relationship other than that of independent contractor. Contractor, its agents and employees shall not receive nor be entitled to any employment-related benefits from City including without limitation, workers compensation insurance, unemployment insurance, health insurance, retirement benefits or any benefit that City offers its employees. Contractor shall be solely responsible for the payment of all payroll and withholding taxes for amounts paid to Contractor under this Agreement and for Contractor's payments for work performed in performance of this Agreement by Contractor, its agents and employees; and Contractor hereby releases, holds harmless and agrees to indemnify City from and against any and all claims or penalties, which in any manner relate to or arise from any failure to pay such payroll or withholding taxes.
6. Compliance with Laws/Public Records. Contractor, its agents and employees shall comply with all federal, state and local laws, rules and ordinances. This Agreement does not relieve Contractor of any obligation or responsibility imposed upon Contractor by law. Without limitation, Contractor hereby acknowledges that all writings and documents, including without limitation email, containing information relating to the conduct or administration of the public's business prepared by Contractor for City regardless of physical form or characteristics may be public records pursuant to Idaho Code Sections 9-337 et seq. Contractor further acknowledges that, subject to certain limitations, the public may examine and take a copy of all such public writings and records. Accordingly, Contractor shall maintain such writings and records in such a manner that they may be readily identified, retrieved and made available for such inspection and copying.
7. Notice. All notices, requests, demands or other communication required or provided for under this Agreement, other than instructions given by City pursuant to Paragraph 2 herein above shall be in writing. Notices to City and Contractor shall be addressed as follows:

CITY OF HAILEY:
City Clerk
115 South Main Street
Hailey, ID 83333

INDEPENDENT CONTRACTOR
David Anttila
PO Box 1292
Hailey ID 83333

8. Non-Assignment. Contractor hereby acknowledges that City has agreed to enter into this Agreement in part on Contractor's unique skills and reputation for professional work. Accordingly, Contractor may not assign or transfer in any manner this Agreement or any of Contractor's right, title or interest in or to this Agreement without the prior written consent of City which may be withheld for any reason.
9. Amendments. This Agreement may only be changed, modified, or amended in writing executed by all parties.
10. Headings. The headings in the Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define, or limit the scope, extent, or intent of this Agreement or any provision hereof.
11. Attorney Fees and Costs. In the event that either party hereto is required to retain the services of an attorney to enforce any of its rights hereunder, the non-prevailing party shall pay to the prevailing party all reasonable costs and attorney fees incurred in such enforcement, whether or not litigation is commenced and including reasonable costs and attorney fees on appeal.
12. No Presumptions. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of the document.
13. Governing Law. This Agreement shall be governed by the laws and decisions of the State of Idaho.
14. Entire Agreement. This Agreement contains the entire Agreement between the parties respecting the matters herein set forth and supersedes all prior Agreements between the parties hereto respecting such matter.
15. Execution and Fax Copies and Signatures. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
16. Authority. The parties executing this Agreement warrant, state, acknowledge, and affirm that they have the authority to sign the same and to bind themselves to the terms contained herein.

IN WITNESS WHEREOF, the parties have signed this Agreement the day and year first above written.

CITY OF HAILEY

INDEPENDENT CONTRACTOR

Martha Burke, Mayor



David Anttila

ATTEST:

Mary Cone, City Clerk

EXHIBIT – SCOPE OF WORK

EXHIBIT A

CITY OF HAILEY TOWN SQUARE PLANNING PROPOSAL

January 1, 2022

SCOPE OF WORK

David Anttila (Anttila Designs) will research the collection of data from previous reports, design concepts and public input for development of Hailey Town Square. In addition, presentations and meetings with city stakeholders and the public will be held to develop a master plan and recommended uses for the Hailey Town Center Plaza, and the recently acquired building at 116 S River Street (formerly known as the Copy/Print Building). The intent is to develop a program of best uses as well as (2) diagrammatic options to show the potential of the developed exterior space.

Included are:

- (3) meetings with city staff/stakeholders
- (2) meeting with the public (to be held at 116 S River Street)

Documents/Presentations to be developed:

- 2021-2022 Process Timeline
- 2021-2022 Programmatic Uses
- Inspiration/thought starter images ideas
- Stakeholder's Workshop Presentation
- Public Workshop Presentation
- Workshop Summary

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 02/14/21 **DEPARTMENT:** Administration **DEPT. HEAD SIGNATURE:** MHC

SUBJECT:

Motion to approve Resolution 2022-____, declaring Surplus Personal property, authorizing its sale, recycle or disposal.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The Library has purchased new shelving for the Children's area. They are going to sell the old shelving to a metal recycler.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle

Budget Line Item # _____ YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments: _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

| | | | |
|----------------------|----------------------|----------------|--------------|
| ___ City Attorney | __X__ City Clerk | ___ Engineer | ___ Building |
| ___ Library | ___ Planning | ___ Fire Dept. | ___ _____ |
| ___ Safety Committee | ___ P & Z Commission | ___ Police | ___ _____ |
| ___ Streets | ___ Public Works, WW | ___ Mayor | ___ _____ |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Resolution 2022-____, declaring Surplus Personal Property and authorizing its disposal, recycle or sale of said property.

FOLLOW-UP REMARKS:*

**CITY OF HAILEY
RESOLUTION NO. 2022-__**

RESOLUTION OF THE CITY OF HAILEY, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, DECLARING CITY PERSONAL PROPERTY SURPLUS AND TO PROVIDE FOR ITS DISPOSAL THROUGH SALE, DONATION, TRANSFER, RECYCLING, DISCARDING, DESTRUCTION, OR EXCHANGE; AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, AND APPROVAL ACCORDING TO LAW.

WHEREAS, City personal property has limited economic and/or useful life;

WHEREAS, pursuant to Idaho Code Section 50-907, cities must provide written request with a detailed list of proposed items to the Idaho State Historical Society Archivist prior to destruction, and the Archivist has thirty (30) days to accept or decline the records;

WHEREAS, prior to destruction or disposal of any non-permanent record as defined by our Records Retention Schedule with Resolution No. 2011-56, the Idaho State Historical Archivist has declined to accept our records and authorized City of Hailey to proceed with process of declaring them as surplus property;

WHEREAS, notification to the State Archivist on documents for destruction is no longer required that are not deemed Permanent records § 50-907, effective July 1, 2016;

WHEREAS, the City Council must then authorize the destruction by Resolution; and

WHEREAS The City Clerk of the City of Hailey, Idaho is requesting that the following documents be designated as surplus property and are no longer required to conduct City business:

| Record type | Date range of records | Retention minimum | Okay to destroy after: |
|-----------------------|------------------------------|--------------------------|-------------------------------|
| <i>Library Items:</i> | | | |
| Book Metal Shelving | <i>n/a</i> | <i>n.a</i> | No longer needed |

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey approves the disposal of all declared surplus personal property as outlined.

Passed this 12th day of February, 2022.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

Return to Agenda



ALCOHOL BEVERAGE LICENSE APPLICATION

APPLICATION FOR:

| | | | |
|----------------------|----------|-------------------------------------|----------|
| Liquor | \$562.50 | <input type="checkbox"/> | _____ |
| Wine by the Drink | \$200.00 | <input checked="" type="checkbox"/> | \$200.00 |
| Beer by the Drink | \$200.00 | <input checked="" type="checkbox"/> | \$200.00 |
| Grocery Sale of Wine | \$200.00 | <input type="checkbox"/> | _____ |
| Grocery Sale of Beer | \$50.00 | <input type="checkbox"/> | _____ |

APPLICATION IS:

| |
|---|
| <input type="checkbox"/> New License |
| <input checked="" type="checkbox"/> Renewal |
| <input type="checkbox"/> Transfer |

TOTAL DUE: \$400.00

Applicant Name: Teresa Beahen Lipman

Business Name: Blaine County Seniors Council Inc DBA The Senior Connection

Business Physical Address: 721 3rd Ave South, Hailey, ID 83333

Business Mailing Address: PO Box 28, Hailey, ID 83333

Business Phone Number: 208-788-3468

Property Owner (if different from applicant): _____

(Applicant must attach certified copy of lease showing that owner consents to sale of alcohol on premises.)

I hereby certify that the above statements are true, complete and correct to the best of my knowledge. I further certify that I have applied for and received the Idaho State Liquor License (copy attached) and the Blaine County Liquor License (copy attached).

Teresa B Lipman
Applicant Signature

10-8-2021
Date

Subscribed and sworn to before me this 24 day of Jan, 20

[Signature]
Notary Public OR City Clerk

Residing at: _____
My Commission Expires _____

| | |
|--------------------------|------------|
| Official Use Only | |
| State License No. | _____ |
| County License No. | <u>129</u> |
| City License No. | <u>60</u> |
| Date Approved by Council | _____ |
| <u>[Signature]</u> | _____ |
| Chief of Police | _____ |

CITY OF HAILEY ■ 115 MAIN ST. S., SUITE H ■ HAILEY, IDAHO 83333 ■ 788-4221



PERSONAL AFFIDAVIT IN SUPPORT OF ALCOHOL BUSINESS LICENSE

Full Name: Teresa Beahen Lipman

SSN: _____ DOB: 12/20/195

Business Address: 721 3rd Ave South Business Phone: 208-788-3468
Hailey, ID 83333

Home Address: 910 Quigley Rd Home Phone: 208-720-6845
Hailey, ID 83333

I am or will be: Sole Owner Partner Officer
Director Stock Holder Manager

Do you have any direct or indirect interest in any other business for the sale of alcoholic beverages?

Yes No

If yes, please explain: _____

Have you ever had an alcohol license denied, suspended or revoked?

Yes No

If yes, please explain: _____

Have you within the last three (3) years been convicted of any violation in any of these United States relating to the importation, transportation, manufacture or sale of alcoholic liquor or beer?

Yes No

Have you within the last five (5) years been convicted of, paid a fine, been placed on probation, received a deferred sentence or withheld judgment, or completed any sentence of confinement for any felony?

Yes No

If yes, please explain: _____

I have read all of the above, and declare under penalty of perjury that each and every statement made is true, correct and complete.

Teresa B. Lipman

Applicant Signature

Subscribed and sworn to before me this _____ day of _____, 20__.

Notary Public Residing at _____ My Commission Expires _____

CITY OF HAILEY ■ 115 MAIN ST. S., SUITE H ■ HAILEY, IDAHO 83333 ■ 788-4221



CORPORATION QUESTIONNAIRE

Corporation Name: Blaine County Seniors Council, Inc.
 Business Name: The Senior Connection
 Physical Address: 721 3rd Ave South, Hailey, ID 83333

Officers and/or Directors:

Title: _____ Name: Please see attachment
 Address: _____

Title: _____ Name: _____
 Address: _____

Title: _____ Name: _____
 Address: _____

Stockholders

Name: _____ Name: _____
 Address: _____ Address: _____

Name: _____ Name: _____
 Address: _____ Address: _____

Name: _____ Name: _____
 Address: _____ Address: _____

I hereby certify that each officer, director and stockholder is the real party in interest with respect to his portion and is not acting directly or indirectly as an agent, employee or representative to any other person not reported to the board.

James B Simpson
 Signature

10-8-2021
 Title

Subscribed and sworn to before me this _____ day of _____, 20__

 Notary Public

 Residing at _____ My Commission Expires _____

THE SENIOR CONNECTION BOARD OF DIRECTORS

Michael Beck – Board Chair and Treasurer, Finance Committee

AFS Financial Solutions

michaelbeckafs@cox-internet.com

Work: 208.788.3006

Cell: 208.721.1394

Erin Buell – Vice Chair, *Cocktails for a Cause* Committee

St. Luke's Center for Community Health – MSW

buelle@slhs.org

Work: 208.727.8733

Heather Dawson – Secretary

City Administrator, City of Hailey

dawsonheather205@gmail.com

Work: 208-788-4221

Mary Colhoun – Director, Sustaining Campaign Committee

Retired

Petey3700@gmail.com

Don Cunningham – Director, Property & Facility Committee

Engelmann Partners, LLC

don@epartllc.com

Cell: 208.720.5089

Office: 208.726.4668

Dr. Joseph Fastow – Director, Medical Advisor

Retired Emergency Room Physician

jfastow@gmail.com

Cell: 301-775-6757

Shelley Seibel – Director, Finance, Co-Chair - Development Committee

Edward Jones

shell.seibel@gmail.com

Work: 208.788.7112

Cell: 208.720.5266

Mardi Shepard – Director, Development, *Cocktails for a Cause* co-chair and *Festival of Trees* board liaison

Volunteer

Mardi.shepard@gmail.com

Cell: 208-720-7631

Chris Simms – Director, Development Committee

Attorney At Law

cpslaw@gmail.com

Work: 208.788.2800

Cell: 208.720.6529

Teresa Beahen Lipman - Executive Director

teresa@seniorconnectionidaho.org

Work: 208.595.1803

Cell: 208.720.6845

From: Idaho State Police Alcohol and Beverage Control <webmaster@accessidaho.org>
Sent: Thursday, July 15, 2021 3:10 PM
To: Jovita Piña
Subject: Beer and Wine License Renewal - Approved - The Senior Connection 5B-11980 - 5B-11980

Your Application has been approved for:

Applicant: Blaine County Senior Council Inc
DBA: The Senior Connection
Premises: 5B-11980
License: 11980

Please submit payment for Blaine County Senior Council Inc ISP ABC License Renewal below:

If you'd rather pay manually, please mail your business check, certified check or money order to:
700 S. Stratford Drive
Ste. 115
Meridian, ID 83642

By mailing your payment into our office, you will be ending the online renewal process.

Your funds will be deposited in accordance to Idaho Code 59-1014.
Deposit of your licensing fees does not guarantee the issuance of a license.

Click Here to Make a Payment - <https://go.egov.com/MPDAPie>

2022

BLAINE COUNTY
STATE OF IDAHO

No. 129

RETAIL ALCOHOLIC BEVERAGE LICENSE

THIS IS TO CERTIFY THAT

BLAINE COUNTY SENIOR COUNCIL INC

doing business as

THE SENIOR CONNECTION

at

721 3RD AVE SO. HAILEY, ID 83333

a(n)

CORPORATION

is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

dated: Beer: 12/16/1946 Retail Liquor: 06/27/1947 Retail Wine: 04/12/1947 Wine By Drink: 06/11/1973.

| | |
|---|---------------|
| Draft and Bottled or Canned Beer | 0.00 |
| Bottled or Canned Beer to be consumed on premises | 75.00 |
| Bottled or Canned Beer not to be consumed on premises | 0.00 |
| Retail Liquor- 129 | 0.00 |
| Retail Wine | 0.00 |
| Wine by the Drink | 100.00 |
| Special Wine (Sunday) | 0.00 |
| TOTAL FEE | 175.00 |

Clerk of the Board of County Commissioners

Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE. VALID as of 08/01/2021 and EXPIRES 07/31/2022.
Witness my hand and seal this 21st day of September, 2021.

Pick Forberg

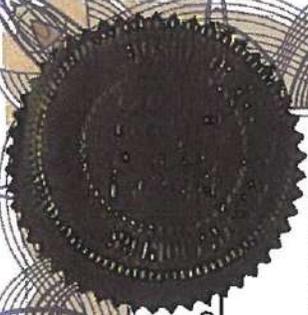
Chairman

Angus McConry

Commissioner

Janis Greenberg

Commissioner



(This license must be conspicuously displayed)

RC100



ALCOHOL BEVERAGE LICENSE APPLICATION

APPLICATION FOR:

| | | | |
|----------------------|----------|-------------------------------------|---------------|
| Liquor | \$562.50 | <input type="checkbox"/> | _____ |
| Wine by the Drink | \$200.00 | <input type="checkbox"/> | _____ |
| Beer by the Drink | \$200.00 | <input type="checkbox"/> | _____ |
| Grocery Sale of Wine | \$200.00 | <input checked="" type="checkbox"/> | <u>200.00</u> |
| Grocery Sale of Beer | \$50.00 | <input checked="" type="checkbox"/> | <u>50.00</u> |

TOTAL DUE: 250.00

APPLICATION IS:

New License
 Renewal
 Transfer

Applicant Name: Oasis Stop 'N Go LLC

Business Name: Base Camp Hailey

Business Physical Address: 600 North Main St. Hailey, ID 83333

Business Mailing Address: 130 2nd Ave N. Twin Falls, ID 83301

Business Phone Number: 208-788-4095 Corporate: 208-733-8503

Property Owner (if different from applicant): Hailey Holding LLC

(Applicant must attach certified copy of lease showing that owner consents to sale of alcohol on premises.)

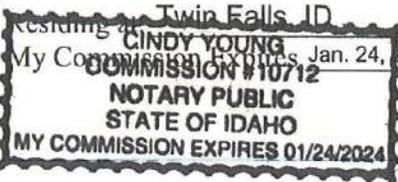
I hereby certify that the above statements are true, complete and correct to the best of my knowledge. I further certify that I have applied for and received the Idaho State Liquor License (copy attached) and the Blaine County Liquor License (copy attached).

[Signature] 9/28/2021
Applicant Signature Date

Subscribed and sworn to before me this 28th day of September, 20 21

[Signature]
Notary Public OR City Clerk

residing at Twin Falls, ID
My Commission Expires Jan. 24, 2024



| | |
|---------------------------------------|-------------|
| <i>Official Use Only</i> | |
| State License No. | <u>3506</u> |
| County License No. | <u>6el</u> |
| City License No. | <u>1712</u> |
| Date Approved by Council | _____ |
| <u>[Signature]</u> Chief of Police | |

CITY OF HAILEY ■ 115 MAIN ST. S., SUITE H ■ HAILEY, IDAHO 83333 ■ 788-4221



PERSONAL AFFIDAVIT IN SUPPORT OF ALCOHOL BUSINESS LICENSE

Full Name: Daniel L. Willie

SSN: 518-50-5948 DOB: 01/25/1944

Business Address: 130 2nd Ave N Business Phone: 208 825-4147
Twin Falls, ID 83301

Home Address: 4047 N Canyon Ridge Dr. Home Phone: 208-280-4147
Twin Falls, ID 83301

I am or will be: Sole Owner Partner Officer
Director Stock Holder Manager

Do you have any direct or indirect interest in any other business for the sale of alcoholic beverages?
Yes No
If yes, please explain: Please see Attached List of Businesses

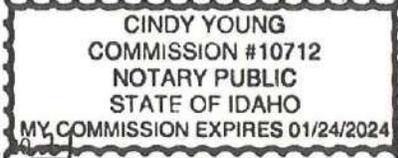
Have you ever had an alcohol license denied, suspended or revoked?
Yes No We had an administrative violation in 2019 & 2020 for
If yes, please explain: Selling alcohol to a minor - this was resolved

Have you within the last three (3) years been convicted of any violation in any of these United States relating to the importation, transportation, manufacture or sale of alcoholic liquor or beer?
Yes No We had an administrative violation in 2019 & 2020 for sale
of alcohol to a minor. This was settled with the Alcohol Beverage Control

Have you within the last five (5) years been convicted of, paid a fine, been placed on probation, received a deferred sentence or withheld judgment, or completed any sentence of confinement for any felony?
Yes No
If yes, please explain: _____

I have read all of the above, and declare under penalty of perjury that each and every statement made is true, correct and complete.

X Daniel L. Willie
Applicant Signature



Subscribed and sworn to before me this 28th day of September, 2024

Cindy Young
Notary Public Residing at Twin Falls, ID My Commission Expires Jan. 24, 2024

CITY OF HAILEY ■ 115 MAIN ST. S., SUITE H ■ HAILEY, IDAHO 83333 ■ 788-4221

Oasis Stop N Go LLC

STORE DIRECTORY

Oasis Stop N' Go # 3
1310 Addison Ave. E.
Twin Falls, ID 83301
208-733-7605 1030/2030
Manager-Lisa Mathis

Oasis Stop N' Go # 4
659 Addison Ave. W.
Twin Falls, ID 83301
208-733-4476 1040/2040
Manager- Heidi Archuleta

Oasis Stop N' Go # 5
2816 Lincoln South
Jerome, ID 83338
208-324-0550 1050/2050
Manager- Memory Belam

Oasis Stop N' Go # 6
102 Clear Lakes Rd
Buhl, ID 83316
208-543-4724 1060/2060
Manager: Eddy Cordova

Oasis Stop N' Go # 7
2220 Addison Ave. E
Twin Falls, ID 83301
208-734-1582 1070/2070
Manager- Danielle Luna

Oasis Stop N' Go # 8
515 Washington N
Twin Falls, ID 83301
208-734-5758 1080/2080
Manager-Kim Novak

Oasis Stop N' Go # 9
890 Washington S
Twin Falls, ID 83301
208-734-0770 1090/2090
Manager- Angela Lyons

Oasis Stop N' Go # 10
229 Broadway N.
Buhl, ID 83316
208-543-4435 1100/2100
Manager: Kaye DeRijk

Oasis Stop N' Go # 11
260 Main St. E
Jerome, ID 83338
208-324-2945 1110/2110
Manager: Deborah New

Oasis Stop N Go # 13
361 South State St.
Hagerman, ID 83332
208-837-4025 1130/2130
Manager: Leanne Thompson

Oasis Stop N Go # 14
1390 Blue Lakes Blvd N.
Twin Falls, ID 83301
208-734-8901 1140/2140
Manager: Catherine Reilly

Oasis Stop N Go # 15
P.O. Box 116 (9 West Ellis)
Paul, ID 83347
208-498-5314 1150/2150
Manger: Kathy Wickel

Guffys
203 N. Main P.O.Box 197
Bellevue, ID 83313
208-788-4384 1160/2160
Manager: Deanna Castillo

Oasis Stop N Go # 17
3204 Kimberly Rd E
Twin Falls, ID 83301
208-944-9312 1170/2170
Mgr: Rebekah Bryant

Oasis Stop N Go # 18
3197 Kimberly Rd
Twin Falls, ID 83301
208-736-9000 1180/2180
Mgr: Sabrina Young

Oasis Stop N Go # 19
688 Pole Lind Rd
Twin Falls, ID 83301
208-735-8000 1190/2190
Mgr: Holly Norris 1191/2195

Oasis Stop N Go # 20
108 Addison Ave W.
Twin Falls, ID 83301
208-732-8000 1200/2200
Mgr: Brenda Ostrom

Oasis Stop N Go # 21
506 Blue Lakes Blvd N
Twin Falls, ID 83301
208-737-0200 1210/2210
Mgr: Brooklyn Shuker

Oasis Stop N Go # 22
2825 South Lincoln
Jerome, ID 83338
208-324-0900 1220/2220
Mgr :Crista Roseboom

Oasis Stop N Go # 23
2707 Hwy 93
Hollister, ID 83301
208-655-4205 1230/2230
Mgr: Call David

Oasis Stop N Go # 24
305 Custer PO BOX 524
Mackay, ID 83251
208-588-2308 1240/2240
Mgr: Jean Weinstein

Oasis Stop N Go # 25
120 Hwy 30
Filer, ID 83328
208-326-4390 1250/2250
Mgr: Amy Cantrell

Oasis Stop N Go # 26
1509 Kimberly Rd
Twin Falls, ID 83301
208-733-6614 1260/2260
Mgr: Brandi Stark

Oasis Stop N Go # 27
516 N Main St.
Bellevue, ID 83313
208-788-7690 1270/2270
Mgr: Amanda Pearce

Oasis Stop N Go # 28
1662 Parkview Dr.
Twin Falls, ID 83301
208-595-2787 1280/2280
Mgr: Michelle Hood

Oasis Stop N Go # 29
19601 Queens Crown Ct
Carey, ID 83320 PO Box 116
208-823-4081 1290/2290
Mgr: Kelsey Cenarussa

Oasis Stop N Go # 30
111 Center St. W
Kimberly, ID 83341
Manager: Catherine Reilly

Oasis Stop N Go # 31
209 S Main
Halley, ID 83333
208-788-5408
Mgr: Allison Ward

Canyon Crest Dining LLC
330 Canyon Crest Drive
Twin Falls, ID 83301
208-733-9392
Mgr: Allan DeViney

Sarah 1003
Kerie 1004
Emily 1005
Stacey 1006

Faye -208-280-5151
Clay 208-731-8686
Dan- 208-280-4147
John 208-280-6840 1002
Jeff W -208-316-9466

Admin 208-736-8503 1000
Troy 208-280-2748 1001
Mont 208-280-2758 1011
Darling 208-280-0387 1007
Karen 208-490-2202 1008
Kris 208-421-6434
Ann W 1009

Danielle Mora 208-308-3229
Brian Gilland
Mitch Clark 907-406-7144
Jeff- HR 208-544-0945
Jody - 208-544-0944

Carol Cell 208-308-9792
Carol 1800
KB 208-735-2265
Pat 208-280-0982

| Tax Numbers | EN'S |
|-----------------------|------------|
| Canyon Crest | 20-5862209 |
| Danso | 80-0001031 |
| Danso Suta | 0002570173 |
| OSG | 82-0518122 |
| KB | 82-0525707 |
| DL Willie Enterprises | 20-2553145 |

OLD TAX #'S
DO NOT USE
OLD TO 82-0345956
OLD FW 82-0454151
OLD Oasis 82-0406858



CORPORATION QUESTIONNAIRE

Corporation Name: Oasis Stop 'N Go LLC
 Business Name: Base Camp Hailey
 Physical Address: 600 North Main St. Hailey, ID 83333

Officers and/or Directors:

Title: _____ Name: SEE ATTACHED LIST- 5 Members
 Address: _____

Title: _____ Name: _____
 Address: _____

Title: _____ Name: _____
 Address: _____

Stockholders

Name: _____
 Address: _____

I hereby certify that each officer, director and stockholder is the real party in interest with respect to his portion and is not acting directly or indirectly as an agent, employee or representative to any other person not reported to the board.

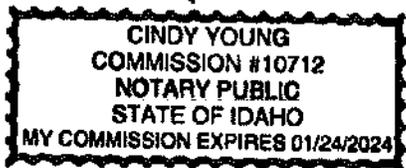
Daniel R. White
 Signature

Member
 Title

Subscribed and sworn to before me this 28th day of September, 2021

Cindy Young
 Notary Public

Twin Falls, ID Jan. 24, 2024
 Residing at My Commission Expires



CITY OF HAILEY ■ 115 MAIN ST. S., SUITE H ■ HAILEY, IDAHO 83333 ■ 788-4221

Corporate Officers- Oasis Stop N GO LLC 28 Locations

(Name): Daniel L. Willie
4047 N Canyon Ridge Dr.
Twin Falls, ID 83301
(Title) Member

(Name): Troy Willie
4036 N 3320 E
Twin Falls, ID 83301
(Title) Member

(Name): Mont Willie
2837 Leeann Dr.
Twin Falls, ID 83301
(Title) Member

(Name): Patrick Lewis
308 Shoshone St. E # 7
Twin Falls, ID 83301
(Title) Member

Sonja E. Willie
4047 N Canyon Ridge Dr.
Twin Falls, ID 83301
(Title) Member

Idaho State Police

Cycle Tracking Number: 129899

Premises Number: 5B-23 **Retail Alcohol Beverage License**

License Year: 2022
License Number: 3506

This is to certify, that Oasis Stop 'N Go LLC
doing business as: Base Camp Hailey

is licensed to sell alcoholic beverages as stated below at:
600 B North Main Street, Hailey, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license. County and city licenses are also required in order to operate.

Signature of Licensee, Corporate Officer, LLC Member or Partner

- Liquor No Yes \$20.00
- Beer Yes \$20.00
- Wine by the bottle Yes \$20.00
- Wine by the glass No
- Keys to go No
- Growlers No
- Restaurant No
- On-premises consumption No
- Multipurpose arena No
- Plaza No

TOTAL FEE: \$40.00

OASIS STOP 'N GO LLC
 BASE CAMP HAILLEY
 130 2ND AVE N
 TWIN FALLS, ID 83301
 Mailing Address

License Valid: 01/10/2022 - 07/31/2022

Expires: 07/31/2022

Director of Idaho State Police



2022

BLAINE COUNTY
STATE OF IDAHO

RETAIL ALCOHOLIC BEVERAGE LICENSE

No. 61
*** Transferred ***
12/07/2021

THIS IS TO CERTIFY THAT
doing business as

at OASIS STOP 'N GO LLC
600 B NORTH MAIN STREET, HAILLEY, ID 83333

a(n) CORPORATION is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailley, Idaho.

dated: Beer: 12/16/1946 Retail Liquor: 08/27/1947 Retail Wine: 04/12/1947 Wine By Drink: 08/11/1973.

Transfer Fee 40.00

Draught and Bottled or Canned Beer

Bottled or Canned Beer to be consumed on premises

Bottled or Canned Beer not to be consumed on premises

Retail Liquor-

Retail Wine

Wine by the Drink

Special Wine (Sunday)

TOTAL FEE: 40.00

Signature of Licensee or Officer of Corporation

[Handwritten Signature]

This license is TRANSFERABLE and EXPIRES 07/31/2022.

Witness my hand and seal this 6th day of July, 2021.

[Handwritten Signature]

Chairman

[Handwritten Signature]

Commissioner

[Handwritten Signature]
Clerk of the Board of County Commissioners

[Handwritten Signature]

Commissioner

(This license must be conspicuously displayed)

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On January 24, 2022, the Hailey City Council considered and approved the 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, five (5), 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.

The Hailey City Council enters these Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on September 15, 2021, and mailed to property owners on September 14, 2021. The project was heard on November 22, 2021. The Council requested more information from the Applicant Team and continued the item to December 13, 2021. The Applicant Team requested a continuation and the Council continued the item to January 24, 2022.

Background: Continuation of a 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, five (5), ten-unit condominium buildings, and a clubhouse, for a total of 57 residential units.

On November 22, 2021, the Hailey City Council reviewed a slightly reconfigured Preliminary Plat Application of Block 2, Sweetwater PUD Subdivision. The reconfiguration proposes to add more housing options on Block 2 than what was originally approved by Council on June 8, 2020, and by the Planning and Zoning Commission on March 30, 2020.

The Applicant Team is proposing the following housing options within Block 2: ten-plex buildings rather than the traditional three-plex townhouse units, as well as the three (3) and four (4) unit live/work buildings. This reconfiguration further encouraged the Development Team to add a new clubhouse and pool to the Sweetwater Development. This addition aims to better serve all residents within the Sweetwater Development, but especially residents of Block 2.

While sustainability elements are not currently required in code, the Council requested that the Applicant consider adding the following:

- Wire or install electrical panels/subpanels in each unit to charge electric vehicles
- Wire for rooftop solar energy
- Limitations on short-term rentals

The Applicant intends to incorporate the above recommendations within the overall building design. With regard to limitations on short-term rentals, the Applicant has indicated that the HOA is discussing short-term rental regulations and will report back on this progress at a later date. Of the 120 units constructed within the Sweetwater Development, only four (4) are being utilized as short-term rentals, or approximately three percent (3%) of the residential units available in Sweetwater are utilized as short-term rentals.

The Applicant is also proposing to incorporate the following measures throughout the building design and/or site:

- Drought tolerant landscaping and low-water use measures (moisture sensors, etc.).
- Utilization of energy efficient appliances

A 69,696 square foot park is existing and meets the park requirements of the Hailey Municipal Code; however, additional green space in Block 2 is also proposed. The project is located in the Limited Business (LB) Zone District.

This property is subject to a P.U.D. Development Agreement dated January 10, 2005 and Amendments to the Development Agreement dated December 12, 2009, December 20, 2010 and November 6, 2012. Design Review for the project (Phase I through IV) was approved December 16, 2019.

Procedural History: The Application was submitted on August 30, 2021 and certified complete on August 31, 2021. A public hearing before the Planning and Zoning Commission was heard on October 4, 2021. A public hearing before the Hailey City Council was heard on November 22, 2021. The Council requested further information from the Applicant Team and continued the item to December 13, 2021. At the Applicant’s request, the item was continued to January 24, 2022. The meeting was held virtually via GoTo Meeting and in-person in the Council Chambers at Hailey City Hall.

| Standards of Evaluation for a Subdivision | | | | |
|---|--------------------------|--------------------------|---------------------------------|---|
| Compliant | | | Standards and Staff Comments | |
| Yes | No | N/A | City Code | City Standards and <i>Staff Comments</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.050 | Complete Application |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Department Comments | Engineering: <i>No comments</i> |
| | | | | Life/Safety: <i>No comments</i> |
| | | | | Water and Sewer: <i>No comments</i> |
| | | | | Building: <i>No comments</i> |
| | | | | Streets: <i>No comments</i> |
| | | | | Landscaping/Parks: <i>No comments</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.010 Development Standards | Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan. |
| | | | <i>Staff Comments</i> | <i>Please refer to the specific standards as noted herein.</i> |
| 16.04.020: Streets: | | | | |
| Compliant | | | Standards and Staff Comments | |
| Yes | No | N/A | City Code | City Standards and <i>Staff Comments</i> |
| | | | 16.04.020 | Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. | Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern. |

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| | | | <p>Staff Comments</p> <p><i>The subject parcel is located along Shenandoah Drive and north of Countryside Boulevard, both existing streets. Three (3) private roads, Heartland Way (an extension of the existing alley), Hopper Way and Hayloft Way, are proposed to service the condominium units, live/work units, and clubhouse and pool. Hopper Way will extend into future phases of the proposed development.</i></p> <p><i>All driveways are oriented toward these private drives; all onsite parking is located below grade or within the proposed structures.</i></p> <p><i>Street alignments for Shenandoah Drive, Heartland Way, Hopper Way and Hayloft Way are adequate to safely accommodate existing and anticipated vehicular traffic.</i></p> <p><i>The Council found that this standard has been met.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>B.</p> <p>Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.</p> <p>Staff Comments</p> <p><i>N/A, as no cul-de-sacs or dead-end streets and alleys are proposed. The Council found that this standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>C.</p> <p>Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.</p> <p>Staff Comments</p> <p><i>Access to the site can be achieved from Shenandoah Drive. Vehicle congestion, terrain and other factors that could limit access are not anticipated. The Council found that this standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>D.</p> <p>Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.</p> <p>Staff Comments</p> <p><i>The subject parcel is located along Shenandoah Drive and north of Countryside Boulevard, both existing streets. Three (3) private roads, Heartland Way (an extension of the existing alley), Hopper Way and Hayloft Way, are proposed to service the condominium units, live/work units, and clubhouse and pool. Hopper Way will extend into future phases of the proposed development.</i></p> <p><i>No three-way intersections are proposed at this time and it appears that all streets are interesting at 90-degree angles.</i></p> <p><i>The Council found that this standard has been met.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>E.</p> <p>Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to</p> |

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| | | | | <p>speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.</p> <p><i>Staff Comments</i> N/A, as Shenandoah Drive and Countryside Boulevard are existing. Heartland Way, Hopper Way and Hayloft Way are proposed to be 26'-wide and private drives. No traffic calming measures are proposed at this time. The Council found that this standard has been met.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | F. | <p>Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.</p> <p><i>Staff Comments</i> The private drives, Heartland Way, Hopper Way and Hayloft Way, meet the minimum City Standard of 24' in width. The private drives are proposed to be 26'-wide. The Council found that this standard has been met.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | G. | <p>Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.</p> <p><i>Staff Comments</i> Heartland Way, Hopper Way and Hayloft Way are proposed as private drives. Shenandoah Drive and Countryside Boulevard are existing. Roadway travel surfaces and widths meet City Standards. The Council found that this standard has been met.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | H. | <p>Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.</p> <p><i>Staff Comments</i> The site is generally flat. Road grades appear to be at least two (2%) percent or greater, but not more than six (6%) percent. The Council found that this standard has been met.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I. | <p>Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.</p> <p><i>Staff Comments</i> The City Engineer will review all proposed storm sewers, drywells and other drainage facilities. Permits shall be obtained for installation of all drywells. This has been made a Condition of Approval. The Council found that this standard has been met.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | J. | <p>Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.</p> <p><i>Staff Comments</i> Stop signs will be required and are shown to be installed and/or relocated at the corner of Countryside Boulevard and Shenandoah Drive. Any new signage shall be installed per City Standards, which a final review and approval of will be conducted prior to issuance of a Building Permit. The Council found that this standard has been met.</p> |

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | K. | <p>Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.</p> <p><i>Staff Comments</i></p> <p>The streets within the proposed project are existing platted streets, including: Shenandoah Drive and Countryside Boulevard. The internal drives, Heartland Way, Hopper Way and Hayloft Way, are private drives, which will be privately maintained.</p> <p>The proposed alley names have been confirmed with the Blaine County Assessor as being new alley names, not similar to other streets within Blaine County. The Council found that this standard has been met.</p> |
| | | | L. | Private Streets: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L. 1. | <p>Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.</p> |
| | | | <i>Staff Comments</i> | <p>N/A, as Heartland Way, Hopper Way and Hayloft Way are private drives and will be maintained by the homeowner's association. The private drives meet the minimum total width of 26'-wide and shall be constructed to meet City Standards. The Council found that this standard has been met.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | L. 2. | <p>Private streets, wherever possible, shall provide interconnection with other public streets and private streets.</p> |
| | | | <i>Staff Comments</i> | <p>The proposed drives, Heartland Way and Hayloft Way, connect to Shenandoah Drive, Hopper Way connects to Shenandoah Drive via Heartland Way and Hayloft Way. Shenandoah Drive is a public street. The Council found that this standard has been met.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | L. 3. | <p>The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.</p> |
| | | | <i>Staff Comments</i> | <p>The private alleys, Heartland Way, Hopper Way and Hayloft Way, have been platted as private drives; however, no indication has been made on the plat that said parcel is an unbuildable parcel. Previous platting processes of the Sweetwater Subdivision imply that all private, internal drives of the development are to be unbuildable, without requiring a plat note designating it as such; however, the Commission recommended that a plat note be added that notes the private drives (Heartland Way, Hopper Way and Hayloft Way) be unbuildable. This has been made a Condition of Approval. The Council found that this standard has been met.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | L. 4. | <p>Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.</p> |
| | | | <i>Staff Comments</i> | <p>This standard has been met. The private drives proposed are Heartland Way, Hopper Way and Hayloft Way. The Council found that this standard has been met.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | L. 5. | <p>Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area</p> |

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| | | | | of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas. |
| | | | <i>Staff Comments</i> | <i>Private drives, Heartland Way, Hopper Way and Hayloft Way, are proposed. The site plan for Phase I proposes 46,594 square feet of parking, hardscape and pedestrian circulation. 25% of 46,594 square feet is 11,649 square feet. 13,690 square feet for snow storage has been provided. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | L. 6. | Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage. |
| | | | <i>Staff Comments</i> | <p><i>Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 onsite parking spaces. Phase I of the project contains five (5), ten-plex, three-story condominiums (50 units in total), one (1) three-plex live/work building and one (1) four-plex live/work building (seven units in total) are proposed; therefore, 85.5 onsite parking spaces are required. The site plan shows a total of 126 onsite parking spaces: a two (2) car garage per live/work unit, a one (1) car garage per condo unit + a one (1) car driveway spot per condo unit, which totals 113 parking spaces. 22 on-street parking spaces and 12 off-street parking spaces are also proposed. The total parking spaces for Phase I is 147.</i></p> <p><i>That said and as agreed upon in the original PUD Agreement dated August 14, 2006, below grade parking and/or parking stalls at basement levels are required. Over 70% of all parking stalls are located within the structure (one and two-car garages) and all driveways are oriented toward internal alleys, so as not to negatively affect the quality of the pedestrian environment.</i></p> <p><i>Due to the nature of all proposed onsite parking being below grade parking and/or parking stalls at basement level, which was determined to comply with the original PUD Agreement, the excess parking complies with the standards set forth herein, as well as with the provisions outlined in the original PUD Agreement dated August 14, 2006.</i></p> <p><i>The Council found that this standard has been met.</i></p> |
| | | | M. | Driveways: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | M. 1. | Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named. |
| | | | <i>Staff Comments</i> | <i>The proposed condominium units, live/work units, and clubhouse and pool can be accessed via Heartland Way, Hopper Way and Hayloft Way (via Shenandoah Drive). All driveways are oriented toward the private drives and all</i> |

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| | | | | <i>onsite parking is located below grade or within the proposed structures. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | M. 2. | <p>Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths:</p> <p>a) Accessing one residential unit: twelve feet (12')</p> <p>b) Accessing two residential units: sixteen feet (16')</p> <p>No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.</p> |
| | | | <i>Staff Comments</i> | <i>Driveways will be constructed of an all-weather surface. Each driveway constructed in Phase I will access one (1) residential unit, with the exception of the ten-plex condominium building. This driveway will access ten (10) residential units and is approximately 110' in length. The remaining driveways, accessing one (1) residential unit, are proposed to have a driveway width of approximately 16'. The Council found that this standard has been met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | M. 3. | <p>Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.</p> |
| | | | <i>Staff Comments</i> | <i>N/A, as no driveways exceed 150'. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | M. 4. | <p>Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.</p> |
| | | | <i>Staff Comments</i> | <i>All driveways and the proposed private drives, Heartland Way, Hopper Way and Hayloft Way, will be maintained by the homeowner's association. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | M. 5. | <p>The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.</p> |
| | | | <i>Staff Comments</i> | <i>The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | M. 6. | <p>No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.</p> |
| | | | <i>Staff Comments</i> | <i>All driveways are oriented toward Heartland Way, Hopper Way and Hayloft Way. Said driveways do not appear to impact existing infrastructure and appear to be compatible with existing and planned residential units. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | N. | <p>Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.</p> |
| | | | <i>Staff Comments</i> | <i>The internal drives, Heartland Way, Hopper Way and Hayloft Way, have been reviewed by the Fire Chief as to its functioning as an access lane. It has been found acceptable and complies with the IFC Requirements, as well as other applicable codes and ordinances. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | O. | <p>Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.</p> |
| | | | <i>Staff Comments</i> | <i>Please refer to Section 16.04.020(N), comments noted above, for further information. The Council found that this standard has been met.</i> |

| 16.04.030: Sidewalks and Drainage Improvements | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--|
| Compliant | | | Standards and Staff Comments | |
| Yes | No | N/A | City Code | City Standards and Staff Comments |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. | <p>Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.</p> <p><i>Staff Comments</i></p> <p>A new 5'-wide sidewalk is shown along the perimeter of the proposed project. This perimeter sidewalk will connect to interior sidewalks, providing safe access and sufficient circulation around and through the site. To safely access each unit, 4'-wide sidewalks are also shown. The proposed sidewalks shall be constructed according to applicable City Standards.</p> <p>In Phase I, a continental crosswalk, utilizing thermoplastic materials, will also be installed across Shenandoah Drive, at the intersection of Shenandoah Drive and Countryside Boulevard, and at the intersection of Maple Leaf Drive across Shenandoah Drive to Block 2.</p> <p>Drainage appears to be adequate for the site, but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit.</p> <p>The Council found that this standard has been met.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. | <p>The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</p> <p><i>Staff Comments</i></p> <p>Please refer to Section 16.04.030(A), comments noted above, for further information. The Council found that this standard has been met.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | C. | <p>New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</p> <p><i>Staff Comments</i></p> <p>A new five (5) foot-wide sidewalk is proposed along the perimeter of the proposed project. This sidewalk will run parallel to Countryside before curving to the north and running parallel with Shenandoah Drive. An interior sidewalk, also five feet (5') in width, will run perpendicular and to the north of Parcel A, where the proposed clubhouse and pool will be located. This sidewalk will connect to existing pathways found near and around the park space and amenity building.</p> <p>Pedestrian connections are also shown along the western property line and around the amenity building.</p> <p>The Council found that this standard has been met.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | D. | <p>Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.</p> <p><i>Staff Comments</i></p> <p>Please refer to Section 16.04.030 for further information. This standard will be met. The Council found that this standard has been met.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. | <p>The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.</p> <p><i>Staff Comments</i></p> <p>N/A. The Council found that this standard has been met.</p> |
| 16.04.040: Alleys and Easements | | | | |
| Compliant | | | Standards and Staff Comments | |

| Yes | No | N/A | City Code | City Standards and <i>Staff Comments</i> |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|--|
| | | | A. | Alleys: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. 1. | Alleys shall be provided in all Business District and Limited Business District developments where feasible. |
| | | | <i>Staff Comments</i> | <i>The private drives, Heartland Way, Hopper Way and Hayloft Way, are proposed and shall serve the proposed condominium units, live/work units, and clubhouse and pool. Said drives are proposed to function as access, as well as a public utility easement for the site. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. 2. | The minimum width of an alley shall be twenty-six (26') feet. |
| | | | <i>Staff Comments</i> | <i>Heartland Way, Hopper Way and Hayloft Way are proposed to be twenty-six (26') feet wide. The Council found that this standard has been met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 3. | All alleys shall be dedicated to the public or provide for public access. |
| | | | <i>Staff Comments</i> | <i>The private drives, Heartland Way, Hopper Way and Hayloft Way, are proposed and shall serve the proposed condominium units, live/work units, and clubhouse and pool. Said drives are proposed to function as access, as well as a public utility easement for the site. The Council found that this standard has been met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 4. | All infrastructures to be installed underground shall, where possible, be installed in the alleys platted. |
| | | | <i>Staff Comments</i> | <i>The private drives, Heartland Way, Hopper Way and Hayloft Way, are proposed and shall serve the proposed condominium units, live/work units, and clubhouse and pool. Said drives are proposed to function as access, as well as a public utility easement for the site. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. 5. | Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. |
| | | | <i>Staff Comments</i> | <i>The private drives, Heartland Way, Hopper Way and Hayloft Way, are proposed and shall serve the proposed condominium units, live/work units, and clubhouse and pool. Said drives are proposed to function as access, as well as a public utility easement for the site. Drainage appears to be adequate for the site, but will be reviewed by City Staff and shall meet the approval of the City Engineer. The Council found that this standard has been met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 6. | Dead-end alleys shall not be allowed. |
| | | | <i>Staff Comments</i> | <i>N/A, as no dead-end alleys are proposed. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. 7. | Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities. |
| | | | <i>Staff Comments</i> | <i>Easements are currently shown for utilities in the twenty-six (26') foot wide private alleys, Heartland Way, Hopper Way and Hayloft Way. The Council found that this standard has been met.</i> |
| | | | B. | Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the |

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes: |
| | | | <i>Staff Comments</i> | <i>Easements are currently shown for utilities in the twenty-six (26') foot wide private alleys, Heartland Way, Hopper Way and Hayloft Way. The Council found that this standard has been met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 1. | To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access. |
| | | | <i>Staff Comments</i> | <i>N/A, as this site does not border the Big Wood River. The Council found that this standard has been met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 2. | To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property. |
| | | | <i>Staff Comments</i> | <i>No natural resource, riparian area, hazardous area or other limitation requires an easement, as specified above, for the proposed subdivision. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. 3. | To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers. |
| | | | <i>Staff Comments</i> | <i>Private drives, Heartland Way, Hopper Way and Hayloft Way, are proposed. The site plan for Phase I proposes 46,594 square feet of parking, hardscape and pedestrian circulation. 25% of 46,594 square feet is 11,649 square feet. 13,690 square feet for snow storage has been provided. The Council found that this standard has been met.</i> |

16.04.050: Blocks

| Compliant | | | Standards and Staff Comments | |
|--------------------------|--------------------------|-------------------------------------|------------------------------|---|
| Yes | No | N/A | City Code | City Standards and Staff Comments |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.04.050 | Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography. |
| | | | <i>Staff Comments</i> | <i>N/A, as no blocks are proposed. The Council found that this standard has been met.</i> |

16.04.060: Lots

| Compliant | | | Standards and Staff Comments | |
|-------------------------------------|--------------------------|--------------------------|------------------------------|--|
| Yes | No | N/A | City Code | City Standards and Staff Comments |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.060 | Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the district in which the subdivision is planned. The City will generally not |

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| | | | | <p>approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.</p> |
| | | | <i>Staff Comments</i> | <p>All proposed lots are sublots, ranging in size from 2,046 square feet to 17,633 square feet. There is a total of twelve (12) sublots proposed in Phase I of the development, which is approximately 1.25 acres in size. Phase I, thereby allows for the construction of approximately 30 sublots. The Applicant is proposing to construct a total of 12 sublots in Phase I.</p> <p>The original P.U.D. Development Agreement addresses the above standard, which was granted August 14, 2006:</p> <ul style="list-style-type: none"> - Maximum Density: <ul style="list-style-type: none"> o Townhouse subplot density shall increase from 12 sublots per acre to 24 sublots per acre. <p>The Council found that this standard has been met.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. | <p>If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.</p> |
| | | | <i>Staff Comments</i> | <p>N/A. The Council found that this standard has been met.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. | <p>Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).</p> |
| | | | <i>Staff Comments</i> | <p>N/A, as no double frontage lots are proposed. The Council found that this standard has been met.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. | <p>No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as "parcels" on the plat. Green Space shall be clearly designated as such on the plat.</p> |
| | | | <i>Staff Comments</i> | <p>Parcel A is shown on the Preliminary Plat as Future Clubhouse and Pool. No unbuildable lots are platted. The Council found that this standard has been met.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. | <p>A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the "flagpole" projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The "flagpole" portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The "flagpole" shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.</p> |
| | | | <i>Staff Comments</i> | <p>N/A, as no flag lots are proposed. The Council found that this standard has been met.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. | <p>All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.</p> |

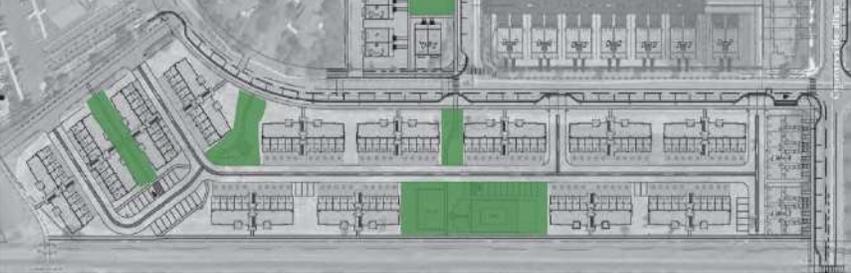
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| | | | <i>Staff Comments</i> | <i>Ten (10) of the sublots will have frontage on either Countryside Boulevard or Shenandoah Drive. The remaining four (4) sublots will have frontage on the existing bike path/western property line. The Council found that this standard has been met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | F. | In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e., lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures. |
| | | | <i>Staff Comments</i> | <i>N/A, as this project is not located within the Townsite Overlay (TO) Zone District. The Council found that this standard has been met.</i> |
| 16.04.070: Orderly Development | | | | |
| Compliant | | | Standards and Staff Comments | |
| Yes | No | N/A | City Code | City Standards and Staff Comments |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. | Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land. |
| | | | <i>Staff Comments</i> | <i>A Phasing Plan and Agreement were developed during the P.U.D. process. Per the Second Amendment to the P.U.D. Agreement, dated December 27, 2010:</i> <ul style="list-style-type: none"> - All roads, alleys and infrastructure necessary to serve a given building within the project, shall be installed prior to completion of the building, without regard to phasing or time restrictions associated with any prior Phasing Plan. <i>No other revisions, specific to this project, were made in the subsequent amendments to the original P.U.D. Agreement. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. | Agreement: Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council. |
| | | | <i>Staff Comments</i> | <i>A Phasing Plan and Agreement were developed during the P.U.D. process. Per the Second Amendment to the P.U.D. Agreement, dated December 27, 2010:</i> <ul style="list-style-type: none"> - All roads, alleys and infrastructure necessary to serve a given building within the project, shall be installed prior to completion of the building, without regard to phasing or time restrictions associated with any prior Phasing Plan. <i>No other revisions, specific to this project, were made in the subsequent amendments to the original P.U.D. Agreement. The Council found that this standard has been met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. | Mitigation of Negative Effects: No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following: <ul style="list-style-type: none"> a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements. c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance. |

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| | | | <i>Staff Comments</i> | <i>N/A. The Council found that this standard has been met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. | <p>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</p> <ol style="list-style-type: none"> 1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. 2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. 3. Water main lines and sewer main lines shall be designed in the most effective layout feasible. 4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible. 5. Park land shall be most appropriately located on the Contiguous Parcels. 6. Grading and drainage shall be appropriate to the Contiguous Parcels. 7. Development shall avoid easements and hazardous or sensitive natural resource areas. <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p> |
| | | | <i>Staff Comments</i> | <i>N/A. The Council found that this standard has been met.</i> |
| 16.04.080: Perimeter Walls, Gates and Berms | | | | |
| Compliant | | | Standards and Staff Comments | |
| Yes | No | N/A | City Code | City Standards and Staff Comments |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.04.080 | <p>The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.</p> |
| | | | <i>Staff Comments</i> | <i>N/A, as no perimeter walls, gates, landscape berms or retaining walls are proposed. The Council found that this standard has been met.</i> |
| 16.04.090: Cuts, Fills, Grading and Drainage | | | | |
| Compliant | | | Standards and Staff Comments | |
| Yes | No | N/A | City Code | City Standards and Staff Comments |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. | <p>Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.</p> |
| | | | <i>Staff Comments</i> | <i>The site is relatively flat and free of vegetation. A Flood Hazard Development Permit for Phase I of Block 2 was approved on February 26, 2020. The Council found that this standard has been met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 1. | <p>A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.</p> |
| | | | <i>Staff Comments</i> | <i>N/A, as the City Engineer has not required a Soils Report from the Applicant. A Soils Report, prepared by Butler and Associates, was submitted in 2006, and is available for review, if so desired. The Council found that this standard has been met.</i> |

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. 2. | <p>A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:</p> <ul style="list-style-type: none"> a) Proposed contours at a maximum of two (2) foot contour intervals; b) Cut and fill banks in pad elevations; c) Drainage patterns; d) Areas where trees and/or natural vegetation will be preserved; e) Location of all street and utility improvements including driveways to building envelopes; and f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council. |
| | | | <i>Staff Comments</i> | <i>A Grading Plan has been submitted and is under review by the City Engineer. The Council found that this standard has been met.</i> |
| | | | B. | Design Standards: The proposed subdivision shall conform to the following design standards: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. 1. | <p>Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</p> |
| | | | <i>Staff Comments</i> | <i>Very little grading will be necessary as the site is relatively flat. That said, a Grading Plan has been submitted and will be reviewed and approved by the City Engineer prior to issuance of a Building Permit. The Council found that this standard has been met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 2. | <p>Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.</p> |
| | | | <i>Staff Comments</i> | <i>N/A. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. 3. | <p>Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.</p> |
| | | | <i>Staff Comments</i> | <i>Erosion control and re-vegetation shall be included in final design. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. 4. | <p>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM). c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability. d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope. e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures. |
| | | | <i>Staff Comments</i> | <i>Proposed grading and drainage appear to be adequate for the site, but shall meet the approval of the City Engineer.</i> |

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| | | | | <p><i>A Flood Hazard Development Permit Application has been submitted and was approved by the City's Floodplain Manager on February 26, 2020. The Council found that this standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. 5. | <p>The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm-water Discharge from Construction Activity" for all construction activity affecting more than one acre.</p> <p><i>A Drainage Plan has been submitted and storm water will be retained onsite. Runoff is within the landscaped/parking areas and is directed to drywells, as noted on the Drainage Plan. These items were discussed during Design Review (Findings of Fact dated December 16, 2019 and September 7, 2021) and were made Conditions of Approval of the Design Review approvals. The Drainage Plan will be further reviewed and approved by the City Engineer prior to issuance of a Building Permit.</i></p> <p><i>Permits shall be obtained for installation of all drywells. This has been made a Condition of Approval. The Council found that this standard has been met.</i></p> |
| 16.04.100: Overlay Districts | | | | |
| Compliant | | | Standards and Staff Comments | |
| Yes | No | N/A | City Code | City Standards and Staff Comments |
| | | | A. | Flood Hazard Overlay District: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. 1. | <p>Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.</p> <p><i>A standard plat note has been added notifying future buyers that portions of the property are within the Flood Hazard Overlay District.</i></p> <p><i>Pursuant to Section 16.04.100 of the Hailey Municipal Code, a Flood Hazard Development Permit Application shall accompany the Preliminary Plat Application for Commissioner review. The Flood Hazard Development Permit Application has been submitted and approved by the City's Floodplain Manager on February 26, 2020, and approved by the Commission in 2020. The Council found that this standard has been met.</i></p> |
| | | | Staff Comments | <p><i>To the extent possible, most of the proposed building envelopes are located outside of the Floodplain and Flood Hazard Overlay District.</i></p> <p><i>A Flood Hazard Development Permit Application has been submitted and was approved by the City's Floodplain Manager on February 26, 2020. The Council found that this standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. 2. | <p>Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.</p> <p><i>To the extent possible, most of the proposed building envelopes are located outside of the Floodplain and Flood Hazard Overlay District.</i></p> <p><i>A Flood Hazard Development Permit Application has been submitted and was approved by the City's Floodplain Manager on February 26, 2020. The Council found that this standard has been met.</i></p> |
| | | | Staff Comments | <p><i>A Flood Hazard Development Permit Application has been submitted and was approved by the City's Floodplain Manager on February 26, 2020. The Council found that this standard has been met.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 3. | <p>Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.</p> <p><i>N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries. The Council found that this standard has been met.</i></p> |
| | | | Staff Comments | <p><i>N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries. The Council found that this standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. | Hillside Overlay District: |

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 1. | Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance. |
| | | | Staff Comments | N/A, as the proposed subdivision is not located within the Hillside Overlay District. The Council found that this standard has been met. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 2. | Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District. |
| | | | Staff Comments | N/A, as the proposed subdivision is not located within the Hillside Overlay District. The Council found that this standard has been met. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. 3. | All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs. |
| | | | Staff Comments | The Developer shall obtain a Site Alteration Permit prior to any development occurring. This has been made a Condition of Approval. The Council found that this standard has been met. |
| 16.04.110: Parks, Pathways and Other Green Spaces | | | | |
| Compliant | | | Standards and Staff Comments | |
| Yes | No | N/A | City Code | City Standards and Staff Comments |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. | Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein. |
| | | | Staff Comments | A 1.6-acre (69,696 square feet) park/open space is existing. Said space is open to the public and is maintained by the Sweetwater Homeowner's Association. The Council found that this standard has been met. |
| | | | A. 1. | Parks: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 1. a. | <p>The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p>P = x multiplied by .0277</p> <p>"P" is the Parks contribution in acres</p> <p>"x" is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, "x" is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.</p> |
| | | | Staff Comments | <p>N/A, as Park/Open Space is existing and was developed accordingly:</p> <p>The prior rezone of the subject property, effective May 5, 2005, was pursuant to a Development Agreement that identified the park contribution the owner, or any subsequent owners, would be required to make upon development of the parcel. The required contribution was [a] creation of park space four-tenths (.4) of an acre in size, to be provided for the residents residing in the development, which "shall be developed as undedicated park space in conformity with Section 4.10 or 16.04.110 of the Hailey Subdivision Ordinance pertaining to park standards", and [b] a payment to the City of \$390,000 as an in-lieu parks contribution for 1.2 acres.</p> <p>A 1.6-acre Park/Open Space was constructed to benefit the residents of the development. Per the Development Agreement dated April 25, 2005, any</p> |

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| | | | <p><i>foregoing payments and designated improvements shall be deemed final and conclusive as to the park land improvements for the development of the property. No additional park land improvements will be required by the City, other than as set forth in the Development Agreement, or agreed to, in writing.</i></p> <p><i>No revisions to this provision were made in subsequent amendments. That said, the Applicant Team is proposing to add additional open space to Block 2, as shown in the image below.</i></p>  <p><i>The Council found that this standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>A.1.b</p> <p>In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a park shall be reduced by 75%, but in no event shall the area required for a park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.</p> |
| | | | <p>Staff Comments</p> <p><i>The subdivision is located in the Limited Business (LB) Zoning District. Please see Section 16.04.110 for further details. The Council found that this standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>A. 2.</p> <p>Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.</p> |
| | | | <p>Staff Comments</p> <p><i>A new five (5) foot-wide sidewalk is proposed along the perimeter of the proposed project. This sidewalk will run parallel to Countryside before curving to the north and running parallel with Shenandoah Drive. An interior sidewalk, also five feet (5') in width, will run perpendicular and to the north of Parcel A, where the proposed clubhouse and pool will be located. This sidewalk will connect to existing pathways found near and around the park space and amenity building.</i></p> <p><i>Pedestrian connections are also shown along the western property line and around the amenity building. The Council found that this standard has been met.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>B.</p> <p>Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</p> <ul style="list-style-type: none"> a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies), c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required |

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| | | | | <p>improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.</p> <p>d) Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.</p> |
| | | | <i>Staff Comments</i> | <i>N/A. The Council found that this standard has been met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. | Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance. |
| | | | <i>Staff Comments</i> | <i>N/A, as this application is part of an earlier P.U.D. Development Agreement. Park/Open Space was addressed at that time and is existing. No additional Park/Open Space is required at this time; however, the Applicant Team is proposing to add additional open space to Block 2, as shown in the image in Section 16.04.110 A. The Council found that this standard has been met.</i> |
| | | | D. | Minimum Requirements: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | D. 1. | Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council. |
| | | | <i>Staff Comments</i> | <i>Please refer to Section 16.04.110(A.1.a) for further information. The Council found that this standard has been met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. 2. | Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City. |
| | | | <i>Staff Comments</i> | <i>N/A. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. 3. | Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. |
| | | | <i>Staff Comments</i> | <i>N/A. The Council found that this standard has been met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. 4. | Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces. |
| | | | <i>Staff Comments</i> | <i>N/A. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | D. 5. | Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to |

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| | | | | <p>receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.</p> |
| | | | <i>Staff Comments</i> | <i>Please refer to Section 16.04.110(A)2 for further details. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. | Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria): |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. 1. | Shall meet the minimum applicable requirements required by Subsection D of this section. |
| | | | <i>Staff Comments</i> | <i>Please refer to Section 16.04.110(A.1.a) for further information. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. 2. | Shall provide safe and convenient access, including ADA standards. |
| | | | <i>Staff Comments</i> | <i>The Council found that this standard will be met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. 3. | Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development. |
| | | | <i>Staff Comments</i> | <i>Please refer to Section 16.04.110(A.1.a) for further information. The Council found that this standard has been met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. 4. | Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision. |
| | | | <i>Staff Comments</i> | <i>N/A. The Council found that this standard has been met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. 5. | Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses. |
| | | | <i>Staff Comments</i> | <i>N/A. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. 6. | Shall require low maintenance or provide for maintenance or maintenance endowment. |
| | | | <i>Staff Comments</i> | <i>Please refer to Section 16.04.110(A.1.a) for further information. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | F. | Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria): |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | F. 1. | Shall meet the minimum applicable requirements required by Subsection D of this section. |
| | | | <i>Staff Comments</i> | <i>Please refer to Section 16.04.110(A.1.a) for further information. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | F. 2. | Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets. |
| | | | <i>Staff Comments</i> | <i>Please refer to Section 16.04.110(A.1.a) for further information. The Council found that this standard has been met.</i> |

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| | | | G. | Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria): |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | G. 1. | Shall meet the minimum applicable requirements required by section 4.10.04 of this section. |
| | | | <i>Staff Comments</i> | <i>Please refer to Section 16.04.110 for further detail. The Council found that this standard has been met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | G. 2. | Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space). |
| | | | <i>Staff Comments</i> | <i>N/A, as public and private green spaces on the same property or adjacent properties are not proposed and/or existing. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | G. 3. | The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City. |
| | | | <i>Staff Comments</i> | <i>The standard has been met as part of the original and subsequent amendments to the P.U.D. Development Agreement dated January 10, 2005. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | G. 4. | The private ownership and maintenance of green space shall be adequately provided for by written agreement. |
| | | | <i>Staff Comments</i> | <i>Maintenance of the Park/Open Space is currently managed and funded by the Sweetwater Homeowner's Association. The Council found that this standard has been met.</i> |
| | | | H. | In-Lieu Contributions: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | H. 1. | After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements. |
| | | | <i>Staff Comments</i> | <p><i>N/A, as Park/Open Space is existing and was developed accordingly:</i></p> <p><i>The prior rezone of the subject property, effective May 5, 2005, was pursuant to a Development Agreement that identified the park contribution the owner, or any subsequent owners, would be required to make upon development of the parcel. The required contribution was [a] creation of park space four-tenths (.4) of an acre in size, to be provided for the residents residing in the development, which "shall be developed as undedicated park space in conformity with Section 4.10 or 16.04.110 of the Hailey Subdivision Ordinance pertaining to park standards", and [b] a payment to the City of \$390,000 as an in-lieu parks contribution for 1.2 acres.</i></p> <p><i>A 1.6-acre Park/Open Space was constructed to benefit the residents of the development. Per the Development Agreement dated April 25, 2005, any foregoing payments and designated improvements shall be deemed final and conclusive as to the park land improvements for the development of the property. No additional park land improvements will be required by the city, other than as set forth in the Development Agreement, or agreed to, in writing.</i></p> <p><i>No revisions to this provision were made in subsequent amendments. That said, the Applicant Team is proposing to add additional open space to Block 2, as shown in the image in Section 16.04.110 A.</i></p> |

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| | | | | <i>The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | H. 2. | The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in Sections 4.10.5.4 and 4.10.5.5 of these ordinances. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant. |
| | | | <i>Staff Comments</i> | <i>Please reference Section 16.04.110 for further detail. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | H. 3. | Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements. |
| | | | <i>Staff Comments</i> | <i>Please reference Section 16.04.110 for further detail. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | H. 4. | In-lieu contributions must be segregated by the city and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision. |
| | | | <i>Staff Comments</i> | <i>Please reference Section 16.04.110 for further detail. The Council found that this standard has been met.</i> |

16.05: Improvements Required:

| Compliant | | | Standards and Staff Comments | |
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| Yes | No | N/A | City Code | City Standards and Staff Comments |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.05.010 | Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare. |
| | | | <i>Staff Comments</i> | <i>The Applicant intends to construct all necessary infrastructure, if the project is approved. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. | Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon. |
| | | | <i>Staff Comments</i> | <i>The Council found that this standard will be met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. | Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting. |
| | | | <i>Staff Comments</i> | <i>The Council found that this standard will be met.</i> |

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | C. | <p>Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except those parks shall be guaranteed and maintained by the developer for a period of two years.</p> |
| | | | <i>Staff Comments</i> | <i>The Council found that this standard will be met.</i> |
| 16.05.020: Streets, Sidewalks, Lighting, Landscaping | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.05.020 | <p>Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.</p> |
| | | | <i>Staff Comments</i> | <i>Staff has no concerns or issues with the proposed streets, sidewalks, lighting and landscaping at this time. These items were discussed at great length during the Design Review hearings (Findings of Fact dated December 16, 2019 and September 7, 2021) and were made Conditions of Approval of the Design Review Applications. A final review and approval will be conducted prior to issuance of a Building Permit. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. | <p>Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)</p> |
| | | | <i>Staff Comments</i> | <p><i>Any and all street cuts for the installation of the water and sewer mains shall be per this standard.</i></p> <p><i>Connection details to the existing water system shall be approved by the Wastewater Division prior to construction. Street cuts shall be approved by the Streets Division prior to construction. All infrastructure will be approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures.</i></p> <p><i>The Council found that this standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. | <p>Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.</p> |
| | | | <i>Staff Comments</i> | <i>A Street Signage and Striping Plan has been submitted. Any new signage shall be installed per City Standards, which a final review and approval of will be conducted prior to issuance of a Building Permit. The Council found that this standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | C. | <p>Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.</p> |
| | | | <i>Staff Comments</i> | <i>There are three (3) street lights proposed within the public right-of-way for Block 2 (Phase I). This street lights will be maintained by the Sweetwater</i> |

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| | | | | Homeowner's Association and all infrastructure will be approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. The Council found that this standard has been met. |
| 16.05.030: Sewer Connections | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.05.030 | Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments. |
| | | | <i>Staff Comments</i> | <i>Staff has no concerns or issues with the proposed sewer connections at this time. Wastewater connections were reviewed during Design Review (Findings of Fact dated December 16, 2019 and September 7, 2021) and any concerns were addressed or were added as Conditions of Approval. A final review and approval will be conducted prior to issuance of a Building Permit. The Council found that this standard has been met.</i> |
| 16.05.040: Water Connections | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. | Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments. |
| | | | <i>Staff Comments</i> | <i>Staff has no concerns or issues with the proposed water connections at this time. Water connections were reviewed during Design Review (Findings of Fact dated December 16, 2019 and September 7, 2021) and any concerns were addressed or were added as Conditions of Approval. A final review and approval will be conducted prior to issuance of a Building Permit. The Council found that this standard has been met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. | Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer. |
| | | | <i>Staff Comments</i> | <i>N/A, as this project is not within the Townsite Overlay (TO) District. The Council found that this standard has been met.</i> |
| 16.05.050: Drainage | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.05.050 | Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015) |
| | | | <i>Staff Comments</i> | <i>Drainage appears to be adequate for the site, but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit. The Council found that this standard has been met.</i> |
| 16.05.060: Utilities | | | | |

| | | | | |
|---|--------------------------|-------------------------------------|-----------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.05.060 | <p>Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.</p> <p><i>Staff Comments</i> All utilities are shown to be installed underground. A 26'-wide Public Utility Easement beneath the private alleys, Heartland Way, Hopper Way and Hayloft Way, have been dedicated for this purpose. Wiring for electric car charging and future solar power generation have been added by the Applicant. The Council found that this standard has been met.</p> |
| 16.05.070: Parks, Green Space | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.05.070 | <p>Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.</p> <p><i>Staff Comments</i> See Section 16.04.110 for further detail. The Council found that this standard has been met.</p> |
| 16.05.080: Installation to Specifications; Inspections | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.05.080 | <p>Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the city engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.</p> <p><i>Staff Comments</i> An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure the compliance with City of Hailey code.</p> <p>The city will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction. The Council found that this standard has been met.</p> |
| 16.05.090: Completion; Inspections; Acceptance | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. | <p>Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the city prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.</p> <p><i>Staff Comments</i> The Council found that this standard will be met.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. | <p>The developer may, in lieu of actual construction, provide to the city security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i> N/A, as the completion of all major infrastructure by the Developer is preferred over bonding. The Council found that this standard has been met.</p> |
| 16.05.100: As Built Plans and Specifications | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.05.100 | <p>As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of "as-built plans and specifications" certified by the developer's engineer shall be filed with the City engineer. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i> As built drawings will be required. The Council found that this standard will be met.</p> |

| 16.08: Townhouses: | | | | |
|-------------------------------------|--------------------------|--------------------------|------------------------------|---|
| Compliant | | | Standards and Staff Comments | |
| Yes | No | N/A | City Code | City Standards and <i>Staff Comments</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.08.010 | <p>Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i> The Council found that this standard will be met.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.08.020 | <p>Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i> All garages are located on the same subplot as the principle dwelling and have been designated on the Preliminary Plat as such. The Council found that this standard has been met.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.08.030 | <p>Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i> Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 onsite parking spaces. Phase I of the project contains five (5), ten-plex, three-story condominiums (50 units in total), one (1) three-plex live/work building and one (1) four-plex live/work building (seven units in total) are proposed; therefore, 85.5 onsite parking spaces are required. The site plan shows a total of 126 onsite parking spaces: a two (2) car garage per live/work unit, a one (1) car garage per condo unit + a one (1) car driveway spot per condo unit, which totals 113 parking spaces. 22 on-street parking spaces and 12 off-street parking spaces are also proposed. The total parking spaces for Phase I is 147.</p> <p>That said and as agreed upon in the original PUD Agreement dated August 14, 2006, below grade parking and/or parking stalls at basement levels are required. Over 70% of all parking stalls are located within the structure (one and two-car garages) and all driveways are oriented toward internal alleys, so as not to negatively affect the quality of the pedestrian environment.</p> <p>Due to the nature of all proposed onsite parking being below grade parking and/or parking stalls at basement level, which was determined to comply with the original PUD Agreement, the excess parking complies with the standards set forth herein, as well as with the provisions outlined in the original PUD Agreement dated August 14, 2006.</p> <p>The Council found that this standard has been met.</p> |

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.08.040 | Construction Standards: All townhouse development construction shall be in accordance with the IBC, IRC and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015) |
| | | | Staff Comments | Please refer to the analysis of Title 16 above for further detail. The Council found that this standard has been met. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.08.050 | General Applicability: All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015) |
| | | | Staff Comments | Please refer to the analysis of Title 16 above for further detail. The Council found that this standard has been met. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.08.060 | Expiration: Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015) |
| | | | Staff Comments | The Council found that this standard will be met. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.070 | Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015) |
| | | | Staff Comments | N/A. The Council found that this standard has been met. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.08.080 | Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015) |
| | | | Staff Comments | The proposed parcel is zoned Limited Business (LB), which allows for twenty (20) units per one (1) acre. Overall, the proposed parcel is 6.50 acres in size. The original P.U.D Development Agreement, dated August 14, 2006, granted a waiver, which allowed the townhouse subplot density to increase from 12 sublots per acre, to 24 sublots per acre. The Applicant is proposing a total of twelve (12) sublots in Phase I of the development, which is approximately 1.25 acres in size. This provision allows the Applicant to construct a total of approximately 30 sublots in Phase I; however, the Applicant has chosen to construct a total of 12 sublots, or 18 sublots less than what is currently allowed, pursuant the Planned Unit Development Agreement. The Council found that this standard has been met. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.11.010 | Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase "real difficulties and substantial hardships or injustices" shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes |

| | | | | |
|--|--|--|-----------------------|--|
| | | | | only those exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015). |
| | | | <i>Staff Comments</i> | <i>N/A. The Council found that this standard has been met.</i> |

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Council makes the following:

1. Adequate notice, pursuant to Title 16, Section 16.03.010, of the Hailey Municipal Code, was given for the public hearing.
2. Upon compliance with the conditions noted below, the Application substantially meets the standards of approval set forth in the Hailey Municipal Code.

The Preliminary Plat Application for Kilgore Properties, LLC, represented by Matt Watson, to be located at Block 2 (Phase I), Sweetwater P.U.D. Subdivision, City of Hailey, Blaine County, Idaho, meets the standards of approval set forth in the Hailey Municipal Code, and is approved by the Hailey City Council subject to the following conditions, (a) through (i), as noted below:

- a) All conditions of the Planned Unit Development approval shall be met.
- b) All Fire Department and Building Department requirements shall be met.
- c) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval, and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
 - i. Permits shall be obtained for installation of all drywells.
 - ii. The Applicant shall install metal collars for the meter vault lids on any and all meter vaults located in asphalt or concrete.
 - iii. The Applicant shall submit an Erosion Control Plan.
 - iv. Additional infrastructure improvements were addressed in Design Review (Findings of Fact dated December 16, 2019 and September 7, 2021) and have been made Conditions of Approval under the Design Review approvals.
- d) Preliminary Plat approval is subject to the Flood Hazard Development Permit, approved on February 26, 2020. Any modifications to the approved permit may require additional floodplain review.
- e) All improvements and all improvements within the public right-of-way shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- f) The Final Plat must be submitted within one (1) calendar year from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.
- g) Any subdivision inspection fees due shall be paid prior to recording the Final Plat.
- h) The Applicant shall submit an Erosion Control Plan prior to Final Plat.
- i) The private drives shall be noted as unbuildable on the plat.

PASSED BY THE HAILEY CITY COUNCIL and approved by the mayor this ____ day of _____, 2022.

Martha Burke, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 02/14/2022 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** LH

SUBJECT: Motion to approve the Findings of Fact, Conclusions of Law and Decision of the Fourth Amendment to the Planned Unit Development Agreement for Copper Ranch.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code Title 16
(IFAPPLICABLE)

BACKGROUND: On December 6, 2021, the Hailey Planning and Zoning Commission recommended for approval by the Hailey City Council the Fourth Amendment to the Planned Unit Development Agreement for Copper Ranch. The Copper Ranch Development Agreements do not include completion dates. The Fourth Amendment would require the Applicant to commence construction of a building on the foundation located at Copper Ranch Condo #1, Parcel A5, Phase 6, by September 1, 2022 or, in the alternative, to demolish the foundation and reseed the area where the foundation was located by October 31, 2022.

The Council conducted a public hearing on this project on January 24, 2022. The Council voted to approve the Fourth Amendment to the Planned Unit Development Application, subject to the Findings of Fact, Conclusions of Law and Decision, which are attached to this report.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Caselle # _____
Budget Line Item # _____ YTD Line-Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: Lisa Horowitz Phone # 788-9815 #13

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

____ City Attorney ____ City Administrator ____ Engineer ____ Building
____ Library ____ planning ____ Fire Dept. ____
____ Safety Committee ____ P & Z Commission ____ Police ____
____ Streets ____ Public Works, Parks ____ Mayor ____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD: Motion to approve the Findings of Fact, Conclusions of Law and Decision for the Fourth Amendment to the Planned Unit Development Agreement for Copper Ranch.

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Motion Language: Motion to approve the Findings of Fact, Conclusions of Law and Decision for the Fourth Amendment to the Planned Unit Development Agreement for Copper Ranch.

Date _____
City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt. /Order Originals: *Additional/Exceptional Originals to: _____
Copies (all info.): Copies
Instrument # _____

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On January 24, 2022, the Hailey City Council considered and approved the Fourth Amendment to the Planned Unit Development Agreement for Copper Ranch. The Copper Ranch Development Agreements do not include completion dates. The Fourth Amendment would require the Applicant to commence construction of a building on the foundation located at Copper Ranch Condo #1, Parcel A5, Phase 6, by September 1, 2022 or, in the alternative, to demolish the foundation and reseed the area where the foundation was located by October 31, 2022.

The Hailey City Council enters these Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on January 5, 2022 and mailed to property owners within 300 feet on January 5, 2022. Onsite Notice was posted on the property on January 14, 2022.

Application: The Applicant, Copper Ranch Land, LLC, are seeking a Fourth Amendment to the Planned Unit Development (PUD) Agreement. The Copper Ranch Development Agreements do not include completion dates. The Fourth Amendment would require the Applicant to commence construction of a building on the foundation located at Copper Ranch Condo #1, Parcel A5, Phase 6, by September 1, 2022, or in the alternative, to demolish the foundation and reseed the area where the foundation was located by October 31, 2022.

Background: The Copper Ranch Planned Unit Development Agreement was executed in May 2003, with three (3) amendments approved between December 2003 and June 2006. Hyperlinks to those documents are found here:

- [Planned Unit Development Agreement dated May 2, 2003](#)
- [First Amendment to Planned Unit Development Agreement dated December 29, 2003](#)
- [Second Amendment to Planned Unit Development Agreement dated April 20, 2005](#)
- [Third Amendment to Planned Unit Development Agreement dated November 28, 2005 and dated June 28, 2006 \(these documents are identical with different dates.\)](#)

The amendments revised the phasing dates.

The Planning and Zoning Commission conditionally approved the application for Preliminary Plat of all phases on May 17, 2004, and the City Council conditionally approved the Preliminary Plat on June 14, 2004. Final Plat approval for prior phases was given by the Council on August 9, 2004 (Phase 1), May 23, 2005 (Phase 2), September 12, 2005 (Phase 3), October 10, 2005 (Phase 4), and September 18, 2006 (Phase 5). All of the Phase 5 buildings are currently completed. The “Second Amendment to Planned Unit Development Agreement for Copper Ranch”, which includes the phasing set forth as follows:

“Owner shall develop the Project in the following phases:

| Phase | Buildings | Start Date |
|-------|-----------|------------|
| II | 7 & 9 | started |
| III | 19 & 20 | started |

| | | |
|----|--|----------------|
| IV | 8, 10, 11, 12, 14, 16, 18 & 29 | started |
| V | 13,15,17, & 28 and Athletic Facility | June 30, 2006 |
| VI | 21, 22, 23, 24, 25, 26 & 27, Transit Facility and Commercial Buildings | April 30, 2007 |

While start dates were identified, completion dates were not required. The Applicant is now proposing a commencement date of September 1, 2022, or in the alternative, to demolish the foundation and reseed the area where the foundation was located by October 31, 2022 for the incomplete building pad in Phase 6, which correlate with building 21.

| Standards of Evaluation | |
|---|--|
| 17.10.030: General Requirements: | |
| A. | The minimum gross size for properties that may be developed as a PUD is one (1) acre, except in the Business and Limited Business zoning districts within the Central Business District, the minimum gross size shall be 18,000 square feet. All land within the development shall be contiguous except for intervening streets and waterways. |
| Staff Comments | <i>The approved PUD site is greater than 18,000 square feet. The Council found that this standard has been met as there was no change to the standard.</i> |
| B. | A tract or parcel of land proposed for PUD development must be in one (1) ownership or the subject of an application filed jointly by the owners of all property included. |
| Staff Comments | <i>The parcel is owned by Copper Ranch Land, LLC. There are also multiple condo owners and an HOA Board. The Council found that this standard has been met as there was no change to the standard.</i> |
| C. | Area Development Plan: |
| | C.1 |
| | When the owner of Contiguous Parcels is required to obtain PUD approval for any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact: |
| Staff Comments | <i>Lido Equity Partners owns the adjacent land to the south, which is named Lido Apartments Homes. The Planning and Zoning Commission recommended approval of the PUD on December 6, 2021. The Design Review Application was approved by the Commission on January 3, 2022. An Area Development Plan is currently under review. The Council found that this standard has been met.</i> |
| | C.1.a |
| | Streets, whether public or private, shall provide an interconnected system and be adequate to accommodate anticipated vehicular and pedestrian traffic. |
| Staff Comments | <i>As part of the review of the Lido Apartment Homes PUD, the Fire Chief has requested that the Fire Lane within Copper Ranch be connected to the new Lido Apartment Homes fire lane- see drawings in the Lido Apartment Design Review package. This has been made a condition of approval of the Lido Apartment Homes Design Review. The Council found that this standard has been met.</i> |
| C.1.b | Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. |

| | |
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| Staff Comments | <i>Copper Ranch circulation is complete, with the exception of the walkways to the units in Phase 6. As part of the review of the Lido Apartment Homes PUD, sidewalks shall be connected between the two projects. The Council found that this standard has been met.</i> |
| C.1.c | Water main lines and sewer main lines shall be designed in the most effective layout feasible. |
| Staff Comments | <i>The Council found that this standard has been met as there was no change to the standard.</i> |
| C.1.d | Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible. |
| Staff Comments | <i>The Council found that this standard has been met as there was no change to the standard.</i> |
| | C.1.e Park land shall be most appropriately located on the Contiguous Parcels. |
| Staff Comments | <i>The Council found that this standard has been met as there was no change to the standard.</i> |
| C.1.f | Grading and drainage shall be appropriate to the Contiguous Parcels. |
| Staff Comments | <i>The Council found that this standard has been met as there was no change to the standard.</i> |
| C.1.g | Development shall avoid easements and hazardous or sensitive natural resource areas. |
| Staff Comments | <i>N/A. The Council found that this standard has been met.</i> |
| C.2 | Upon any approval of the PUD application, the Owner shall be required as a condition of approval to record the Area Development Plan or a PUD agreement depicting and/or detailing the approved Area Development Plan. The Area Development Plan shall bind the Owner and Owner's successors. |
| Staff Comments | <i>The PUD Agreement was recorded. The Area Development Plan was part of the Council approval, and is on file with the Community Development Department. An amended Area Development Plan will be recorded as part of this Fourth Amendment. The Council found that this standard has been met.</i> |
| D. | Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide for solar access to all south roofs and walls to the maximum extent feasible in order to promote energy efficiency. |
| Staff Comments | <i>The Council found that this standard has been met as there was no change to the standard.</i> |
| E. | Access: Access shall be provided in accordance with standards set forth in Chapter 16.04, Development Standards, of this Code. Buildings may not be so arranged that any structure is inaccessible to emergency vehicles. |
| Staff Comments | <i>See comments earlier in this report regarding Fire Chief recommendations for connecting fire lanes. The Council found that this standard has been met.</i> |
| F. | Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs. |
| Staff Comments | <i>The Council found that this standard has been met as there was no change to the standard.</i> |
| G. | Public Easement: In each case where a PUD project is located adjacent to public lands, a public easement to those lands shall be provided. All existing public accesses to public lands must be preserved. |
| Staff Comments | <i>The Council found that this standard has been met as there was no change to the standard.</i> |
| H. | Pathways: In each case where a PUD project encompasses a non-vehicular pathway as depicted on the Master Plan, a pathway constructed to City standards shall be provided. |

| | | | | | | |
|--------------------------|---|--|----------------------|--|--------------------------|---|
| Staff Comments | <i>The Council found that this standard has been met as there was no change to the standard.</i> | | | | | |
| I. | Amenities: Each PUD shall provide one or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit: | | | | | |
| | I.1 | <p>Green Space. All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public. Green space shall be set aside in accordance with the following formulas:</p> <table border="1" data-bbox="500 716 1349 821"> <tr> <td>For residential PUDs</td> <td>A minimum of .05 acres per residential unit.</td> </tr> <tr> <td>For non-residential PUDs</td> <td>A minimum of 15% of the gross area of the proposed PUD.</td> </tr> </table> | For residential PUDs | A minimum of .05 acres per residential unit. | For non-residential PUDs | A minimum of 15% of the gross area of the proposed PUD. |
| For residential PUDs | A minimum of .05 acres per residential unit. | | | | | |
| For non-residential PUDs | A minimum of 15% of the gross area of the proposed PUD. | | | | | |
| Staff Comment | <i>The Council found that this standard has been met as there was no change to the standard.</i> | | | | | |
| | I.2 | Active Recreational Facilities: Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the needs of the development. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity, or replaced with another similar recreation facility. | | | | |
| Staff Comment | <i>The Council found that this standard has been met as there was no change to the standard.</i> | | | | | |
| | I.3 | Public Transit Facilities: Public transit facilities include a weather protected transit stop or transit station, and must be located on a designated transit route. | | | | |
| Staff Comment | <i>The Council found that this standard has been met as there was no change to the standard.</i> | | | | | |
| | I.4 | Preservation Of Vegetation: Preservation of significant existing vegetation on the site must include the preservation of at least seventy five percent (75%) of mature trees greater than six-inch (6") caliper on the site. | | | | |
| Staff Comment | <i>The Council found that this standard has been met as there was no change to the standard.</i> | | | | | |
| | I.5 | Wetlands: Protection of significant wetlands area must constitute at least ten percent (10%) of the gross area of the proposed PUD. | | | | |
| Staff Comment | <i>N/A. The Council found that this standard has been met.</i> | | | | | |
| | I.6 | River Enhancement: Enhancement of the Big Wood River and its tributaries, must include stream bank restoration and public access to or along the waterway. | | | | |
| Staff Comment | <i>N/A. The Council found that this standard has been met.</i> | | | | | |
| | I.7 | Community Housing: For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as community housing units affordable to households earning between fifty percent (50%) and one hundred twenty percent (120%) of the area median income, or the provision of at least twenty percent (20%) as community housing units affordable to households earning less than fifty percent (50%) of the area median income. | | | | |
| Staff Comment | <i>There is no community housing in the Copper Ranch PUD. The Council found that this standard has been met.</i> | | | | | |
| | I.8 | Real Property: Dedication or conveyance of real property or an interest in real property to the city. | | | | |

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| Staff Comment | <i>The Council found that this standard has been met as there was no change to the standard.</i> | | | | | |
| | I.9 | <p>Sidewalks. Off-site sidewalk improvements shall be constructed according to City Standard Improvement Drawings and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:</p> <table border="1" data-bbox="488 489 1325 625"> <tr> <td data-bbox="488 489 800 556">For residential PUDs</td> <td data-bbox="800 489 1325 556">A minimum of 100 linear feet per residential unit.</td> </tr> <tr> <td data-bbox="488 556 800 625">For non-residential or mixed-use PUDs</td> <td data-bbox="800 556 1325 625">A minimum of 100 linear feet per 1000 square feet of gross floor area.</td> </tr> </table> | For residential PUDs | A minimum of 100 linear feet per residential unit. | For non-residential or mixed-use PUDs | A minimum of 100 linear feet per 1000 square feet of gross floor area. |
| For residential PUDs | A minimum of 100 linear feet per residential unit. | | | | | |
| For non-residential or mixed-use PUDs | A minimum of 100 linear feet per 1000 square feet of gross floor area. | | | | | |
| Staff Comment | <i>The Council found that this standard has been met as there was no change to the standard.</i> | | | | | |
| | I.10 | Underground Parking: Underground parking must be provided for at least fifty percent (50%) of the required number of parking spaces in the PUD. | | | | |
| Staff Comment | <i>The Council found that this standard has been met as there was no change to the standard.</i> | | | | | |
| | I.11 | <p>Energy Consumption. All principal buildings within the PUD must comply with sustainable building practices, as follows:</p> <table border="1" data-bbox="500 919 1325 1213"> <tr> <td data-bbox="500 919 800 1115">For residential PUDs</td> <td data-bbox="800 919 1325 1115">Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.</td> </tr> <tr> <td data-bbox="500 1115 800 1213">For non-residential or mixed-use PUDs</td> <td data-bbox="800 1115 1325 1213">Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</td> </tr> </table> | For residential PUDs | Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification. | For non-residential or mixed-use PUDs | Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification. |
| For residential PUDs | Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification. | | | | | |
| For non-residential or mixed-use PUDs | Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification. | | | | | |
| Staff Comment | <i>The Council found that this standard has been met as there was no change to the standard.</i> | | | | | |
| | I.12 | Other Amenities: Other project amenities and/or benefits to the community that are found, by recommendation of the commission and approval of the council, to promote the purpose of this chapter and the goals and objectives of the comprehensive plan. | | | | |
| Staff Comment | <i>The Council found that this standard has been met as there was no change to the standard.</i> | | | | | |
| 17.10.040: Developer Benefits: | | | | | | |
| The Council may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this Chapter and the land use policies of the City. | | | | | | |
| Staff Comment | <p><i>Waivers were granted for the original Copper Ranch PUD as follows:</i></p> <ul style="list-style-type: none"> <i>a) Front yard setback Requirements. There were four locations where the front yard setback was reduced from 20’, two (2) buildings to approximately 15’ and two (2) buildings to approximately 17’.</i> <i>b) Allowance of a private street.</i> <p><i>The Council found that this standard has been met.</i></p> | | | | | |
| 17.10.040.01: Density Bonus: | | | | | | |
| A. | The following maximum increases in density may be granted only if one of the following conditions are met, and if no other density increase has been granted: | | | | | |

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| | A.1 | Ten percent (10%): Solar, wind, geothermal or other alternative renewable energy source will provide at least fifty percent (50%) of the total energy needs of the PUD. |
| Staff Comment | | <i>N/A. The Council found that this standard has been met.</i> |
| | A.2 | Ten percent (10%): At least twenty five percent (25%) of the property included in the PUD is located in the floodplain and no development occurs within the floodplain. |
| Staff Comment | | <i>N/A. The Council found that this standard has been met.</i> |
| | A.3 | Ten percent (10%): The developer of the PUD provides or contributes to significant off-site infrastructure benefiting the city (e.g., water tank, fire station). |
| Staff Comment | | <i>N/A. The Council found that this standard has been met.</i> |
| | A.4 | Twenty percent (20%): The developer of the PUD provides or contributes to significant multi-modal infrastructure providing both vehicular and nonvehicular amenities benefiting the city and Wood River Valley. |
| Staff Comment | | <i>N/A. The Council found that this standard has been met.</i> |
| | A.5 | Ten percent (10%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for silver certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved. |
| Staff Comment | | <i>N/A. The Council found that this standard has been met.</i> |
| | A.6 | Fifteen percent (15%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for gold certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved. |
| Staff Comment | | <i>N/A. The Council found that this standard has been met.</i> |
| | A.7 | Twenty percent (20%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for platinum certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved. |
| Staff Comment | | <i>N/A. The Council found that this standard has been met.</i> |
| B. | | Density bonuses for project amenities and benefits to the community other than those listed here may be granted by unanimous vote of the council, following a recommendation by the commission, in order to carry out the purpose and intent of this chapter and the land use policies of the city. (Ord. 1191, 2015) |
| Staff Comment | | <i>The Council found that this standard has been met as there was no change to the standard.</i> |
| 17.10.040.02: Density Transfer: | | |
| Densities may be transferred between zoning districts within a PUD provided the resulting density shall be not greater than aggregate overall allowable density of units and uses allowed in the zoning districts in which the development is located. | | |
| Staff Comment | | <i>No density transfer is requested. The Council found that this standard has been met.</i> |
| 17.10.040.05: Phased Development Allowed: | | |
| The development of the PUD may be planned in phases provided that as part of the general submission, a development schedule is approved which describes: | | |
| A. | | Parcels: The parcels that are to be constructed upon in each phase and the date of each phase submission. |
| Staff Comment | | <i>As described in the background section of this report, the project was planned in six (6) phases. Various start dates were stipulated with no completion dates established. The Applicant is proposing in a commencement date for the incomplete building pads in Phase 6, or to remediate the area (demolish foundations, reseed and remove construction</i> |

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| | | <i>fencing) if commencement does not occur. The Council found that this standard has been met.</i> |
| B. | | Number of Units: The number of units to be built in each submission. |
| Staff Comment | | <i>N/A, The Council found that this standard has been met.</i> |
| C. | | Schedule For Completion: A schedule for making contributions (if any), for the completion of project amenities and public improvements, for posting of security pursuant to subsection 17.10.050.08 of this Chapter, for dedication of Green Space, for conveyance of community housing and/or provision of employee housing. |
| Staff Comment | | <i>N/A. The Council found that this standard has been met.</i> |
| D. | | Stage Planning: Each stage within the PUD shall be so planned and related to existing and/or planned services and facilities, including commercial space, such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each stage shall also be planned so as to ensure that green space and any other amenities will be provided along with proposed construction at each phase of construction. |
| Staff Comment | | <i>N/A. The Council found that this standard has been met.</i> |
| 17.10.040.06: Modifications to the Subdivision Standards: | | |
| Standards in the Subdivision Title for streets, sidewalks, alleys and easements, lots and blocks, and parks may be allowed. The requirements for sidewalks in the zoning districts set forth in Section 16.04.030 shall not be waived. | | |
| Staff Comment | | <i>The Council found that this standard has been met as there was no change to the standard.</i> |
| Subsection 17.10.050.04(C) sets forth Standards of Evaluation required by the City Council. | | |
| A. | | Standards of Evaluation |
| | A.1 | 1. The proposed development can be completed within one (1) year of the date of approval or phased according to a development schedule as submitted in accordance with Section 17.10.040.05 of this chapter and approved by the City; |
| Staff Comment | | <i>The original Copper Ranch PUD and subsequent amendments spanned multiple years. The Applicant noted that the buildout of Phase 6 was never completed due to the recession in 2007/2008. The Applicant is proposing in this amendment a commencement date for the incomplete building pads in Phase 6, or to remediate the area (demolish foundations, reseed and remove construction fencing) if commencement does not occur. The Council found that this standard has been met.</i> |
| | A.2 | The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic; |
| Staff Comment | | <i>See previous discussion on streets and access. The Council found that this standard has been met as there was no change to the standard.</i> |
| | A.3 | The PUD will not create excessive additional requirements at public cost for public facilities and services; |
| Staff Comment | | <i>The Council found that this standard has been met as there was no change to the standard.</i> |
| | A.4 | The existing and proposed utility services are adequate for the population densities and non-residential uses proposed; |
| Staff Comment | | <i>The Council found that this standard has been met as there was no change to the standard.</i> |
| | A.5 | The development plan incorporates the site's significant natural features; |
| Staff Comment | | <i>The Council found that this standard has been met as there was no change to the standard.</i> |

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| | A.6 | Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner; |
| Staff Comment | | <i>While Phase 6 has not been completed in a timely manner, it does not affect site circulation, health and safety or function. However, residents of Copper Ranch have complained for aesthetic reasons and requested that the area be completed or re-seeded. The Council concurred on the proposed timeline given by the Applicant and noted that this standard will be met.</i> |
| | A.7 | One or more amenities as set forth in subsection 17.10.030I of this chapter shall be provided to ensure a public benefit; |
| Staff Comment | | <i>See section I in this report. The Council found that this standard has been met as there was no change to the standard.</i> |
| | A.8 | All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and |
| Staff Comment | | <i>The Council found that this standard has been met as there was no change to the standard.</i> |
| | A.9 | The proposed PUD Agreement is acceptable to the applicant and the city. |
| Staff Comment | | <i>The Council found that this standard has been met as there was no change to the standard.</i> |

CONCLUSIONS OF LAW AND DECISION

Based on the above Findings of Fact, the Council makes the following Conclusions of Law and Decision:

- 1) The application meets the General Requirements of Hailey Municipal Code Title 17, Chapter 17.10, Planned Unit Developments;
- 2) The development benefits set forth in Section 17.10.040 are commensurate with the amenities proposed;
- 3) The requirements of Section 17.10 have been met, including general compliance with the Hailey Comprehensive Plan.

PASSED BY THE HAILEY CITY COUNCIL and approved by the mayor this ___ day of _____, 2022.

Martha Burke, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 02/14/2022 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** LH

SUBJECT: Motion to approve the Findings of Fact, Conclusions of Law and Decision for a Planned Unit Development by Lido Equity Group Idaho North, LLC, represented by Michael McHugh of Pivot North Design, for 104 residential units located in twelve (12) apartment buildings ranging in two – three stories in height with a request for waivers and proposed benefits. The proposed project is located at Lots 1-14, Block 85, Parcel EE, Woodside Subdivision #24 and Lot 1, Block 67, Woodside Subdivision #18 (940 Winterhaven Drive) within the Limited Business (LB) Zoning District. This project is known as Lido Apartment Homes. The following waivers are requested:

1. Waiver to the maximum density permitted in the zone district to include a density bonus of nineteen (19) additional residential units of which twelve (12) units would be rent-restricted units at 100% of Area Median Income (“AMI”). The rent-restricted units will include a mix of 1-, 2- and 3-bedroom units.
2. Waiver to the maximum building height permitted in the zone district from thirty-five (35) feet to a maximum building height of forty (40) feet.
 - The Planning and Zoning Commission recommended for approval by the Hailey City Council a waiver to the maximum building height from thirty-five (35) feet to a maximum building height of thirty-eight (38) feet on December 6; 2021; however, Applicant is requesting the increase to forty (40) feet to allow for the redesign of the sewer system, as requested by the City. The proposed sewer system will connect via Copper Ranch Lane instead of Woodside Boulevard and Winterhaven Drive. To provide adequate cover over the sewer mainline, the finish road grade was raised. No changes to the building height from the finish floor elevations are proposed.

AUTHORITY: ID Code _____ IAR _____ Hailey Municipal Code Title 17, PUD (IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED: The Council approved the Planned Unit Development Agreement by, Lido Equity Group Idaho North, LLC, represented by Michael McHugh of Pivot North Design, for 104 apartment units located in twelve (12) buildings ranging in two – three stories in height with a request for waivers and proposed benefits. The project is proposed on a 4.27-acre site is located at Lots 1-14, Block 85, Parcel EE, Woodside Subdivision #24 and Lot 1, Block 67, Woodside Subdivision #18 (940 Winterhaven Drive) within the Limited Business (LB) Zoning District. The following waivers are requested:

1. Waiver to the maximum density permitted in the zone district to include a density bonus of nineteen (19) additional residential units of which twelve (12) units would be rent-restricted units at 100% of Area Median Income (“AMI”). The rent-restricted units will include a mix of 1-, 2- and 3-bedroom units.
2. Waiver to the maximum building height permitted in the zone district from thirty-five (35) feet to a maximum building height of forty (40) feet.
 - i. The Planning and Zoning Commission recommended for approval by the Hailey City Council a waiver to the maximum building height from thirty-five (35) feet to a maximum building height of thirty-eight (38) feet on December 6; 2021; however, Applicant is requesting the increase to forty (40) feet to allow for the redesign of the sewer system, as requested by the City. The proposed sewer system will connect via Copper Ranch Lane instead of Woodside Boulevard and Winterhaven Drive. To provide adequate cover over the sewer mainline, the finish road grade was raised. No changes to the building height from the finish floor elevations are proposed.

Under the PUD, the Applicant plans to offer 12 units would be rent-restricted units at 100% of Area Median Income (“AMI”). The rent-restricted units will include a mix of 1, 2- and 3-bedroom units to help address some of the current housing concerns in the city.

The Applicant proposed to increase the residential units from 80 units in the original proposal to 104 units. Eighty-five (85) units are permitted outright in the LB Zone District governing this site. Under the PUD Application, the Applicant plans to offer 12 of the units as deed-restricted community housing units, to be offered at 100% Area Median Income (AMI) to help address some of the current housing concerns in the city. Staff and the Applicant studied the site plan in developing a recommendation for increased density. The logic to the increased density is as follows:

- The proposal contains 12 buildings. It was straightforward to add one additional one-bedroom unit to each of the 12 buildings with only minor changes to the overall site design and building footprint.
- The design as reviewed during the Preapplication Design Review included two-story buildings only. The LB Zone District allows for three-story buildings. Lido Apartment Homes is requesting a maximum building height allowance of 40’, to allow for three-story buildings with pitched roofs. Of the 12 buildings proposed, three (3) buildings would be increased to three stories in height. The three (3) buildings which are requesting the height waiver contain a total of 36 residential units. These buildings are located in various locations within the site, as further described herein.
- Drawing A-11 shows the distribution of the community housing units, which are integrated throughout the site.

The Planning and Zoning Commission recommended for approval to the Hailey City Council the proposal for a Planned Unit Development Agreement to this project on December 6, 2021 (Findings approved on January 3, 2022).

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____
 Estimated Hours Spent to Date: _____
 Staff Contact: Lisa Horowitz

Caselle # _____
 YTD Line-Item Balance \$ _____
 Estimated Completion Date: _____
 Phone # 788-9815 #13

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

| | | | |
|----------------------|-------------------------|----------------|--------------|
| ___ City Attorney | ___ City Administrator | ___ Engineer | ___ Building |
| ___ Library | ___ Planning | ___ Fire Dept. | ___ |
| ___ Safety Committee | ___ P & Z Commission | ___ Police | ___ |
| ___ Streets | ___ Public Works, Parks | ___ Mayor | ___ |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD: Motion to approve the Findings of Fact, Conclusions of Law and Decision for a Planned Unit Development by Lido Equity Group Idaho North, LLC, represented by Michael McHugh of Pivot North Design, for 104 residential units located in twelve (12) apartment buildings ranging in two – three stories in height with a request for waivers and proposed benefits. The proposed project is located at Lots 1-14, Block 85, Parcel EE, Woodside Subdivision #24 and Lot 1, Block 67, Woodside Subdivision #18 (940 Winterhaven Drive) within the Limited Business (LB) Zoning District.

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL: Motion to approve the Findings of Fact, Conclusions of Law and Decision for a Planned Unit Development by Lido Equity Group Idaho North, LLC, represented by Michael McHugh of Pivot North Design, for 104 residential units located in twelve (12) apartment buildings ranging in two – three stories in height with a request for waivers and proposed benefits. The proposed project is located at Lots 1-

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On January 24, 2022, the Hailey City Council considered and approved a Planned Unit Development by Lido Equity Group Idaho North, LLC, represented by Michael McHugh of Pivot North Design, for a 104-unit project consisting of twelve (12) apartment buildings ranging in two – three stories in height on 4.27 acres, with a request for waivers and proposed benefits. The proposed project is located at Lots 1-14, Block 85, Parcel EE, Woodside Subdivision #24 and Lot 1, Block 67, Woodside Subdivision #18 (940 Winterhaven Drive) within the Limited Business (LB) Zoning District. The following waivers are requested:

1. Waiver to the maximum density permitted in the zone district to include a density bonus of nineteen (19) additional residential units of which twelve (12) units would be rent-restricted units at 100% of Area Median Income (“AMI”). The rent-restricted units will include a mix of 1-, 2- and 3-bedroom units.
2. Waiver to the maximum building height permitted in the zone district from thirty-five (35) feet to a maximum building height of forty (40) feet.
 - i. The Planning and Zoning Commission recommended for approval by the Hailey City Council a waiver to the maximum building height from thirty-five (35) feet to a maximum building height of thirty-eight (38) feet on December 6, 2021; however, Applicant is requesting the increase to forty (40) feet to allow for the redesign of the sewer system, as requested by the City. The proposed sewer system will connect via Copper Ranch Lane instead of Woodside Boulevard and Winterhaven Drive. To provide adequate cover over the sewer mainline, the finish road grade was raised. No changes to the building height from the finish floor elevations are proposed.

The Hailey City Council enters these Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on January 5, 2022 and mailed to property owners within 300 feet on January 5, 2022. Onsite Notice was posted on the property on January 14, 2022.

Application: The Applicant, Lido Equity Group Idaho North, LLC, is proposing a Planned Unit Development represented by Michael McHugh of Pivot North Design, for 104 apartment units located in twelve (12) buildings ranging in two – three stories in height with a request for waivers and proposed benefits. The project is proposed on a 4.27-acre site is located at Lots 1-14, Block 85, Parcel EE, Woodside Subdivision #24 and Lot 1, Block 67, Woodside Subdivision #18 (940 Winterhaven Drive) within the Limited Business (LB) Zoning District. The following waivers are requested:

1. Waiver to the maximum density permitted in the zone district to include a density bonus of nineteen (19) additional residential units of which twelve (12) units would be rent-restricted units at 100% of Area Median Income (“AMI”). The rent-restricted units will include a mix of 1-, 2- and 3-bedroom units.

2. Waiver to the maximum building height permitted in the zone district from thirty-five (35) feet to a maximum building height of forty (40) feet.
 - i. The Planning and Zoning Commission recommended for approval by the Hailey City Council a waiver to the maximum building height from thirty-five (35) feet to a maximum building height of thirty-eight (38) feet on December 6, 2021; however, Applicant is requesting the increase to forty (40) feet to allow for the redesign of the sewer system, as requested by the City. The proposed sewer system will connect via Copper Ranch Lane instead of Woodside Boulevard and Winterhaven Drive. To provide adequate cover over the sewer mainline, the finish road grade was raised. No changes to the building height from the finish floor elevations are proposed.

Under the PUD, the Applicant plans to offer 12 units would be rent-restricted units at 100% of Area Median Income (“AMI”). The rent-restricted units will include a mix of 1, 2- and 3-bedroom units to help address some of the current housing concerns in the city.

The Applicant is proposing to increase the residential units from 80 units in the original proposal to 104 units. Eighty-five (85) units are permitted outright in the LB Zone District governing this site. Under the PUD Application, the Applicant plans to offer 12 of the units as deed-restricted community housing units, to be offered at 100% Area Median Income (AMI) to help address some of the current housing concerns in the city. Staff and the Applicant studied the site plan in developing a recommendation for increased density. The logic to the increased density is as follows:

- The proposal contains 12 buildings. It was straightforward to add one additional one-bedroom unit to each of the 12 buildings with only minor changes to the overall site design and building footprint.
- The design as reviewed during the Preapplication Design Review included two-story buildings only. The LB Zone District allows for three-story buildings. Lido Apartment Homes is requesting a maximum building height allowance of 40’, to allow for a limited number of three-story buildings with pitched roofs, and to accomplish a sewer main connection via the Copper Ranch development as requested by staff. Of the 12 buildings proposed, three (3) buildings would be increased to three stories in height. The three (3) buildings which are requesting the height waiver contain a total of 36 residential units. These buildings are located in various locations within the site, as further described herein.
- Drawing A-11 shows the distribution of the community housing units, which are integrated throughout the site.

Waivers requested:

Chapter 17.10.040: Developer Benefits allows for the request of modifications or waivers of zoning and subdivision requirements. The following items are modifications and waivers requested as a part of this application:

1. Waiver to the maximum density permitted in the zone district (85 units permitted) outlined in 17.05.040, District Use Matrix, to include a density bonus of 19 additional residential units of which 12 units would be rent-restricted units at 100% of Area Median Income (“AMI”). The rent-restricted units will include a mix of 1, 2- and 3-bedroom units.
2. Waiver to Section 17.05.040, District Use Matrix, maximum building height permitted in the Limited Business Zone district of thirty-five (35) feet to a maximum building height of forty (40) feet.

The PUD Ordinance requires the following Amenities: **Each PUD shall provide one or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit.** The list of “one or more” includes an open-ended standard: **I.12, Other Amenities: Other project amenities and/or benefits to the community that are found, by recommendation of the commission and approval of the council, to promote the purpose of this chapter and the goals and objectives of the comprehensive plan.**

The applicant is proposing the twelve rent-restricted units under Section I.12, above. The following is the definition of Community Housing Unit:

COMMUNITY HOUSING UNIT: Through a deed restriction, a dwelling unit that is restricted by size, type and cost, and/or that is for sale or rent exclusively to individual(s) meeting income, occupancy and/or other affordable community housing criteria established in a community housing plan approved by the City of Hailey.

| Standards of Evaluation | |
|---|--|
| 17.10.030: General Requirements: | |
| A. | The minimum gross size for properties that may be developed as a PUD is one (1) acre, except in the Business and Limited Business zoning districts within the Central Business District, the minimum gross size shall be 18,000 square feet. All land within the development shall be contiguous except for intervening streets and waterways. |
| Staff Comments | <i>The proposed PUD site is 4.27 acres. The Council found that this standard has been met.</i> |
| B. | A tract or parcel of land proposed for PUD development must be in one (1) ownership or the subject of an application filed jointly by the owners of all property included. |
| Staff Comments | <i>The parcels are in one ownership. The Council found that this standard has been met.</i> |
| C. | Area Development Plan: |
| | C.1 |
| | When the owner of Contiguous Parcels is required to obtain PUD approval for any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact: |
| Staff Comments | <i>The entire site is proposed for PUD approval. The developer owns the adjacent site to the north (Copper Ranch), which is developed, with the exception of the last phase. The developer is also proposing an amendment to the Coper Ranch PUD, in which the developer makes a time commitment for completion or removal of the incomplete building foundations in Phase 6. The Council found that this standard has been met.</i> |
| | C.1.a |
| | Streets, whether public or private, shall provide an interconnected system and be adequate to accommodate anticipated vehicular and pedestrian traffic. |
| Staff Comments | <i>Pursuant Section 15.12.030. D104.3, two (2) access roads are required and shall be arranged so that a point on each access lane is a distance apart equal to not less than</i> |

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| | <p><i>one-half of the length of the maximum overall diagonal dimension of the building to be served, measured in a straight line between accesses. As is, the parking access lane does not comply with this standard and the Fire Chief recommends an additional through-connection via Copper Ranch Lane. The existing Copper Ranch Lane is a fire access lane and a through-connection is desired. This recommendation has been made a Conditions of Approval of the Design Review. The project is proposing to connect to Winterhaven Drive with two (2) access points. The Council supports the connection into Copper Ranch Lane, as it interconnects neighborhoods, and avoids a new curb cut on an arterial. The Council found that this standard has been met.</i></p> |
| C.1.b? | <p>Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.</p> |
| Staff Comments | <p><i>The project contains a series of walkways that connect buildings to open space and green areas. It may be desirable to connect pedestrian paths to Copper Ranch also. The applicant wishes to discuss with the Commission the deletion of the perimeter pathway in lieu of landscape screening that has been mentioned in public comment letters. Note that if this path is retained, the northern section is located on city-owned land, and would require a maintenance agreement.</i></p> <p><i>The perimeter sidewalk will connect to interior sidewalks. These interior sidewalks connect the parking area to each building entrance, as well as the parking areas to open spaces, gathering spaces, natural play areas, and outdoor lounge. The proposed sidewalks provide safe access and sufficient circulation around and through the site; however, it is also preferred that the proposed sidewalk along the shared property line of Lido Apartment Homes and Copper Ranch connect to the existing sidewalks within the Copper Ranch Development. This has been made a Condition of Approval of the Design Review. The Council found that this standard has been met.</i></p> |
| C.1.c | <p>Water main lines and sewer main lines shall be designed in the most effective layout feasible.</p> |
| Staff Comments | <p><i>Water and Sewer lines were analyzed in the Design Review staff report; water and sewer service are readily available. Cuts to Woodside Boulevard for sewer service were avoided. The Council found that this standard has been met.</i></p> |
| C.1.d | <p>Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</p> |
| Staff Comments | <p><i>The Council found that this standard will be met. The Applicant stated that the project will utilize electricity for cooling and heating, and other building functions, which aligns with the City's long term carbon reduction goals. There will be no gas service to the project. The Council found that this standard has been met.</i></p> |
| | <p>C.1.e</p> |
| Staff Comments | <p>Park land shall be most appropriately located on the Contiguous Parcels.</p> <p><i>As part of the Preapplication Design Review, the Commission suggested that the Applicant provide a park area and/or play structures similar to that of the Sunbeam Subdivision. The Applicant has provided a covered outdoor lounge, green spaces, a play area with natural play structures (similar to that of the Sunbeam Subdivision), fire pits and natural stone seat walls, and stone patios to create gathering places for the residents of Lido Apartment Homes. The majority of the usable open space is located along the southern boundary for good seasonal sun exposure. Please refer to the Landscape Plan, Sheets L100 and L150 for further details. The proposal will not be subdivided, as it is planned to remain a rental apartment project under one ownership. The City Park requirements are found in the subdivision code, and do not apply to this project. The Council found that this standard has been met.</i></p> |

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| C.1.f | Grading and drainage shall be appropriate to the Contiguous Parcels. |
| Staff Comments | <i>A grading and drainage plan has been prepared as part of the Design review submittal. The Council found that this standard has been met.</i> |
| C.1.g | Development shall avoid easements and hazardous or sensitive natural resource areas. |
| Staff Comments | <i>N/A. The Council found that this standard has been met.</i> |
| C.2 | Upon any approval of the PUD application, the Owner shall be required as a condition of approval to record the Area Development Plan or a PUD agreement depicting and/or detailing the approved Area Development Plan. The Area Development Plan shall bind the Owner and Owner's successors. |
| Staff Comments | <i>The Area Development Plan will be recorded as part of the PUD Agreement. The Council found that this standard has been met.</i> |
| D. | Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide for solar access to all south roofs and walls to the maximum extent feasible in order to promote energy efficiency. |
| Staff Comments | <p><i>The Applicant has stated that they plan to minimize energy consumption and take advantage of solar access by incorporating/utilizing the following:</i></p> <ul style="list-style-type: none"> - <i>Double Glazed Windows</i> - <i>Low Emissivity Glazing</i> - <i>LED lighting will be utilized throughout the project</i> <p><i>Additionally, the Applicant plans to incorporate additional energy conserving methods into the overall site plan and/or building design:</i></p> <ul style="list-style-type: none"> - <i>Approximately 10-15 Electric Vehicle Charging Stations onsite</i> - <i>Wiring for rooftop solar energy</i> - <i>The buildings will utilize electricity. Gas will not be installed or utilized</i> - <i>Stucco cladding to provide a continuous three-inch (3") insulation across all buildings</i> - <i>Drought tolerant and low-water use landscaping is proposed</i> - <i>Energy efficient appliances will be utilized within each unit</i> <p><i>The Council found that this standard has been met.</i></p> |
| E. | Access: Access shall be provided in accordance with standards set forth in Chapter 16.04, Development Standards, of this Code. Buildings may not be so arranged that any structure is inaccessible to emergency vehicles. |
| Staff Comments | <i>See comments from the Fire Chief under standard C.1.a for further information. The Council found that this standard has been met.</i> |
| F. | Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs. |
| Staff Comments | <i>All utilities will be underground. Design review will require careful placement and screening of ground-mounted utilities. The Council found that this standard has been met.</i> |
| G. | Public Easement: In each case where a PUD project is located adjacent to public lands, a public easement to those lands shall be provided. All existing public accesses to public lands must be preserved. |
| Staff Comments | <i>N/A. The Council found that this standard has been met.</i> |
| H. | Pathways: In each case where a PUD project encompasses a non-vehicular pathway as depicted on the Master Plan, a pathway constructed to City standards shall be provided. |
| Staff Comments | <i>N/A- while various interior pathways are shown, they are not part of any previously depicted master plan. The Council found that this standard has been met.</i> |

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| I. | Amenities: Each PUD shall provide one or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit: | | | | |
| | <p>I.1 Green Space. All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public.</p> <p>Green space shall be set aside in accordance with the following formulas:</p> <table border="1" data-bbox="527 699 1373 800"> <tr> <td data-bbox="527 699 847 737">For residential PUDs</td> <td data-bbox="847 699 1373 737">A minimum of .05 acres per residential unit.</td> </tr> <tr> <td data-bbox="527 737 847 800">For non-residential PUDs</td> <td data-bbox="847 737 1373 800">A minimum of 15% of the gross area of the proposed PUD.</td> </tr> </table> | For residential PUDs | A minimum of .05 acres per residential unit. | For non-residential PUDs | A minimum of 15% of the gross area of the proposed PUD. |
| For residential PUDs | A minimum of .05 acres per residential unit. | | | | |
| For non-residential PUDs | A minimum of 15% of the gross area of the proposed PUD. | | | | |
| Staff Comment | <i>A variety of useable open space is proposed, as described under standard C.1. e. The Council found that this standard has been met.</i> | | | | |
| | <p>I.2 Active Recreational Facilities: Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the needs of the development. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity, or replaced with another similar recreation facility.</p> | | | | |
| Staff Comment | <i>A variety of useable open space is proposed, as described under standard C.1.e, which includes appropriately scaled recreational amenities. The Council found that this standard has been met.</i> | | | | |
| | <p>I.3 Public Transit Facilities: Public transit facilities include a weather protected transit stop or transit station, and must be located on a designated transit route.</p> | | | | |
| Staff Comment | <i>A Mountain Rides bus stop exists just south of the project in front of Gravity Fitness and Tennis. The Council found that this standard has been met.</i> | | | | |
| | <p>I.4 Preservation Of Vegetation: Preservation of significant existing vegetation on the site must include the preservation of at least seventy five percent (75%) of mature trees greater than six-inch (6") caliper on the site.</p> | | | | |
| Staff Comment | <i>The site does not contain any existing vegetation of note. The Council found that this standard has been met.</i> | | | | |
| | <p>I.5 Wetlands: Protection of significant wetlands area must constitute at least ten percent (10%) of the gross area of the proposed PUD.</p> | | | | |
| Staff Comment | <i>N/A. The Council found that this standard has been met.</i> | | | | |
| | <p>I.6 River Enhancement: Enhancement of the Big Wood River and its tributaries, must include stream bank restoration and public access to or along the waterway.</p> | | | | |
| Staff Comment | <i>N/A. The Council found that this standard has been met.</i> | | | | |
| | <p>I.7 Community Housing: For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as community housing units affordable to households earning between fifty percent (50%) and one hundred twenty percent (120%) of the area median income, or the provision of at least twenty percent (20%) as community housing units affordable to households earning less than fifty percent (50%) of the area median income.</p> | | | | |
| Staff Comment | <i>Under Standard 1.12 below, the Applicant plans to offer 12 units would be rent-restricted units at 100% of Area Median Income ("AMI"). The rent-restricted units will</i> | | | | |

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| | <p>include a mix of 1, 2- and 3-bedroom units to help address some of the current housing concerns in the city.</p> <p>The Applicant is proposing to increase the residential units from 80 units in the original proposal to 104 units. Eighty-five (85) units are permitted outright in the LB Zone District governing this site. Staff and the Applicant studied the site plan in developing a recommendation for increased density. The logic to the increased density is as follows:</p> <ul style="list-style-type: none"> • The proposal contains 12 buildings. It was straightforward to add one additional one-bedroom unit to each of the 12 buildings with only minor changes to the overall site design and building footprint. • The design as reviewed during the Preapplication Design Review included two-story buildings only. The LB Zone District allows for three-story buildings. Lido Apartment Homes is requesting a maximum building height allowance of 38', to allow for three-story buildings with pitched roofs. Of the 12 buildings proposed, three (3) buildings would be increased to three stories in height. The three (3) buildings which are requesting the height waiver contain a total of 36 residential units. These buildings are located centrally on the site, and the increased height would not affect sunlight and air on adjacent properties. <p>Blaine County Housing Authority (BCHA) has reviewed the proposal, and are in support, with a letter a letter of support included in the Council packet. BCHA staff have indicated that projects in the 100% AMI range are in demand at this time, as workers in that income bracket are housing-burdened.</p> <p>It has been noted by both ARCH Community Housing Trust and Blaine County Housing Authority that this standard of review requiring 30% deed-restricted community housing has not resulted in any housing over the last 15 years. Staff is re-writing this standard in consultation with BCHA to make it more likely that housing will be provided as a benefit. A zoning code text change on this topic was be presented to the Commission in January, and was continued to a later meeting for further review. In the interim, the Council recently approved the River Street Townhomes with less than 30% deed-restricted housing, based on detailed discussion of design, unit type and community need. The Council found that standard 1.12 was completely appropriate to review community housing proposals as they may come forward. The Council found that this standard has been met.</p> | | | | |
| | <p>I.8 Real Property: Dedication or conveyance of real property or an interest in real property to the city.</p> | | | | |
| <p>Staff Comment</p> | <p>No real property is proposed for dedication. The Council found that this standard has been met.</p> | | | | |
| | <p>I.9 Sidewalks. Off-site sidewalk improvements shall be constructed according to City Standard Improvement Drawings and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:</p> <table border="1" data-bbox="513 1745 1349 1877"> <tr> <td data-bbox="513 1745 824 1812">For residential PUDs</td> <td data-bbox="824 1745 1349 1812">A minimum of 100 linear feet per residential unit.</td> </tr> <tr> <td data-bbox="513 1812 824 1877">For non-residential or mixed-use PUDs</td> <td data-bbox="824 1812 1349 1877">A minimum of 100 linear feet per 1000 square feet of gross floor area.</td> </tr> </table> | For residential PUDs | A minimum of 100 linear feet per residential unit. | For non-residential or mixed-use PUDs | A minimum of 100 linear feet per 1000 square feet of gross floor area. |
| For residential PUDs | A minimum of 100 linear feet per residential unit. | | | | |
| For non-residential or mixed-use PUDs | A minimum of 100 linear feet per 1000 square feet of gross floor area. | | | | |

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| Staff Comment | | <p><i>The applicant is not proposing offsite sidewalks as a project amenity. A new 5'-wide sidewalk is shown along the perimeter of the proposed project. This perimeter sidewalk will connect to the existing sidewalk along Woodside Boulevard. The Applicant intends to install a 5'-wide sidewalk along the property frontage of Winterhaven Drive. This sidewalk will also connect to the existing sidewalk along Woodside Boulevard.</i></p> <p><i>The perimeter sidewalk will connect to interior sidewalks. The applicant wishes to discuss the pros and cons of eliminating the perimeter sidewalk in exchange for additional landscape screening, as requested by neighbors. If this sidewalk remains, Public Works recommends it be an asphalt path to match the existing asphalt path on the east side of the project, across Winterhaven Drive. These interior sidewalks connect the parking area to each building entrance, as well as the parking areas to open spaces, gathering spaces, natural play areas, and outdoor lounge. The proposed sidewalks provide safe access and sufficient circulation around and through the site; however, it is also preferred that the proposed sidewalk along the shared property line of Lido Apartment Homes and Copper Ranch connect to the existing sidewalks within the Copper Ranch Development- see Design Review conditions of approval.</i></p> <p><i>The Council found that this standard has been met.</i></p> | | | | |
| | I.10 | Underground Parking: Underground parking must be provided for at least fifty percent (50%) of the required number of parking spaces in the PUD. | | | | |
| Staff Comment | | <i>The parking is all surface parking.</i> | | | | |
| | I.11 | <p>Energy Consumption. All principal buildings within the PUD must comply with sustainable building practices, as follows:</p> <table border="1" data-bbox="526 1205 1349 1499"> <tr> <td data-bbox="526 1205 824 1402">For residential PUDs</td> <td data-bbox="824 1205 1349 1402">Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design – Homes (LEED-H) standards for basic certification.</td> </tr> <tr> <td data-bbox="526 1402 824 1499">For non-residential or mixed-use PUDs</td> <td data-bbox="824 1402 1349 1499">Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</td> </tr> </table> | For residential PUDs | Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design – Homes (LEED-H) standards for basic certification. | For non-residential or mixed-use PUDs | Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification. |
| For residential PUDs | Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design – Homes (LEED-H) standards for basic certification. | | | | | |
| For non-residential or mixed-use PUDs | Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification. | | | | | |
| Staff Comment | | <p><i>The Applicant has stated that they plan to minimize energy consumption and take advantage of solar access by incorporating/utilizing the following:</i></p> <ul style="list-style-type: none"> - <i>Double Glazed Windows</i> - <i>Low Emissivity Glazing</i> - <i>LED lighting will be utilized throughout the project</i> <p><i>Additionally, the Applicant plans to incorporate additional energy conserving methods into the overall site plan and/or building design:</i></p> <ul style="list-style-type: none"> - <i>Approximately 10-15 Electric Vehicle Charging Stations onsite</i> - <i>Wiring for rooftop solar energy</i> - <i>The buildings will utilize electricity. Gas will not be installed or utilized. The applicant presented the type and style of heating system proposed during the public hearing.</i> | | | | |

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| | <ul style="list-style-type: none"> - Stucco cladding to provide a continuous three-inch (3”) insulation across all buildings - Drought tolerant and low-water use landscaping is proposed - Energy efficient appliances will be utilized within each unit <p>The applicant does not propose to apply for the certifications listed above. The Council found that this standard has been met.</p> |
| I.12 | <p>Other Amenities: Other project amenities and/or benefits to the community that are found, by recommendation of the commission and approval of the council, to promote the purpose of this chapter and the goals and objectives of the comprehensive plan.</p> |
| Staff Comment | <p>The Applicant plans to offer 12 units would be rent-restricted units at 100% of Area Median Income (“AMI”). The rent-restricted units will include a mix of 1, 2- and 3-bedroom units to help address some of the current housing concerns in the city. Blaine County Housing Authority (BCHA) has reviewed the proposal, and are in support, with a letter of support included in the Council packet. BCHA staff have indicated that projects in the 100% AMI range are in demand at this time, as workers in that income bracket are housing-burdened.</p> <p>It has been noted by both ARCH Community Housing Trust and Blaine County Housing Authority that this standard of review requiring 30% deed-restricted community housing has not resulted in any housing over the last 15 years. Staff is re-writing this standard in consultation with BCHA to make it more likely that housing will be provided as a benefit. A zoning code text change on this topic was presented to the Commission in January and was continued to a later meeting for further review. In the interim, the Council recently approved the River Street Townhomes with less than 30% deed-restricted housing, based on detailed discussion of design, unit type and community need. The Council found that this standard 1.12 was completely appropriate to review community housing proposals as they may come forward.</p> <p>Other project amenities include:</p> <ul style="list-style-type: none"> • Energy conservation and climate protection goals listed under I.11 above. • On-site open space for the benefit of residents <p>The Council found that this standard has been met.</p> |
| <p>17.10.040: Developer Benefits:</p> | |
| <p>The Council may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this Chapter and the land use policies of the City.</p> | |
| Staff Comment | <p>The following waivers are requested:</p> <ol style="list-style-type: none"> 1. Waiver to the maximum density permitted in the zone district (85 units permitted) to include a density bonus of 19 additional residential units of which 12 units would be rent-restricted units at 100% of Area Median Income (“AMI”) The rent restriction would be accomplished via a deed restriction as per Blaine County Housing authority or other similarly approved organization. The rent-restricted units will include a mix of 1, 2- and 3-bedroom units. 2. Waiver to the maximum building height permitted in the zone district of thirty-five (35) feet to a maximum building height of forty (40) feet. The original Development Agreement dated June 11, 2007, notes a maximum building height of 35’. The |

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| | <p>design as reviewed during the Preapplication Design Review included two-story buildings only. The LB Zone District allows for three-story buildings. Lido Apartment Homes is requesting a maximum building height allowance of 40', to allow for three-story buildings with pitched roofs. Of the 12 buildings proposed, three (3) of the buildings would be increased to three stories in height. These three (3) buildings contain a total of 36 residential units. These buildings are located central and south on the site, and the increased height would not affect sunlight and air on adjacent properties. As part of the Planning and Zoning Commission review, one (1) of the three-story buildings was relocated from being close to the shared property line of Lido Apartment Homes and Copper Ranch to a more interior location along Woodside Boulevard.</p> <p>The Council concurred that the proposal for 12 deed restricted community housing units meets a strong community need, that the benefits proposed carry out the intentions of this Chapter and that the benefits proposed offset the waivers requested. The Council found that this standard has been met.</p> |
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17.10.040.01: DENSITY BONUS:

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| A. | The following maximum increases in density may be granted only if one of the following conditions are met, and if no other density increase has been granted: | |
| | A.1 | Ten percent (10%): Solar, wind, geothermal or other alternative renewable energy source will provide at least fifty percent (50%) of the total energy needs of the PUD. |
| Staff Comment | <i>N/A. The Council found that this standard has been met.</i> | |
| | A.2 | Ten percent (10%): At least twenty five percent (25%) of the property included in the PUD is located in the floodplain and no development occurs within the floodplain. |
| Staff Comment | <i>N/A. The Council found that this standard has been met.</i> | |
| | A.3 | Ten percent (10%): The developer of the PUD provides or contributes to significant off-site infrastructure benefiting the city (e.g., water tank, fire station). |
| Staff Comment | <i>N/A. The Council found that this standard has been met.</i> | |
| | A.4 | Twenty percent (20%): The developer of the PUD provides or contributes to significant multi-modal infrastructure providing both vehicular and nonvehicular amenities benefiting the city and Wood River Valley. |
| Staff Comment | <i>N/A. The Council found that this standard has been met.</i> | |
| | A.5 | Ten percent (10%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for silver certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved. |
| Staff Comment | <i>N/A. The Council found that this standard has been met.</i> | |
| | A.6 | Fifteen percent (15%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for gold certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved. |
| Staff Comment | <i>N/A. The Council found that this standard has been met.</i> | |
| | A.7 | Twenty percent (20%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for platinum certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved. |
| Staff Comment | <i>N/A. The Council found that this standard has been met.</i> | |
| B. | Density bonuses for project amenities and benefits to the community other than those listed here may be granted by unanimous vote of the council, following a | |

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| | recommendation by the commission, in order to carry out the purpose and intent of this chapter and the land use policies of the city. (Ord. 1191, 2015) |
| Staff Comment | <p><i>The Applicant is proposing to increase the residential units from 80 units in the original proposal to 104 units. Eighty-five (85) units are permitted outright in the LB Zone District governing this site. Therefore, the density bonus requested is 22%. Under the PUD Application, the Applicant plans to offer 12 of the units as deed-restricted community housing units, to be offered at 100% Area Median Income (AMI) to help address some of the current housing concerns in the city. Staff and the Applicant studied the site plan in developing a recommendation for increased density. The logic to the increased density is as follows:</i></p> <ul style="list-style-type: none"> • <i>The proposal contains 12 buildings. It was straightforward to add one additional one-bedroom unit to each of the twelve buildings with only minor changes to the overall site design and building footprint.</i> • <i>The design as reviewed during the Preapplication Design Review included two-story buildings only. The LB Zone District allows for three-story buildings. Lido Apartment Homes is requesting a maximum building height allowance of 40', to allow for three-story buildings with pitched roofs. Of the 12 buildings proposed, three (3) buildings would be increased to three stories in height, absorbing the additional seven (7) units for a total of 19 units density increase.</i> • <i>Drawing A-11 shows the distribution of the community housing units, which are integrated throughout the site.</i> <p><i>The Council agreed that the merits of the actual design as it relates to the site and the surrounding properties is an important consideration, and that 19 units can be accomplished in a compatible manner. The Council found that this standard has been met.</i></p> |
| 17.10.040.02: Density Transfer: | |
| Densities may be transferred between zoning districts within a PUD provided the resulting density shall be not greater than aggregate overall allowable density of units and uses allowed in the zoning districts in which the development is located. | |
| Staff Comment | <i>No density transfer is requested. The Council found that this standard has been met.</i> |
| 17.10.040.05: Phased Development Allowed: | |
| The development of the PUD may be planned in phases provided that as part of the general submission, a development schedule is approved which describes: | |
| A. | Parcels: The parcels that are to be constructed upon in each phase and the date of each phase submission. |
| Staff Comment | <p><i>The Applicant proposed three (3) Phases, each Phase intended to run concurrently with the previous phase. The Applicant's goal is to construct four (4) buildings at one time, and begin renting these completed buildings, while moving on to construct another four (4) buildings, and so on. This schedule would remain as proposed until the project buildout is complete. The estimated completion date for each phase has been listed in months, for an approximate completion timeline of 16 months.</i></p> <p><i>Staff noted that each Phase would be required to stand on its own, and adequate access circulating the site would be provided to accomplish sufficient egress/ingress to the site during construction.</i></p> |

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| | <i>The Council concurred with the proposed Phasing Plan and found that this standard has been met.</i> |
| B. | Number of Units: The number of units to be built in each submission. |
| Staff Comment | <i>Each of the three phases contains four (4) buildings. The applicant described in the Planning and Zoning Commission meeting how many units are in each of these phases. Community housing units are included in each phase, with relatively equal distribution. The Council found that this standard has been met.</i> |
| C. | Schedule For Completion: A schedule for making contributions (if any), for the completion of project amenities and public improvements, for posting of security pursuant to subsection 17.10.050.08 of this Chapter, for dedication of Green Space, for conveyance of community housing and/or provision of employee housing. |
| Staff Comment | <i>As noted above, each of the three phases contains community housing units, for a total of 12 rent-restricted units. The Blaine County Housing Authority (or similarly approved organization) deed restriction will be recorded against the project stipulating the permanent rent restriction, prior to any occupancy permits. A large portion of the proposed common open space is split between Phases 1 and 3. The Commission recommended and the Council found that it be incorporated into Phase 1 and found that this standard has been met.</i> |
| D. | Stage Planning: Each stage within the PUD shall be so planned and related to existing and/or planned services and facilities, including commercial space, such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each stage shall also be planned so as to ensure that green space and any other amenities will be provided along with proposed construction at each phase of construction. |
| Staff Comment | <i>See comments under (A) above. The first phase, close to existing Copper Ranch units, will minimize construction impacts on these adjacent residents. The Development Agreement should outline remediation in the event that only partial completion is accomplish on any phase. The Council found that this standard has been met.</i> |
| 17.10.040.06: Modifications to the Subdivision standards: | |
| Standards in the Subdivision Title for streets, sidewalks, alleys and easements, lots and blocks, and parks may be allowed. The requirements for sidewalks in the zoning districts set forth in Section 16.04.030 shall not be waived. | |
| Staff Comment | <i>No modifications are requested to the subdivision code. A lot line amendment is anticipated to create water/wastewater easements. No subdivision is anticipated. The Council found that this standard has been met.</i> |
| Subsection 17.10.050.04(C) sets forth Standards of Evaluation required by the City Council. | |
| A. | Standards of Evaluation |
| A.1 | 1. The proposed development can be completed within one (1) year of the date of approval or phased according to a development schedule as submitted in accordance with Section 17.10.040.05 of this chapter and approved by the City; |
| Staff Comment | <i>The Development Agreement will outline estimated dates for completion, which will exceed one year. The Council found that this standard has been met.</i> |
| A.2 | The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic; |

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| Staff Comment | | <i>Woodside Boulevard and Winterhaven are adequate to carry the residential traffic generated from the 104 units. The Public Works Director notes that the additional traffic generated by the 19-unit density increase requested under the PUD does not trigger any additional traffic concerns, and those streets are adequate for the density proposed. The Council found that this standard has been met.</i> |
| | A.3 | The PUD will not create excessive additional requirements at public cost for public facilities and services; |
| Staff Comment | | <i>No excessive costs are anticipated from this project. The Council found that this standard has been met.</i> |
| | A.4 | The existing and proposed utility services are adequate for the population densities and non-residential uses proposed; |
| Staff Comment | | <i>Utility services available in the area are adequate</i> |
| | A.5 | The development plan incorporates the site's significant natural features; |
| Staff Comment | | <i>The site does not contain any natural features worthy of protection. The Council found that this standard has been met.</i> |
| | A.6 | Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner; |
| Staff Comment | | <i>See earlier comments regarding Phasing; open space; location and timing of community housing units. The Council found that this standard has been met.</i> |
| | A.7 | One or more amenities as set forth in subsection 17.10.030I of this chapter shall be provided to ensure a public benefit; |
| Staff Comment | | <i>See Section I in this report. The Council found that this standard has been met.</i> |
| | A.8 | All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and |
| Staff Comment | | <i>All exterior lighting will be compliant-see Design Review staff report for details. The Council found that this standard has been met.</i> |
| | A.9 | The proposed PUD Agreement is acceptable to the applicant and the city. |
| Staff Comment | | <i>The City Council found the proposed PUD Agreement acceptable to the Applicant and the City, and found that this standard has been met.</i> |

CONCLUSIONS OF LAW AND DECISION

Based on the above Findings of Fact, the Council makes the following Conclusions of Law and Decision:

- 1) The application meets the General Requirements of Hailey Municipal Code Title 17, Chapter 17.10, Planned Unit Developments;
- 2) The development benefits set forth in Section 17.10.040 are commensurate with the amenities proposed;
- 3) The requirements of Section 17.10 have been met, including general compliance with the Hailey Comprehensive Plan.

The project shall receive Planned Unit Development approval subject to the following conditions:

1. The project shall receive Planned Unit Development approval subject to the conditions outlined in the PUD Development Agreement.
2. Waivers are hereby granted as follows:

- a. Waiver to the maximum density permitted in the zone district (85 units permitted) to include a density bonus of 19 additional residential units of which 12) units would be rent-restricted units at 100% of Area Median Income (“AMI”). The rent-restricted units will include a mix of 1-, 2- and 3-bedroom units.
 - b. Waiver to the maximum building height permitted in the zone district of thirty-five (35) feet to a maximum building height of forty (40) feet.
 - ~~c. Waiver to the side yard setback along Woodside Boulevard from the required 13.32’ to 10’.~~
3. In exchange for the waivers granted, the applicant shall deed restrict 12 of the 104 units at a rental rate of 100% of Area Median Income. Blaine County Housing Authority (BCHA), or similarly approved organization, shall provide renters purchasers per the BCHA Housing Program for these units. A Deed Covenant running with the land as per BCHA standard covenants that is exclusively applicable to the Affordable Units shall be recorded at prior to occupancy of any units.
 4. This approval is subject to Design Review approval by the Hailey Planning and Zoning Commission, and shall be so modified to match that approval.
 5. All energy efficiency and carbon reduction elements of the design noted herein shall be completed as described.
 6. The perimeter sidewalk shall be modified to be an asphalt path. A maintenance agreement shall be developed for portions of the path that cross City property to the north.
 7. This approval is subject to subdivision approval by the Hailey City Council, and shall be so modified to match that approval.
 8. The Phasing Plan shall be modified as follows:
 - a. The necessary fire access connection into Copper Ranch shall be completed in Phase 1.
 - b. Water and sewer infrastructure main lines shall be completed in Phase 1.
 - c. Each Phase shall stand on its own. City staff shall review the final adequacy of each phase as part of the Building Permit review.
 - d. Phase 1 boundary shall be modified to include the common area open space and amenities, which shall be completed as part of Phase 1.
 - e. Dates shall be established for the estimated completion of each phase.
 - f. The Development Phasing Agreement shall stipulate completion of any incomplete elements prior to occupancy of that phase.

PASSED BY THE HAILEY CITY COUNCIL and approved by the mayor this ___ day of _____, 2022.

Martha Burke, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 2/14/2022 **DEPARTMENT:** Clerk's Office **DEPT. HEAD SIGNATURE** M. Cone

SUBJECT

Approval of Minutes from the meeting of the Hailey City Council on January 24, 2022 and to suspend reading of them.

AUTHORITY: ID Code 74-205 IAR _____ City Ordinance/Code _____

Idaho Code requires that a governing body shall provide for the taking of written minutes at all of its meetings, and that all minutes shall be available to the public within a reasonable period of time after the meeting. Minutes should be approved by the council at the next regular meeting and kept by the clerk in a book of minutes, signed by the clerk.

BACKGROUND:

Draft minutes prepared.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____ YTD Line Item Balance \$ _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:

City Attorney City Clerk Engineer Mayor
 P & Z Commission Parks & Lands Board Public Works Other

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve the minutes as presented, and to suspend the reading of them, or remove from consent agenda to make changes and then approve as amended.

FOLLOW UP NOTES:

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD JANUARY 24, 2022
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 4:31 P.M. by Mayor Martha Burke. 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.

Kaz Thea not in attendance.

[5:30:54 PM](#) Call to order by Mayor Burke.

Open session for public comments:

[5:31:31 PM](#) Lili Simpson, Quigley Lane resident comments on the consent agenda BLM item, Simpson reads a letter discouraging more trails on BLM property.

CONSENT AGENDA:

- [CA 022](#) Motion to ratify support letter for Mountain Rides Safe Routes To School Program federal funding applications for 2024 -2025 **ACTION ITEM**
- [CA 023](#) Motion to approve support letter for Mountain Rides federal funding grants for operations and capital for years 2025-2026 **ACTION ITEM**
- [CA 024](#) Motion to approve support letter to the Bureau of Land Management (BLM) for support of a state grant to assist in construction of trails on BLM land around Hailey **ACTION ITEM**.....
- [CA 025](#) Motion to approve amended Agreement for FY 2022 with Blaine County Housing Authority (BCHA), detailing the terms by which office space in the City Hall building at 115 South Main Street will be leased to BCHA, effective February 1, 2022 **ACTION ITEM**.....
- [CA 026](#) Motion to approve the special event, Hailey Snow Art Carving Event, to be held on West Croy Street, between the alley on Croy Street and South River Street (Saturday, February 5, 2022 to Monday, February 13, 2022.) **ACTION ITEM**.....
- [CA 027](#) Motion to approve the Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application by CK Property Group, LLC, represented by Galena Engineering, where Lots 14-17, Block 56, Hailey Townsite (410 North River Street) are subdivided into twelve (12) sublots. This project is located within the Business (B), Downtown Residential Overlay (DRO), Small Residential Overlay (SRO) and Townsite Overlay (TO) Zoning Districts, and is to be known as River Street Townhomes. **ACTION ITEM**.....
- [CA 028](#) Motion to approve minutes and suspend the reading from the January 10, 2022 meeting **ACTION ITEM**.....
- [CA 029](#) Motion to approve claims for expenses made in January and due in February 2022 **ACTION ITEM**.....
- [CA 030](#) Motion to approve unaudited Treasurer’s report for the month of December 2022 **ACTION ITEM**

[5:34:11 PM](#) **Motion to approve CA as presented by Linnet, Husbands seconds. Motion passed with roll call vote; Husband, yes. Linnet, yes. Martinez, yes.**

MAYOR’S REMARKS:

[5:35:15 PM](#) Mayor Burke reminds everyone, covid numbers are exceeding what we saw over 1 year ago, do what we can to protect each other. Consider getting the vaccine, wear a mask, and practice social distancing and wash your hands. Take care of each other.

PROCLAMATIONS & PRESENTATIONS:

PP 031 Presentation of gratitude to Rebecca Bundy, retiring Resiliency Program Coordinator (no docs)

[5:36:15 PM](#) Rebecca Bundy is on the call. Mayor Burke, Bundy has offered such support for our community. In 2017, had a flood in Hailey, Bundy offered to do our floodplain coordinator role since then and getting us through that period. Helped us revise our floodplain code. For the last 3 years has been our sustainability coordinator. On behalf of the city, thank you. [5:39:18 PM](#) Bundy speaks, it is an absolute pleasure working with city staff. Still involved in county efforts and on task force, will be working with city in that capacity going forward.

PP 032 Presentation of gratitude to Erinn Bliss, retiring Hailey Arts and Historic Preservation Commission member (no docs)

[5:40:04 PM](#) Mayor Burke your input has been invaluable, we are enormously grateful.

PP 033 Presentation of annual financial statements for Fiscal Year Ending September 30, 2021 by Brady Workman, auditor, followed by city council acceptance of audited financial statements. ACTION ITEM

[5:41:05 PM](#) Dennis Brown will present. All funds are accounted for, general funds are in good shape. Unspent grants, 2.5 million increase in general fund. Utility funds had a good year also, \$250,000 each. 42 pages of information, happy to go over any questions you may have.

[5:43:31 PM](#) Dawson adds a point of clarification, general fund balance is quite high. That will roll into our capital fund for next fiscal year. Want to explain that budget amendment late in the year, we couldn't spend that revenue, a lot of that, comes in as a receivable (LOT), and it will transfer to the capital fund, it does include all the budgeted amounts from the amended budget late last financial year.

[5:45:49 PM](#) Brown, congratulates council for their oversight. Refers to minutes and grateful for questions and comments, shows that you are doing your job.

[5:47:09 PM](#) **Linnet makes a motion to accept audited financial statements, Martinez seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Martinez, yes.**

APPOINTMENTS & AWARDS:

AA 034 Resolution 2022-005, setting Appointment to Sun Valley Air Services Board ACTION ITEM

[5:48:09 PM](#) **Linnet moves to approve Resolution 2022-005, for another 1-year term, Husbands seconds. Motion passed with roll call vote; Husbands, yes. Martinez, yes. Linnet, yes.**

HAILEY CITY COUNCIL MINUTES
January 24, 2022

PUBLIC HEARINGS:

*PH 035 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***

[5:50:21 PM](#) Horowitz, Matt Watson is online, team thought about council's comments from 2 meetings ago. Watson will comment on these changes. [5:51:06 PM](#) Mike Bradshaw also on the call with Matt Watson. We are proposing to have Vehicle (EV) charging in the garages, and solar rough ins. Staff report, states that only currently 4 units will be available for short-term rentals, HOA will put in these requirements, still looking at what percentage that will be, market will dictate this.

Public hearing:

[5:53:15 PM](#) Wes Ayres of 2529 Grange Way, and HOA president speaks, people cannot just arbitrarily add solar, he personally thinks solar will make strides in future and allow it to be more feasible. They will make recommendations to have a cap on the amount of short-term rentals. Have good relationship with our developer. Asks what is the plan going forward about traffic, Burke not able to comment on that tonight, will have Yeager keep an eye out for this.

Council deliberation:

[5:56:11 PM](#) Linnet, Matt & HOA president, thank you for your comments and the changes and willingness to make them.

[5:56:57 PM](#) Husbands agrees with Linnet, appreciates these changes and opportunity to have solar on the roof tops. Likes the green space areas and water wise plants.

[5:58:01 PM](#) Martinez, it has been a pleasure to work with these people, important for our community, keep up the hard work.

Burke agrees with council's comments.

[5:58:41 PM](#) Linnet motion to approve phase 1, Preliminary Plat for Kilgore Properties for Sweetwater, and that conditions A-I are met, Martinez, seconds. Motion passed with roll call vote; Husbands, yes. Martinez, yes. Linnet, yes.

[6:00:34 PM](#) Matt is sharing his screen of Sweetwater's future phases. Block 5, request to address number of units we have. Adding condo units, previously? Simms interjects, not agenda/noticed. Watson and Simms discuss and suggest we notice. Horowitz will set up a future meeting.

HAILEY CITY COUNCIL MINUTES
January 24, 2022

PH 036 Consideration of a Planned Unit Development by Lido Equity Group Idaho North, LLC, represented by Michael McHugh of Pivot North Design, for twelve (12) apartment buildings ranging in two – three stories in height for a total of 104 residential units, with a request for waivers and proposed benefits. The proposed project is located at Lots 1-14, Block 85, Parcel EE, Woodside Subdivision #24 and Lot 1, Block 67, Woodside Subdivision #18 (940 Winterhaven Drive) within the Limited Business (LB) Zoning District. The following waivers are requested:

1. Waiver to the maximum density permitted in the zone district to include a density bonus of nineteen (19) additional residential units of which twelve (12) units would be rent-restricted units at 100% of Area Median Income (“AMI”). The rent-restricted units will include a mix of 1-, 2- and 3-bedroom units.
2. Waiver to the maximum building height permitted in the zone district from thirty-five (35) feet to a maximum building height of forty (40) feet.
 1. The Planning and Zoning Commission recommended for approval by the Hailey City Council a waiver to the maximum building height from thirty-five (35) feet to a maximum building height of thirty-eight (38) feet on December 6, 2021; however, Applicant is requesting the increase to forty (40) feet to allow for the redesign of the sewer system, as requested by the City. The proposed sewer system will connect via Copper Ranch Lane instead of Woodside Boulevard and Winterhaven Drive. To provide adequate cover over the sewer mainline, the finish road grade was raised. No changes to the building height from the finish floor elevations are proposed.

ACTION ITEM

[6:03:43 PM](#) Horowitz, Mike McHugh and Jeff Smith, proposal for 80 units, less than allowed. As we looked at this, we wondered if there would be a way to add additional units to the site, brainstormed an idea, another room on the ground floor, accommodating a few more units, some units being 3 stories. 19 units more, developer would have 7, 12 would be rent restricted,

[6:06:45 PM](#) Mike McHugh with Pivot North Design. We decided to make 3 buildings 3 stories, have 3 buildings asking for height variance. We are also planning to have 8 EV charging stations, thinking proactively, each building will have solar access a later date and EV charging potential. Ample outdoor space, and pedestrian connections, community interaction, fire pits, fostering a good community feel. McHugh, [6:09:06 PM](#) bright blue units are the 3 story units. Trying to be cognizant of neighbors. Bedroom sizes vary. McHugh shows the elevations and renderings of the proposed units. Plan to have drought tolerant plant, only mow once or twice per year, reducing maintenance and low water usage. [6:13:14 PM](#) questions about the heating systems on the project, have a slide on that, HVAC system (heating and cooling), more upscale system, [6:13:59 PM](#) they are sleek, thinner profile and smaller but very efficient. Only 2 6” diameter holes on the outside of the building. Will be all electric, no gas.

[6:15:09 PM](#) Jeff thanks for allowing us to present, will answer any questions.

[6:15:47 PM](#) Horowitz, developer, connecting to that line, raises the ground to connect to that sewer line, thought this was the best approach, to accommodate staff’s request to connect to that sewer line. Burke, seems a reasonable response.

[6:17:09 PM](#) Linnet, asks, do the plans show the height difference? Horowitz, ground rose up, still 38' tall, remainder are 28' tall buildings. What is plan for snow removal? Horowitz, there is a plan, it passed through Design Review.

Public hearing:

Cynthia 821 unit a copper ranch, [6:18:43 PM](#) been to all the P&Z meeting, submitted a letter signed by many other people. If they raise the building level and go 2 feet higher, have they addressed flooding issues? [6:20:22 PM](#) Major concerns, Lido apartments will be separate from Copper Ranch. Space was never finished for copper ranch, phase 6 has not been closed out. Mr. Smith is head of our board and another member, Darin Potts? And John Sofro, realtor here. We have 2 of 5 HOA members supposedly independent, concerned with conflict of interest. Some concerns. [6:22:44 PM](#) also concerned about snow removal areas, what recourse do we have, if some concerns come up later on? Burke, will take other comments and then address her points.

[6:23:49 PM](#) Page Granger 1820 copper ranch lane, understands height topic, what does this mean for aesthetics and drainage. Proposing to connect to copper ranch lane, in front of her house, what does that mean. Will there be a down time for her? These are her concerns.

Julie Donally, 811 D Copper Ranch, has same concerns, unanswered questions. Woodside Blvd. is super busy now. This is a huge development, many questions about how the area will take this development.

[6:27:16 PM](#) council deliberation / applicant responses.

[6:27:35 PM](#) Horowitz, engineer, drainage plan on this property. Simms comments, HOA concerns, City cannot help with those concerns. City staff will respond to any concerns that they may have.

[6:29:28 PM](#) Husbands, asks Horowitz, 12 units. We've been looking at the top lines, not sure what the 5% ones, will go to the packet. Middle table. 1 bedroom, \$1,195 affordable unit.

[6:32:07 PM](#) Linnet are deed restrictions in perpetuity? Horowitz, confirms, yes. Mentions naming of BCHA if they are no longer around, what about a future housing entity, or similar authorized organization. Horowitz will make those changes in agreements.

[6:33:15 PM](#) Husbands short-term rentals, are they possible for market units. Jeff, don't believe there will be any short-term rentals, not conducive to this area. Don't allow sub-leasing.

[6:34:32 PM](#) Martinez, used to live in 1940 copper ranch unit D. had similar density concerns. Love having Thea on these conversations. Great questions and public comments. Seems that developer is willing to work with Hailey. Excited for the area, makes sense for this area.

[6:36:26 PM](#) Linnet, question about traffic. Michael McHugh responds, originally access on Woodside, and Winterhaven. Staff didn't want woodside connection. Winterhaven, 2 accesses and connect to Copper Ranch Lane. Mike Baledge is on the call, Horowitz stated. Baledge,

HAILEY CITY COUNCIL MINUTES
January 24, 2022

code requirement for 2 remote distances, the Winterhaven accesses did not meet this requirement. [6:39:07 PM](#) Linnet has general question for Brian Yeager, any stoplights on Woodside? Yeager, no, none planned. Discussing future needs for stoplights? Want to look ahead, adds Linnet, would like to look at this. Yeager, can look at this, but may not be close to triggering need for traffic light.

Burke we can move forward with our quorum tonight, appreciates desire to have Thea present. Simms confirms, council can move forward.

[6:43:18 PM](#) Linnet talks about PUD and having to go to design review in the future as well. This is a good trade off, getting these 12 restricted rent units. Sympathize with HOA comments tonight. Unfortunately, private organizations, don't think this is proper to have City get involved in the private matters; there are many organizations to help people navigate through these issues.

[6:45:59 PM](#) Martinez, has a few more questions and concerns. High school and other schools are getting more populated, and more place for kids activities. Traffic at 8 am, school traffic.

[6:46:56 PM](#) Husbands, concerned about utilities, but like the HVAC solution proposed. Appreciates the 12 rent restricted units proposed and drought tolerant grasses, likes the fire pits. Hope HOAs can work things out.

[6:48:28 PM](#) Horowitz, points to a mistake, 2b building has proposed height of 40 feet instead of 38'. And states that we can add language "Or similarly approved organization, BCHA."

[6:49:04 PM](#) **Linnet moves to approve Lido equities, with conditions 1-8, and 2b are met and amended to max height of 40' as discussed tonight, allow for deed restriction agency as mentioned, with Resolution 2022-006, Martinez seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Martinez, yes.**

*PH 037 Consideration of the Fourth amendment to the Planned Unit Development Agreement to Copper Ranch, LLC. Copper Ranch development agreements do not include completion dates. The 4th amendment would require the applicant to commence construction of a building on the foundation located at Copper Ranch Condo #1, Parcel A5, Phase 6 by September 1, 2022 or, in the alternative, to demolish the foundation and reseed the area where the foundation was located by October 31, 2022 **ACTION ITEM***

[6:51:20 PM](#) Horowitz, reviewed all agreements made with Copper Ranch. One area, a foundation laid, but not finished. Will complete these buildings or remove foundation by a date certain.

[6:52:33 PM](#) Smith speaks, there are 38 units left to build on those foundations, will meet the agreement. But, if not built by that date, will remove foundation and re-seed the area.

Public hearing:

[6:53:21 PM](#) Cynthia Shearstone Copper Ranch condo owner speaks, has a question about the wording on the amendment. By the end of October, one foundation is built on or taken out. Does that address the entire area or only that 1 foundation? [6:54:29 PM](#) Horowitz, Cynthia is correct, remedy is on the foundations that exist. We do not have agreements with unbuilt phases for developments. [6:55:26 PM](#) Cynthia responds to this response. If not finished what recourse HOA, do members have, since developer is still in control? [6:56:53 PM](#) Burke responds, we can only address the foundation topic, not the HOA challenges. Simms is happy to discuss with Ms. Shearstone.

Council deliberation:

[6:58:25 PM](#) Linnet, not a lot we can do about the HOA, but sympathetic to them. To have conclusion dates is a bad idea. Without a trigger or sunset clause, we open ourselves up to risk. As a matter of practice, would like to see a sunset clause, to safeguard against stalled projects like this foundation. Linnet, ideally, we include a sunset clause, project meets an additional project milestone, if too complicated right now, just want to be candid, taking a risk, we don't have recourse. [7:02:49 PM](#) Simms, we have addressed that impact in this proposed PUD. Recognize and share Linnet's concerns.

More discussion about Linnet's concern. Horowitz, this is more complicated discussion, want to move forward with this proposal. Linnet understands.

[7:06:33 PM](#) Husband concurs with Linnet, but ready to move forward.

[7:07:08 PM](#) Martinez ready to move forward.

[7:07:21 PM](#) Linnet moves to approve Resolution 2022-007, 4th amendment to PUD agreement to Copper Ranch, seconded by Martinez. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Martinez, yes.

PH 038 Motion to direct Precision Engineering to proceed with final design of the East Croy St. Pathway TAP project locating the pathway on the north side of Croy Street ACTION ITEM

[7:08:26 PM](#) Mayor Burke opens this item. Would like to revisit where we are and listen to public comments of neighbors tonight.

[7:09:57 PM](#) Yeager will give background on this item. Dec 2020, accepted TAP grant for pathway, Joel is on call from Precision Engineering, went into preliminary design, starts to evaluate where issues might be, then host a workshop to get comments, 5 people attended the workshop. 3 graphic exhibits, shows to audience, similar to what is on Croy street to bike path. 2nd alternative, Eastridge, to connect to Sunbeam path recently constructed. At the end of the workshop, wondered if South side was optimal for path or should we consider North side path. Last week, wanted council to discuss options. [7:13:58 PM](#) Husbands spoke with 2 neighbors on Croy. Should path be on North or South side? At a future meeting, we would need to get LTHAC approval to move it to the North side, they might need to do an environmental study would take about 1 months-time. [7:15:48 PM](#) The green area is the conceptual path. The path

HAILEY CITY COUNCIL MINUTES
January 24, 2022

would have to cross Eastridge and there is a path that would need to connect? Cross at the red area, not a good place to cross, not viable or safe option, south path option. North path option, blue line, north bound Eastridge, slow down traffic. In addition to that, considered another North side path. Instead of widening asphalt to North, add asphalt to south, but still have path on North side. The intersection at North East 8th and Quigley, originally applied for a roundabout, if funding falls through. Quigley farms phase 2 may pay for the mini roundabout. Please collect comments on which side path should be on, and then discuss with council. Pathway on North side of road, impacted more for house closest to bike path because their parking is in the right-of-way. [7:21:18 PM](#) with a 4 foot buffer and 10 foot path, total right of way, 23.5 feet to right of way, fence would need to be moved back 5 feet. [7:22:43 PM](#) Linnet asks, is the fence in city right of way? Yeager, yes. House on East, ITD, BCRD owns easement, common to get easements for this, the white fence is 6 feet into city right of way, and another house down the street same issue with fence.

[7:25:46 PM](#) Linnet within the city right of way, potentially add 7 feet on each side or another combination? Yeager, yes we can do that but there are ramifications, if touching both sides, cost increases significantly and need to keep track of crown on road.

[7:27:04 PM](#) Husbands, south side of street are there similar barriers? Yeager, if get further to East less impacts to trees. [7:28:29 PM](#) Hether Holter contacted Linnet asking what he thought of the project, he is not biased, disclosing conversation.

Burke disclosed a meeting this morning with Heather Dawson, Yeager and Horowitz, and with 2 property owners, and did a site study at 8th ave.

Public hearing:

[7:30:36 PM](#) Kristen Barr, 503 E Croy, most impacted house to path on the North. Feel really blindsided by this path. No notices until found out today. It would mean that she would not have parking from her home. Bought her home 7 years ago, teacher and single mother. Would lose landscaping that she put in if fence had to move. She likes bike paths but seems like it should be continued on the south side of the road. Please take this into consideration.

[7:35:24 PM](#) Hether Holter, live at 505 E Croy, purchased house and didn't know fence was on city property until this morning. Concerned for Kristen also. Wanted to also say thank you to Brian for diagrams, very helpful. She runs on North side of Croy street, around Eastridge, almost get run over many times. Also, have 2 crossing options, one at bike path and 2nd on 8th streets. [7:38:07 PM](#) haven't looked closely at north vs. south impact to properties, run off, there would be more build up, would have to have more drainage mitigation effort needed if path would be on North side.

[7:39:15 PM](#) Paul Ries Hailey resident comments, this may be his fault, because this was his idea to put the path on the north side. From a trail perspective, feels north side is best location. This will be a tough decision for all involved. Submitted comments last week. Appreciate Brian's response to his letter.

HAILEY CITY COUNCIL MINUTES
January 24, 2022

[7:40:44 PM](#) Jim Phillips, Quigley Road resident, comes mainly as user of intersection. Real point of concern, chaotic intersection of Croy/Eastridge/8th/Quigley streets. Points to safest area, north path is safest. Long term public safety must be considered, council should adopt it.

[7:43:52 PM](#) Joel Cater of 610 East Croy speaks, and is okay with path on either side. Want to encourage pedestrian traffic, better transition if path was on the North. Recommend stop signs on wood river trail. Make sure lanes are 11 feet wide.

[7:46:00 PM](#) Burke asks to show the purple route, shifting pavement to south and bike path on North. We discussed a T intersection? Would that be the design if we couldn't afford a roundabout? Yeager responds, yes would could change to T intersection. Pink road concept lines. Looking at yellow lines, city is trying to create Croy as more of a pedestrian street. If go with yellow, vehicles may encroach on this area. [7:49:30 PM](#) Burke asks council, give Yeager 3 weeks to think about another solution, believe we are close but no quite there.

Linnet is okay with giving more time, thanks public and staff for time spent on this project. Want to make the best decision on this path. Like north path, but concerned with the conflicts on the North side. Linnet brainstorming about long-term solution, possibly moving path existing on Croy from south side to North side.

[7:54:16 PM](#) Husbands, agrees with Linnet. Would like a roundabout, get more public comment, would like to table to continue discussion. Simms, we can continue, or table, not sure Yeager 's timeline.

[7:55:18 PM](#) Yeager would prefer, continue to next council meeting, too far would compromise schedule, to bid in May and start construction this fall. Will try to get the most public involvement as possible.

[7:56:26 PM](#) **Motion to continue to February 14th by Linnet, Husbands seconds. Motion passed with roll call vote; Husbands, yes. Martinez, yes. Linnet, yes.** Simms, we've lost a quorum. Dawson once quorum has been established, can continue.

[7:58:56 PM](#) Yeager, pleasure to work on this project with everyone.

Staff reports: none

[7:59:21 PM](#) **Linnet motions to adjourn, Husbands seconds, motion passed unanimously.**

Return to Agenda

AGENDA ITEM SUMMARY

DATE 2/14/2022

DEPARTMENT: Finance & Records

DEPT. HEAD SIGNATURE: MHC

SUBJECT

Council Approval of Claims costs incurred during the month of January 2022 that are set to be paid by contract for February 2022.

AUTHORITY: ID Code 50-1017 IAR _____ City Ordinance/Code _____

BACKGROUND:

Claims are processed for approval three times per month under the following procedure:

1. Invoices received, approved and coded to budget by Department Head.
 2. Invoice entry into data base by finance department.
 3. Open invoice report and check register report printed for council review at city council meeting.
 4. Following council approval, mayor and clerk sign checks and check register report.
 5. Signed check register report is entered into Minutes book.
-

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____ YTD Line-Item Balance \$ _____

Payments are for expenses incurred during the previous month, per an accrual accounting system.

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:

___ City Attorney ___ Clerk / Finance Director ___ Engineer ___ Mayor
___ P & Z Commission ___ Parks & Lands Board ___ Public Works ___ Other

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Review reports, ask questions about expenses and procedures, approve claims for payment.

FOLLOW UP NOTES:

Report Criteria:

- Computed checks included
- Manual checks included
- Supplemental checks included
- Termination checks included
- Transmittal checks included
- Void checks included

| Pay Period Date | Journal Code | Check Issue Date | Check Number | Payee | Payee ID | Amount |
|-----------------|--------------|------------------|--------------|-----------------------|----------|-----------|
| 01/27/2022 | PC | 02/03/2022 | 2384 | AMBRIZ, JOSE L | 7023 | 1,855.79- |
| 01/27/2022 | PC | 02/03/2022 | 2389 | SHOTSWELL, DAVE O | 7044 | 1,626.74- |
| 01/27/2022 | PC | 02/03/2022 | 2371 | ARELLANO, NANCY | 8005 | 1,552.08- |
| 01/27/2022 | PC | 02/03/2022 | 2324 | CONE, MARY M HILL | 8009 | 1,533.59- |
| 01/27/2022 | PC | 02/03/2022 | 2364 | LEOS, CHRISTINA M | 8012 | 1,765.26- |
| 01/27/2022 | PC | 02/03/2022 | 2327 | STOKES, BECKY | 8013 | 1,703.63- |
| 01/27/2022 | PC | 02/03/2022 | 2325 | DAWSON, HEATHER M | 8014 | 3,151.20- |
| 01/27/2022 | PC | 02/03/2022 | 2373 | WILLIAMS, EMILY ANNE | 8023 | 850.17- |
| 01/27/2022 | PC | 02/03/2022 | 2386 | HOLYOAK, STEVEN R | 8036 | 1,791.74- |
| 01/27/2022 | PC | 02/03/2022 | 2329 | HOROWITZ, LISA | 8049 | 1,636.19- |
| 01/27/2022 | PC | 02/03/2022 | 2328 | DAVIS, ROBYN K | 8060 | 1,178.17- |
| 01/27/2022 | PC | 02/03/2022 | 2356 | MILLS, CAITLYN A | 8061 | 1,246.97- |
| 01/27/2022 | PC | 02/03/2022 | 2359 | COOK, STEPHANIE N | 8063 | 1,598.27- |
| 01/27/2022 | PC | 02/03/2022 | 2392 | HOLTZEN, KURTIS L | 8072 | 1,723.60- |
| 01/27/2022 | PC | 02/03/2022 | 2344 | BURKE, MARTHA E | 8074 | 1,891.12- |
| 01/27/2022 | PC | 02/03/2022 | 2375 | DOMKE, RODNEY F | 8097 | 1,367.57- |
| 01/27/2022 | PC | 02/03/2022 | 2357 | PRIMROSE, LAURA A | 8102 | 849.56- |
| 01/27/2022 | PC | 02/03/2022 | 2377 | KRECKOWSKI, JOHN PA | 8105 | 1,312.48- |
| 01/27/2022 | PC | 02/03/2022 | 2348 | THEA, KAREN J | 8106 | 751.90- |
| 01/27/2022 | PC | 02/03/2022 | 2374 | YEAGER, BRIAN D | 8107 | 2,039.22- |
| 01/27/2022 | PC | 02/03/2022 | 2370 | WALLACE, SHAWNA R | 8108 | 1,839.19- |
| 01/27/2022 | PC | 02/03/2022 | 2331 | PARKER, JESSICA L | 8111 | 1,440.32- |
| 01/27/2022 | PC | 02/03/2022 | 2330 | NIED, PAIGE CULLINAN | 8112 | 1,535.33- |
| 01/27/2022 | PC | 02/03/2022 | 2354 | GRIGSBY, MICHAL J | 8114 | 1,061.31- |
| 01/27/2022 | PC | 02/03/2022 | 2378 | LAPOINTE, JAMES M | 8116 | 1,208.47- |
| 01/27/2022 | PC | 02/03/2022 | 2394 | PETERSON, TRAVIS T | 8121 | 1,004.02- |
| 01/27/2022 | PC | 02/03/2022 | 2353 | FLETCHER, KRISTIN M | 8122 | 1,149.69- |
| 01/27/2022 | PC | 02/03/2022 | 2358 | YTURRI, ERIN | 8123 | 1,258.41- |
| 01/27/2022 | PC | 02/03/2022 | 2363 | ENGLAND, STEVE J | 8143 | 3,104.16- |
| 01/27/2022 | PC | 02/03/2022 | 2366 | LUNA, JOSE | 8145 | 1,825.34- |
| 01/27/2022 | PC | 02/03/2022 | 2361 | COX, CHARLES F | 8161 | 2,394.78- |
| 01/27/2022 | PC | 02/03/2022 | 2365 | LINDERMAN, JEREMIAH | 8163 | 1,569.28- |
| 01/27/2022 | PC | 02/03/2022 | 2367 | PECK, TODD D | 8167 | 2,152.67- |
| 01/27/2022 | PC | 02/03/2022 | 2382 | THOMPSON, WYATT F | 8172 | 1,346.30- |
| 01/27/2022 | PC | 02/03/2022 | 2379 | NEUMANN, DANIEL L | 8173 | 1,469.74- |
| 01/27/2022 | PC | 02/03/2022 | 2393 | MOATS, ZAKARY S | 8174 | 1,219.65- |
| 01/27/2022 | PC | 02/03/2022 | 2336 | ERVIN, CHRISTIAN C | 8185 | 1,662.08- |
| 01/27/2022 | PC | 02/03/2022 | 2351 | DeKLOTZ, ELISE | 8200 | 635.26- |
| 01/27/2022 | PC | 02/03/2022 | 2380 | SAVAGE, JAMES L | 8204 | 1,317.80- |
| 01/27/2022 | PC | 02/03/2022 | 2322 | ARNOLD, JANA D. | 8206 | 501.06- |
| 01/27/2022 | PC | 02/03/2022 | 2326 | POMERLEAU, JENNIFER | 8207 | 1,114.49- |
| 01/27/2022 | PC | 02/03/2022 | 2323 | CARRILLO-SALAS, DALIA | 8209 | 1,074.27- |
| 01/27/2022 | PC | 02/03/2022 | 2369 | TUCKER, ANDREW | 8211 | 1,750.29- |
| 01/27/2022 | PC | 02/03/2022 | 2362 | DAVIS, BRYAN L | 8212 | 1,690.13- |
| 01/27/2022 | PC | 02/03/2022 | 2360 | CERVANTES, GUSTAVO | 8215 | 1,727.29- |
| 01/27/2022 | PC | 02/03/2022 | 2391 | BALIS, MARVIN C | 8225 | 1,787.61- |
| 01/27/2022 | PC | 02/03/2022 | 2381 | SCHWARZ, STEPHEN K | 8226 | 2,273.40- |
| 01/27/2022 | PC | 02/03/2022 | 2383 | WEST III, KINGSTON R | 8234 | 1,545.76- |
| 01/27/2022 | PC | 02/03/2022 | 2376 | JOHNSTON, JAIMEY P | 8243 | 1,614.32- |

| Pay Period Date | Journal Code | Check Issue Date | Check Number | Payee | Payee ID | Amount |
|-----------------|--------------|------------------|--------------|-----------------------|----------|-------------|
| 01/27/2022 | PC | 02/03/2022 | 2372 | MARES, MARIA C | 8251 | 1,096.58- |
| 01/27/2022 | PC | 02/03/2022 | 2349 | CROTTY, JOSHUA M | 8283 | 1,106.95- |
| 01/27/2022 | PC | 02/03/2022 | 2385 | ELLSWORTH, BRYSON D | 8285 | 1,989.07- |
| 01/27/2022 | PC | 02/03/2022 | 2390 | BALDWIN, MERRITT JAM | 8286 | 1,321.70- |
| 01/27/2022 | PC | 02/03/2022 | 2355 | HARDING, CHARLOTTE E | 8293 | 132.98- |
| 01/27/2022 | PC | 02/03/2022 | 2346 | LINNET, SAMUEL L | 8300 | 806.16- |
| 01/27/2022 | PC | 02/03/2022 | 2347 | MARTINEZ, JUAN F | 8301 | 795.31- |
| 01/27/2022 | PC | 02/03/2022 | 2345 | HUSBANDS, HEIDI | 8302 | 151.90- |
| 01/27/2022 | PC | 02/03/2022 | 2387 | PARKER, MICHAEL J | 8506 | 1,275.21- |
| 01/27/2022 | PC | 02/03/2022 | 2388 | RANGEL, PEDRO | 8507 | 890.15- |
| 01/27/2022 | PC | 02/03/2022 | 2333 | BOATMAN, MICHAEL L | 9006 | 220.54- |
| 01/27/2022 | PC | 02/03/2022 | 2338 | MURPHY, JOSHUA Z | 9011 | 195.43- |
| 01/27/2022 | PC | 02/03/2022 | 2341 | STOCKING, WINDI G | 9023 | 531.75- |
| 01/27/2022 | PC | 02/03/2022 | 2337 | HOOVER, JAMES THOMA | 9047 | 1,821.03- |
| 01/27/2022 | PC | 02/03/2022 | 2332 | BALEDGE, MICHAEL S | 9054 | 2,213.39- |
| 01/27/2022 | PC | 02/03/2022 | 2339 | PALLAS, MARTIN L | 9111 | 661.48- |
| 01/27/2022 | PC | 02/03/2022 | 2342 | VINCENT, BRIAN A | 9113 | 137.14- |
| 01/27/2022 | PC | 02/03/2022 | 2343 | YEAGER, KAITLYN R | 9117 | 157.55- |
| 01/27/2022 | PC | 02/03/2022 | 2340 | PERE, RIKA M | 9119 | 341.26- |
| 01/27/2022 | PC | 02/03/2022 | 2335 | DITMORE, KEVIN D | 9145 | 1,584.33- |
| 01/27/2022 | PC | 02/03/2022 | 2334 | BUMGARDNER, JEFFRE | 9201 | 124.67- |
| 01/27/2022 | PC | 02/03/2022 | 2350 | DABNEY, LEE A DONAHU | 1008078 | 47.21- |
| 01/27/2022 | PC | 02/03/2022 | 2368 | RAGUSA, TIMOTHY BRU | 1008190 | 1,692.07- |
| 01/27/2022 | PC | 02/03/2022 | 2352 | DREWIEN, LYNETTE M | 1008271 | 802.05- |
| 01/27/2022 | CDPT | | 0 | AFLAC | 1 | 379.22- |
| 01/27/2022 | CDPT | | 0 | AFLAC | 1 | 83.56- |
| 01/27/2022 | CDPT | | 0 | DELTA DENTAL PLAN OF | 2 | 533.55- |
| 01/27/2022 | CDPT | | 0 | DELTA DENTAL PLAN OF | 2 | 101.38- |
| 01/27/2022 | CDPT | | 0 | REGENCE BLUE SHIELD | 3 | 2,744.11- |
| 01/27/2022 | CDPT | | 0 | NCPERS GROUP LIFE IN | 6 | 112.00- |
| 01/27/2022 | CDPT | 02/01/2022 | 2397 | PERSI | 7 | 7,048.77- |
| 01/27/2022 | CDPT | 02/01/2022 | 2397 | PERSI | 7 | 11,754.51- |
| 01/27/2022 | CDPT | 02/01/2022 | 2397 | PERSI | 7 | 3,802.74- |
| 01/27/2022 | CDPT | 02/01/2022 | 2397 | PERSI | 7 | 5,114.74- |
| 01/27/2022 | CDPT | 02/01/2022 | 2397 | PERSI | 7 | 6,075.01- |
| 01/27/2022 | CDPT | 02/01/2022 | 2397 | PERSI | 7 | 191.56- |
| 01/27/2022 | CDPT | 02/01/2022 | 2397 | PERSI | 7 | 571.98- |
| 01/27/2022 | CDPT | 02/01/2022 | 2397 | PERSI | 7 | 42.31- |
| 01/27/2022 | CDPT | 02/01/2022 | 2396 | MOUNTAIN WEST BANK | 8 | 8,634.09- |
| 01/27/2022 | CDPT | 02/01/2022 | 2396 | MOUNTAIN WEST BANK | 8 | 8,634.09- |
| 01/27/2022 | CDPT | 02/01/2022 | 2396 | MOUNTAIN WEST BANK | 8 | 2,019.29- |
| 01/27/2022 | CDPT | 02/01/2022 | 2396 | MOUNTAIN WEST BANK | 8 | 2,019.29- |
| 01/27/2022 | CDPT | 02/01/2022 | 2396 | MOUNTAIN WEST BANK | 8 | 10,880.97- |
| 01/27/2022 | CDPT | | 0 | IDAHO STATE TAX COMM | 9 | 3,873.00- |
| 01/27/2022 | CDPT | | 0 | CHILD SUPPORT RECEIP | 10 | 322.16- |
| 01/27/2022 | CDPT | 02/01/2022 | 2395 | A.W. REHN & ASSOCIATE | 21 | 1,278.58- |
| 01/27/2022 | CDPT | | 0 | VSP | 26 | 84.95- |
| 01/27/2022 | CDPT | | 0 | VSP | 26 | 18.86- |
| Grand Totals: | | | 87 | | | 172,114.30- |

| Pay Period | Journal | Check | Check | Payee | Payee | Amount |
|------------|---------|------------|--------|-------|-------|--------|
| Date | Code | Issue Date | Number | | ID | |

Report Criteria:

- Computed checks included
 - Manual checks included
 - Supplemental checks included
 - Termination checks included
 - Transmittal checks included
 - Void checks included
-

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|--|-----------------|---|---------|--------------|------------|----------------|--------------------------|-------------------|------------|-----------|----------------|
| 4683 8X8 INC | | | | | | | | | | | |
| 330075 | 1 | #3300756 Phone service fees for February 2022, usa | Invoice | 02/01/2022 | 02/14/2022 | 77.62 | 77.62 | 100-15-41713 | | 222 | 1 |
| 330075 | 2 | #3300756 Phone service fees for February 2022, usa | Invoice | 02/01/2022 | 02/14/2022 | 77.62 | 77.62 | 200-15-41713 | | 222 | 1 |
| 330075 | 3 | #3300756 Phone service fees for February 2022, usa | Invoice | 02/01/2022 | 02/14/2022 | 77.62 | 77.62 | 210-15-41713 | | 222 | 1 |
| 330075 | 4 | #3300756 Phone service fees for February 2022, usa | Invoice | 02/01/2022 | 02/14/2022 | 116.43 | 116.43 | 100-20-41713 | | 222 | 1 |
| 330075 | 5 | #3300756 Phone service fees for February 2022, usa | Invoice | 02/01/2022 | 02/14/2022 | 19.41 | 19.41 | 100-42-41713 | | 222 | 1 |
| 330075 | 6 | #3300756 Phone service fees for February 2022, usa | Invoice | 02/01/2022 | 02/14/2022 | 19.41 | 19.41 | 200-42-41713 | | 222 | 1 |
| 330075 | 7 | #3300756 Phone service fees for February 2022, usa | Invoice | 02/01/2022 | 02/14/2022 | 19.40 | 19.40 | 210-42-41713 | | 222 | 1 |
| 330075 | 8 | #3300756 Phone service fees for February 2022, usa | Invoice | 02/01/2022 | 02/14/2022 | 232.86 | 232.86 | 210-70-41713 | | 222 | 1 |
| 330075 | 9 | #3300756 Phone service fees for February 2022, usa | Invoice | 02/01/2022 | 02/14/2022 | 116.43 | 116.43 | 200-60-41713 | | 222 | 1 |
| 330075 | 10 | #3300756 Phone service fees for February 2022, usa | Invoice | 02/01/2022 | 02/14/2022 | 116.43 | 116.43 | 100-55-41713 | | 222 | 1 |
| 330075 | 11 | #3300756 Phone service fees for February 2022, usa | Invoice | 02/01/2022 | 02/14/2022 | 349.29 | 349.29 | 100-45-41713 | | 222 | 1 |
| 330075 | 12 | #3300756 Phone service fees for February 2022, usa | Invoice | 02/01/2022 | 02/14/2022 | 29.11 | 29.11 | 100-50-41713 | | 222 | 1 |
| 330075 | 13 | #3300756 Phone service fees for February 2022, usa | Invoice | 02/01/2022 | 02/14/2022 | 261.97 | 261.97 | 100-25-41713 | | 222 | 1 |
| 330075 | 14 | #3300756 Phone service fees for February 2022, usa | Invoice | 02/01/2022 | 02/14/2022 | 87.30 | 87.30 | 100-40-41713 | | 222 | 1 |
| Total 4683 8X8 INC: | | | | | | 1,600.90 | 1,600.90 | | | | |
| 4409 A.W. REHN & ASSOCIATES | | | | | | | | | | | |
| 8722 C | 1 | FSA DEPENDENT/HEALTH CARE | Invoice | 12/01/2021 | 02/14/2022 | 36.75 | 36.75 | 100-15-41215 | | 222 | 1 |
| 8722 C | 2 | FSA DEPENDENT/HEALTH CARE | Invoice | 12/01/2021 | 02/14/2022 | 36.75 | 36.75 | 200-15-41215 | | 222 | 1 |
| 8722 C | 3 | FSA DEPENDENT/HEALTH CARE | Invoice | 12/01/2021 | 02/14/2022 | 36.75 | 36.75 | 210-15-41215 | | 222 | 1 |
| 9072 | 1 | Annual Renewal Fee - 2022 | Invoice | 01/28/2022 | 02/14/2022 | 83.34 | 83.34 | 100-15-41215 | | 222 | 1 |
| 9072 | 2 | Annual Renewal Fee - 2022 | Invoice | 01/28/2022 | 02/14/2022 | 83.33 | 83.33 | 200-15-41215 | | 222 | 1 |
| 9072 | 3 | Annual Renewal Fee - 2022 | Invoice | 01/28/2022 | 02/14/2022 | 83.33 | 83.33 | 210-15-41215 | | 222 | 1 |
| Total 4409 A.W. REHN & ASSOCIATES: | | | | | | 360.25 | 360.25 | | | | |
| 50323 ACTIVE 911, INC | | | | | | | | | | | |
| 376127 | 1 | #18-02-27 Annual Subscription- for call activations & | Invoice | 01/24/2022 | 02/14/2022 | 429.00 | 429.00 | 100-55-41711 | | 122 | 1 |
| Total 50323 ACTIVE 911, INC: | | | | | | 429.00 | 429.00 | | | | |
| 2298 ALL PRO LINEN INC | | | | | | | | | | | |
| 10210 | 1 | 10210 WORKWEAR WASH | Invoice | 01/25/2022 | 02/14/2022 | 25.00 | 25.00 | 100-40-41703 | | 222 | 1 |
| 9473 | 1 | 9473 WORKWEAR WASH | Invoice | 01/04/2022 | 02/14/2022 | 25.00 | 25.00 | 100-40-41703 | | 122 | 1 |
| 9726 | 1 | 9726 WORKWEAR WASH | Invoice | 01/11/2022 | 02/14/2022 | 25.00 | 25.00 | 100-40-41703 | | 122 | 1 |
| 9987 | 1 | 9987 WORKWEAR WASH | Invoice | 01/18/2022 | 02/14/2022 | 25.00 | 25.00 | 100-40-41703 | | 122 | 1 |

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|--|-----------------|---|---------|--------------|------------|----------------|--------------------------|-------------------|--------------|-----------|----------------|
| Total 2298 ALL PRO LINEN INC: | | | | | | 100.00 | 100.00 | | | | |
| 757 ALPINE TREE SERVICE INC. | | | | | | | | | | | |
| 54404 | 1 | 54404 PRUNING TREE WORK- SIBERIAN ELM S. R | Invoice | 12/10/2021 | 02/14/2022 | 450.00 | 450.00 | 100-50-41707 | | 222 | 1 |
| 54405 | 1 | 54405 PRUNING TREE WORK- TWO ASH TREES H | Invoice | 12/10/2021 | 02/14/2022 | 320.00 | 320.00 | 100-50-41707 | | 222 | 1 |
| 54458 | 1 | 54458 PRUNE TREE WORK - SILVER MAPLE - 317 | Invoice | 12/22/2021 | 02/14/2022 | 440.00 | 440.00 | 100-50-41707 | | 222 | 1 |
| Total 757 ALPINE TREE SERVICE INC. : | | | | | | 1,210.00 | 1,210.00 | | | | |
| 1913 AMAZON CAPITAL SERVICES | | | | | | | | | | | |
| 11MP-F | 1 | 11MP-FTMF-VDVH Credit memo MSD book return | Invoice | 01/28/2022 | 02/14/2022 | 27.03- | 27.03- | 100-45-41535 | | 222 | 1 |
| 11W3-V | 1 | 11W3-VRQQ-1WR6 ISHS Grant 1.31.22 \$57.81 | Invoice | 01/31/2022 | 02/14/2022 | 57.81 | 57.81 | 100-45-41549 | 22.45.0001.1 | 222 | 1 |
| 14FK-G | 1 | 14FK-GVL3-NNJ7 MSD processing supplies | Invoice | 01/25/2022 | 02/14/2022 | 121.97 | 121.97 | 100-45-41215 | | 122 | 1 |
| 14XJ-6 | 1 | 14XJ-6T74-3FPF PUBLIC WORKS CLEANING SUP | Invoice | 01/20/2022 | 02/14/2022 | 10.80 | 10.80 | 100-42-41413 | | 222 | 1 |
| 14XJ-6 | 2 | 14XJ-6T74-3FPF PUBLIC WORKS CLEANING SUP | Invoice | 01/20/2022 | 02/14/2022 | 10.81 | 10.81 | 200-42-41413 | | 222 | 1 |
| 14XJ-6 | 3 | 14XJ-6T74-3FPF PUBLIC WORKS CLEANING SUP | Invoice | 01/20/2022 | 02/14/2022 | 10.81 | 10.81 | 210-42-41413 | | 222 | 1 |
| 14XT-F | 1 | 14XT-FF76-M63G-conference microphone | Invoice | 01/22/2022 | 02/14/2022 | 108.00 | 108.00 | 100-45-41549 | 21.45.0007.1 | 122 | 1 |
| 19CL-J | 1 | OFFICE SUPPLIES FOR HPD OFFICE | Invoice | 01/29/2022 | 02/14/2022 | 32.20 | 32.20 | 100-25-41211 | | 222 | 1 |
| 1LGF-F | 1 | STREAMLIGHT BATTERY STICK X 4 | Invoice | 02/04/2022 | 02/14/2022 | 69.96 | 69.96 | 100-25-41215 | | 222 | 1 |
| 1MH6-6 | 1 | 1MH6-6XJG-DL7L GRANT Magnetic Board 2.7.22 | Invoice | 02/07/2022 | 02/14/2022 | 503.18 | 503.18 | 100-45-41549 | | 222 | 1 |
| 1TH4-C | 1 | 1TH4-CMFN-JWRM MSD processing supplies 2.4.22 | Invoice | 02/04/2022 | 02/14/2022 | 33.98 | 33.98 | 100-45-41215 | | 222 | 1 |
| 1TPW- | 1 | 1TPW-MTP3-QWL4 HI-VIZ SWEATERS WW | Invoice | 01/28/2022 | 02/14/2022 | 399.95 | 399.95 | 210-70-41703 | | 222 | 1 |
| 1TRQ- | 1 | 1TRQ-YHK6-KVGT YSD supplies 2.7.2022 | Invoice | 02/07/2022 | 02/14/2022 | 40.76 | 40.76 | 100-45-41215 | | 222 | 1 |
| 1WXD- | 1 | 1WXD-YTQ7-1TRC face masks | Invoice | 01/24/2022 | 02/14/2022 | 149.00 | 149.00 | 100-45-41215 | | 122 | 1 |
| Total 1913 AMAZON CAPITAL SERVICES: | | | | | | 1,522.20 | 1,522.20 | | | | |
| 5013 AMERICAN TOWER CORPORATION | | | | | | | | | | | |
| 409025 | 1 | DELLA MT TOWER RENTAL 01/1/22 409025723 UTI | Invoice | 01/01/2022 | 02/14/2022 | 726.96 | 726.96 | 200-60-41713 | | 222 | 1 |
| 409025 | 2 | DELLA MT TOWER RENTAL UTILITIES 1/3 SHARE | Invoice | 01/01/2022 | 02/14/2022 | 39.76 | 39.76 | 100-42-41713 | | 222 | 1 |
| 409025 | 3 | DELLA MT TOWER RENTAL UTILITIES 1/3 SHARE | Invoice | 01/01/2022 | 02/14/2022 | 39.76 | 39.76 | 200-42-41713 | | 222 | 1 |
| 409025 | 4 | DELLA MT TOWER RENTAL UTILITIES 1/3 SHARE | Invoice | 01/01/2022 | 02/14/2022 | 39.76 | 39.76 | 210-42-41713 | | 222 | 1 |
| 409025 | 1 | DELLA MT TOWER RENTAL 01/1/22 409025724 UTI | Invoice | 01/01/2022 | 02/14/2022 | 12.50 | 12.50 | 200-60-41713 | | 222 | 1 |
| 409025 | 2 | DELLA MT TOWER RENTAL 01/1/22 409025724 UTI | Invoice | 01/01/2022 | 02/14/2022 | 4.17 | 4.17 | 100-42-41713 | | 222 | 1 |
| 409025 | 3 | DELLA MT TOWER RENTAL 01/1/22 409025724 UTI | Invoice | 01/01/2022 | 02/14/2022 | 4.17 | 4.17 | 200-42-41713 | | 222 | 1 |
| 409025 | 4 | DELLA MT TOWER RENTAL 01/1/22 409025724 UTI | Invoice | 01/01/2022 | 02/14/2022 | 4.16 | 4.16 | 210-42-41713 | | 222 | 1 |
| Total 5013 AMERICAN TOWER CORPORATION: | | | | | | 871.24 | 871.24 | | | | |

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|--|-----------------|--|---------|--------------|------------|----------------|--------------------------|-------------------|--------------|-----------|----------------|
| 5727 AMERICAN VAC SERVICES LLC | | | | | | | | | | | |
| 1189 | 1 | 1189 CATCH BASINS, DRYWELLS, AND CONNECT | Invoice | 09/01/2021 | 02/14/2022 | 2,998.75 | 2,998.75 | 100-40-41403 | | 222 | 1 |
| Total 5727 AMERICAN VAC SERVICES LLC: | | | | | | 2,998.75 | 2,998.75 | | | | |
| 6897 ANTTILA DESIGNS | | | | | | | | | | | |
| 001 | 1 | Invoice#001 | Invoice | 01/04/2021 | 02/14/2022 | 400.00 | 400.00 | 100-20-41313 | 19.40.0001.1 | 222 | 1 |
| Total 6897 ANTTILA DESIGNS: | | | | | | 400.00 | 400.00 | | | | |
| 602 ARAMARK WORK APPAREL | | | | | | | | | | | |
| 241378 | 1 | #24137875 FULL ZIP HOODIE AND EMBROIDERY | Invoice | 12/20/2021 | 02/14/2022 | 48.98 | 48.98 | 200-60-41703 | | 222 | 1 |
| Total 602 ARAMARK WORK APPAREL: | | | | | | 48.98 | 48.98 | | | | |
| 6917 AT&T MOBILITY LLC | | | | | | | | | | | |
| 287304 | 1 | #FIRSTNET HPD 1-5 WIRELESS | Invoice | 01/23/2022 | 02/14/2022 | 200.20 | 200.20 | 100-25-41417 | | 222 | 1 |
| 287309 | 1 | 287309821298 - WATER | Invoice | 01/23/2022 | 02/14/2022 | 1,728.72 | 1,728.72 | 200-60-41713 | | 222 | 1 |
| Total 6917 AT&T MOBILITY LLC: | | | | | | 1,928.92 | 1,928.92 | | | | |
| 4214 B&G DIRTWORKS, LLC | | | | | | | | | | | |
| 21100 | 1 | 21100 DRYWELL 4TH AND GALENA | Invoice | 12/29/2021 | 02/14/2022 | 5,750.00 | 5,750.00 | 100-40-41403 | | 122 | 1 |
| 21102 | 1 | 21102 SNOW REMOVAL SERVICES | Invoice | 12/29/2021 | 02/14/2022 | 3,800.00 | 3,800.00 | 100-40-41771 | | 122 | 1 |
| 21103 | 1 | 21103 PARK AND RIDE COMPACTOR PREP WORK | Invoice | 12/29/2021 | 02/14/2022 | 19,906.00 | 19,906.00 | 120-40-41549 | | 222 | 1 |
| 21105 | 1 | 21105 SNOW REMOVAL SERVICES | Invoice | 01/12/2022 | 02/14/2022 | 3,467.50 | 3,467.50 | 100-40-41771 | | 122 | 1 |
| Total 4214 B&G DIRTWORKS, LLC: | | | | | | 32,923.50 | 32,923.50 | | | | |
| 2885 BIG STATE INDUSTRIAL SUPPLY, I | | | | | | | | | | | |
| 146750 | 1 | 1467501 WORKWEAR - GLOVES, POLY TARP | Invoice | 01/17/2022 | 02/14/2022 | 521.62 | 521.62 | 100-40-41405 | | 222 | 1 |
| Total 2885 BIG STATE INDUSTRIAL SUPPLY, I: | | | | | | 521.62 | 521.62 | | | | |
| 629 BURKS TRACTOR | | | | | | | | | | | |
| IV2130 | 1 | IV21302 #5002 PARTS | Invoice | 12/28/2021 | 02/14/2022 | 134.32 | 134.32 | 100-40-41405 | | 122 | 1 |
| IV2130 | 1 | IV21305 #4050 PARTS | Invoice | 12/29/2021 | 02/14/2022 | 67.11 | 67.11 | 100-40-41405 | | 122 | 1 |
| WO510 | 1 | WO51086 PT46646 | Invoice | 01/11/2022 | 02/14/2022 | 214.27 | 214.27 | 100-40-41405 | | 122 | 1 |

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|--|-----------------|---|---------|--------------|------------|----------------|--------------------------|-------------------|------------|-----------|----------------|
| Total 629 BURKS TRACTOR: | | | | | | 415.70 | 415.70 | | | | |
| 4805 CENTRAL SQUARE TECHNOLOGIES, LLC | | | | | | | | | | | |
| 343273 | 1 | #343273 ANNUAL MAINTENANCE FEE FOR SOFT | Invoice | 01/18/2022 | 02/14/2022 | 3,240.00 | 3,240.00 | 100-25-41515 | | 222 | 1 |
| Total 4805 CENTRAL SQUARE TECHNOLOGIES, LLC: | | | | | | 3,240.00 | 3,240.00 | | | | |
| 6051 CENTURY LINK | | | | | | | | | | | |
| 280658 | 1 | 9814 260B long distance | Invoice | 02/01/2022 | 02/14/2022 | 1.77 | 1.77 | 100-15-41713 | | 222 | 1 |
| 280658 | 2 | 9814 260B long distance | Invoice | 02/01/2022 | 02/14/2022 | 1.77 | 1.77 | 200-15-41713 | | 222 | 1 |
| 280658 | 3 | 9814 260B long distance | Invoice | 02/01/2022 | 02/14/2022 | 1.77 | 1.77 | 210-15-41713 | | 222 | 1 |
| 280658 | 4 | 9814 260B long distance | Invoice | 02/01/2022 | 02/14/2022 | 1.77 | 1.77 | 100-25-41713 | | 222 | 1 |
| 280658 | 5 | 9814 260B long distance | Invoice | 02/01/2022 | 02/14/2022 | 1.77 | 1.77 | 100-20-41713 | | 222 | 1 |
| 280658 | 6 | 9814 260B long distance- 33.33% | Invoice | 02/01/2022 | 02/14/2022 | .56 | .56 | 100-42-41713 | | 222 | 1 |
| 280658 | 7 | 9814 260B long distance- 33.33% | Invoice | 02/01/2022 | 02/14/2022 | .56 | .56 | 200-42-41713 | | 222 | 1 |
| 280658 | 8 | 9814 260B long distance- 33.33% | Invoice | 02/01/2022 | 02/14/2022 | .56 | .56 | 210-42-41713 | | 222 | 1 |
| 280658 | 9 | 2211 125B LONG DIST- TREATMENT PLANT | Invoice | 02/01/2022 | 02/14/2022 | .88 | .88 | 210-70-41713 | | 222 | 1 |
| 280658 | 10 | 2211 125B LONG DIST- Water Dept | Invoice | 02/01/2022 | 02/14/2022 | .88 | .88 | 200-60-41713 | | 222 | 1 |
| 280658 | 11 | 3147 220B LONG DISTANCE: FIRE DEPT | Invoice | 02/01/2022 | 02/14/2022 | 1.77 | 1.77 | 100-55-41713 | | 222 | 1 |
| 280658 | 12 | 5965-737B LONG DIST- STREET SHOP | Invoice | 02/01/2022 | 02/14/2022 | 1.84 | 1.84 | 100-40-41713 | | 222 | 1 |
| Total 6051 CENTURY LINK: | | | | | | 15.90 | 15.90 | | | | |
| 6056 CENTURY LINK | | | | | | | | | | | |
| 01/22/2 | 1 | 9814 260B | Invoice | 01/22/2022 | 02/14/2022 | 95.88 | 95.88 | 100-15-41713 | | 222 | 1 |
| 01/22/2 | 2 | 9814 260B | Invoice | 01/22/2022 | 02/14/2022 | 95.88 | 95.88 | 200-15-41713 | | 222 | 1 |
| 01/22/2 | 3 | 9814 260B | Invoice | 01/22/2022 | 02/14/2022 | 95.88 | 95.88 | 210-15-41713 | | 222 | 1 |
| 01/22/2 | 4 | 9814 260B | Invoice | 01/22/2022 | 02/14/2022 | 95.88 | 95.88 | 100-25-41713 | | 222 | 1 |
| 01/22/2 | 5 | 9814 260B | Invoice | 01/22/2022 | 02/14/2022 | 95.88 | 95.88 | 100-20-41713 | | 222 | 1 |
| 01/22/2 | 6 | 9814 260B- 33.33% | Invoice | 01/22/2022 | 02/14/2022 | 31.96 | 31.96 | 100-42-41713 | | 222 | 1 |
| 01/22/2 | 7 | 9814 260B- 33.33% | Invoice | 01/22/2022 | 02/14/2022 | 31.97 | 31.97 | 200-42-41713 | | 222 | 1 |
| 01/22/2 | 8 | 9814 260B- 33.33% | Invoice | 01/22/2022 | 02/14/2022 | 31.97 | 31.97 | 210-42-41713 | | 222 | 1 |
| 01/22/2 | 9 | 2211-125b treatment plant | Invoice | 01/22/2022 | 02/14/2022 | 59.68 | 59.68 | 210-70-41713 | | 222 | 1 |
| 01/22/2 | 10 | 2211-125B Water Dept | Invoice | 01/22/2022 | 02/14/2022 | 59.68 | 59.68 | 200-60-41713 | | 222 | 1 |
| 01/22/2 | 11 | 3147 220B HFD | Invoice | 01/22/2022 | 02/14/2022 | 76.16 | 76.16 | 100-55-41713 | | 222 | 1 |
| 01/22/2 | 12 | 6566 569B Police Dept | Invoice | 01/22/2022 | 02/14/2022 | 59.68 | 59.68 | 100-25-41713 | | 222 | 1 |
| 01/22/2 | 13 | 5965-737B STREET SHOP | Invoice | 01/22/2022 | 02/14/2022 | 64.80 | 64.80 | 100-40-41713 | | 222 | 1 |

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|---|-----------------|---|---------|--------------|------------|----------------|--------------------------|-------------------|--------------|-----------|----------------|
| Total 6056 CENTURY LINK: | | | | | | 895.30 | 895.30 | | | | |
| 670 CITY OF HAILEY W&S DEPT | | | | | | | | | | | |
| JANUA | 1 | CITY OF HAILEY - STREET SHOP | Invoice | 01/31/2022 | 02/14/2022 | 865.05 | 865.05 | 100-40-41717 | | 222 | 1 |
| JANUA | 2 | CITY OF HAILEY INTER CENTER | Invoice | 01/31/2022 | 02/14/2022 | 81.85 | 81.85 | 100-10-41717 | | 222 | 1 |
| JANUA | 3 | CITY OF HAILEY RODEO FROST | Invoice | 01/31/2022 | 02/14/2022 | 10.60 | 10.60 | 100-50-41617 | | 222 | 1 |
| JANUA | 4 | CITY OF HAILEY RODEO PARK | Invoice | 01/31/2022 | 02/14/2022 | 35.77 | 35.77 | 100-50-41617 | | 222 | 1 |
| JANUA | 5 | CITY OF HAILEY CITY HALL | Invoice | 01/31/2022 | 02/14/2022 | 130.76 | 130.76 | 100-42-41717 | | 222 | 1 |
| JANUA | 6 | CITY OF HAILEY CITY HALL | Invoice | 01/31/2022 | 02/14/2022 | 130.76 | 130.76 | 200-42-41717 | | 222 | 1 |
| JANUA | 7 | CITY OF HAILEY CITY HALL | Invoice | 01/31/2022 | 02/14/2022 | 130.77 | 130.77 | 210-42-41717 | | 222 | 1 |
| JANUA | 8 | CITY OF HAILEY POLICE DEPT | Invoice | 01/31/2022 | 02/14/2022 | 78.73 | 78.73 | 100-25-41717 | | 222 | 1 |
| JANUA | 9 | CITY OF HAILEY FIRE DEPARTMENT | Invoice | 01/31/2022 | 02/14/2022 | 53.59 | 53.59 | 100-55-41717 | | 222 | 1 |
| JANUA | 10 | CITY OF HAILEY TREATMENT PL | Invoice | 01/31/2022 | 02/14/2022 | 95.79 | 95.79 | 200-60-41717 | | 222 | 1 |
| JANUA | 11 | CITY OF HAILEY TREATMENT PL | Invoice | 01/31/2022 | 02/14/2022 | 95.79 | 95.79 | 210-70-41717 | | 222 | 1 |
| JANUA | 12 | CITY OF HAILEY OLD COPY & PRINT | Invoice | 01/31/2022 | 02/14/2022 | 106.27 | 106.27 | 100-15-41717 | | 222 | 1 |
| JANUA | 13 | CITY PARKING LOT- IRRIGATION | Invoice | 01/31/2022 | 02/14/2022 | 703.11 | 703.11 | 100-50-41717 | | 222 | 1 |
| Total 670 CITY OF HAILEY W&S DEPT : | | | | | | 2,518.84 | 2,518.84 | | | | |
| 2954 CLEAR CREEK DISPOSAL -PARKS | | | | | | | | | | | |
| 000149 | 1 | 0001492715 PORT RESTROOM SKATEPARK | Invoice | 12/30/2021 | 02/14/2022 | 128.50 | 128.50 | 100-50-41403 | | 222 | 1 |
| 000149 | 1 | 0001492716 PORT RESTROOM SNOW STORAGE | Invoice | 12/30/2021 | 02/14/2022 | 274.58 | 274.58 | 100-40-41405 | 18.40.0004.1 | 222 | 1 |
| 000149 | 1 | 0001493150 PORT RESTROOM HEAGLE PARK | Invoice | 12/30/2021 | 02/14/2022 | 10.00 | 10.00 | 100-50-41403 | | 222 | 1 |
| Total 2954 CLEAR CREEK DISPOSAL -PARKS: | | | | | | 413.08 | 413.08 | | | | |
| 22457 CLEAR CREEK DISPOSAL, INC. | | | | | | | | | | | |
| JANUA | 1 | FRANCHISE FEE JANUARY 2022 | Invoice | 02/07/2022 | 02/14/2022 | 140,000.00 | 140,000.00 | 100-00-20515 | | 222 | 1 |
| Total 22457 CLEAR CREEK DISPOSAL, INC.: | | | | | | 140,000.00 | 140,000.00 | | | | |
| 7000 CLEARWATER LANDSCAPING | | | | | | | | | | | |
| 21-124 | 1 | 21-124444 FIX/REPAIR HOLIDAY LIGHTS - MCKER | Invoice | 12/23/2021 | 02/14/2022 | 225.00 | 225.00 | 100-40-41715 | | 122 | 1 |
| Total 7000 CLEARWATER LANDSCAPING: | | | | | | 225.00 | 225.00 | | | | |
| 50396 COASTLINE EQUIPMENT | | | | | | | | | | | |
| 865984 | 1 | 865984 O-RING, COMPRESSOR KIT, | Invoice | 12/22/2021 | 02/14/2022 | 327.05 | 327.05 | 100-40-41405 | | 122 | 1 |

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|---|-----------------|--|---------|--------------|------------|----------------|--------------------------|-------------------|--------------|-----------|----------------|
| Total 50396 COASTLINE EQUIPMENT: | | | | | | 327.05 | 327.05 | | | | |
| 893 CONCRETE CONSTRUCTION SUPPLY | | | | | | | | | | | |
| S37386 | 1 | S37386 RIVER ST - HOMEX EXPANSION 3 1/2" | Invoice | 07/29/2021 | 02/14/2022 | 10.00 | 10.00 | 120-40-41549 | 10.15.0002.1 | 122 | 1 |
| S37472 | 1 | S37472 RIVER ST. CURE AND SEAL 25 SPECICHE | Invoice | 08/09/2021 | 02/14/2022 | 150.00 | 150.00 | 120-40-41549 | 10.15.0002.1 | 122 | 1 |
| S37493 | 1 | S37493 RIVER ST. - STEEL STAKE 24" | Invoice | 08/10/2021 | 02/14/2022 | 79.80 | 79.80 | 120-40-41549 | 10.15.0002.1 | 122 | 1 |
| S37571 | 1 | S37571 RIVER ST. FORM OIL SPEC-STRIP 5 GAL | Invoice | 08/19/2021 | 02/14/2022 | 63.25 | 63.25 | 120-40-41549 | 10.15.0002.1 | 122 | 1 |
| Total 893 CONCRETE CONSTRUCTION SUPPLY: | | | | | | 303.05 | 303.05 | | | | |
| 337 COPY & PRINT LLC | | | | | | | | | | | |
| 110636 | 1 | #110636 BUSINESS CARDS FOR ASST. CHIEF PE | Invoice | 11/12/2021 | 02/14/2022 | 55.99 | 55.99 | 100-25-41215 | | 122 | 1 |
| 120091 | 1 | #120091 BINDERS | Invoice | 01/17/2022 | 02/14/2022 | 23.94 | 23.94 | 100-25-41211 | | 222 | 1 |
| 120134 | 1 | Invoice#120134 | Invoice | 01/19/2022 | 02/14/2022 | 65.78 | 65.78 | 100-20-41313 | 19.40.0001.1 | 222 | 1 |
| 120136 | 1 | 120136 SCAN, PRINT, EMAIL | Invoice | 01/19/2022 | 02/14/2022 | 5.00 | 5.00 | 100-40-41211 | | 122 | 1 |
| 121125 | 1 | #121125 FLASH DRIVE | Invoice | 01/31/2022 | 02/14/2022 | 25.99 | 25.99 | 100-25-41211 | | 222 | 1 |
| Total 337 COPY & PRINT LLC: | | | | | | 176.70 | 176.70 | | | | |
| 972 COX COMMUNICATIONS | | | | | | | | | | | |
| 01/17/2 | 1 | 0012401 038676401 WASTEWATER | Invoice | 01/17/2022 | 02/14/2022 | 55.20 | 55.20 | 210-70-41713 | | 222 | 1 |
| 01/17/2 | 2 | 001 2401 038676401 WATER | Invoice | 01/17/2022 | 02/14/2022 | 55.20 | 55.20 | 200-60-41713 | | 222 | 1 |
| 02/01/2 | 1 | 001 2401 200477401 MAIN 33% | Invoice | 02/01/2022 | 02/14/2022 | 25.20 | 25.20 | 100-42-41713 | | 222 | 1 |
| 02/01/2 | 2 | 001 2401 200477401 MAIN 33% | Invoice | 02/01/2022 | 02/14/2022 | 25.20 | 25.20 | 200-42-41713 | | 222 | 1 |
| 02/01/2 | 3 | 001 2401 200477401 MAIN 33% | Invoice | 02/01/2022 | 02/14/2022 | 25.20 | 25.20 | 210-42-41713 | | 222 | 1 |
| 02/01/2 | 4 | 001 2401 200477401 Library | Invoice | 02/01/2022 | 02/14/2022 | 113.40 | 113.40 | 100-45-41713 | | 222 | 1 |
| 02/01/2 | 5 | 027815002 Library | Invoice | 02/01/2022 | 02/14/2022 | 173.99 | 173.99 | 100-45-41713 | | 222 | 1 |
| 02/01/2 | 6 | 027815002 Library e-rate discount | Invoice | 02/01/2022 | 02/14/2022 | 110.39- | 110.39- | 100-45-41713 | | 222 | 1 |
| 02/01/2 | 7 | 0205236602 STREET | Invoice | 02/01/2022 | 02/14/2022 | 118.70 | 118.70 | 100-40-41713 | | 222 | 1 |
| 02/01/2 | 8 | 039605901 HPD | Invoice | 02/01/2022 | 02/14/2022 | 232.99 | 232.99 | 100-25-41713 | | 222 | 1 |
| 02/01/2 | 9 | 035971201 WELCOME CTR | Invoice | 02/01/2022 | 02/14/2022 | 79.00 | 79.00 | 100-10-41717 | | 222 | 1 |
| 02/01/2 | 10 | 205095301 HFD | Invoice | 02/01/2022 | 02/14/2022 | 69.00 | 69.00 | 100-55-41717 | | 222 | 1 |
| Total 972 COX COMMUNICATIONS: | | | | | | 862.69 | 862.69 | | | | |
| 781 DIGLINE | | | | | | | | | | | |
| 006733 | 1 | #0067337-IN DIG LINE FEES W. | Invoice | 12/31/2021 | 02/14/2022 | 36.30 | 36.30 | 200-60-41325 | | 222 | 1 |
| 006733 | 2 | #0067337-IN DIG LINE FEES WW. | Invoice | 12/31/2021 | 02/14/2022 | 36.30 | 36.30 | 210-70-41325 | | 222 | 1 |

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|---|-----------------|---|---------|--------------|------------|----------------|--------------------------|-------------------|------------|-----------|----------------|
| Total 781 DIGLINE: | | | | | | 72.60 | 72.60 | | | | |
| 304 DIVISION OF BUILDING SAFETY | | | | | | | | | | | |
| JANUA | 1 | PERMIT & FEES JANUARY 2022 | Invoice | 02/07/2022 | 02/14/2022 | 13,350.90 | 13,350.90 | 100-00-20325 | | 222 | 1 |
| Total 304 DIVISION OF BUILDING SAFETY : | | | | | | 13,350.90 | 13,350.90 | | | | |
| 5686 DOMKE, RODNEY | | | | | | | | | | | |
| 686188 | 1 | REIMB. - ITD MOTOR CARRIER SERVICES VEHIC | Invoice | 01/12/2022 | 02/14/2022 | 60.00 | 60.00 | 100-40-41405 | | 122 | 1 |
| Total 5686 DOMKE, RODNEY: | | | | | | 60.00 | 60.00 | | | | |
| 5021 EC ELECTRIC | | | | | | | | | | | |
| 3242 | 1 | 3242 PARK AND RIDE COMPACTOR PREP WORK | Invoice | 01/07/2022 | 02/14/2022 | 12,522.87 | 12,522.87 | 120-40-41549 | | 222 | 1 |
| Total 5021 EC ELECTRIC: | | | | | | 12,522.87 | 12,522.87 | | | | |
| 4895 ELECTRICAL WHOLESALE | | | | | | | | | | | |
| S52433 | 1 | S5243354.001 TEMFLEX BLACK | Invoice | 01/19/2022 | 02/14/2022 | 5.20 | 5.20 | 100-40-41405 | | 122 | 1 |
| Total 4895 ELECTRICAL WHOLESALE: | | | | | | 5.20 | 5.20 | | | | |
| 348 FEDERAL EXPRESS | | | | | | | | | | | |
| 7-635-0 | 1 | 7-635-09927 WW SAMPLE SHIPPING EL | Invoice | 01/20/2022 | 02/14/2022 | 95.92 | 95.92 | 210-70-41795 | | 222 | 1 |
| Total 348 FEDERAL EXPRESS : | | | | | | 95.92 | 95.92 | | | | |
| 6386 FERGUSON DURHAM, PLLC | | | | | | | | | | | |
| 595 | 1 | #595 - Professional Services | Invoice | 02/01/2022 | 02/14/2022 | 874.27 | 874.27 | 100-15-41313 | | 222 | 1 |
| 595 | 2 | #595 - Professional Services | Invoice | 02/01/2022 | 02/14/2022 | 874.27 | 874.27 | 200-15-41313 | | 222 | 1 |
| 595 | 3 | #595 - Professional Services | Invoice | 02/01/2022 | 02/14/2022 | 874.26 | 874.26 | 210-15-41313 | | 222 | 1 |
| Total 6386 FERGUSON DURHAM, PLLC: | | | | | | 2,622.80 | 2,622.80 | | | | |
| 1464 FISHER'S FINANCE INC | | | | | | | | | | | |
| 309192 | 1 | 30919210 Copier Contract 1.20.22_2.19.22 | Invoice | 01/24/2022 | 02/14/2022 | 339.16 | 339.16 | 100-45-41325 | | 122 | 1 |
| Total 1464 FISHER'S FINANCE INC: | | | | | | 339.16 | 339.16 | | | | |

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|--|-----------------|---|---------|--------------|------------|----------------|--------------------------|-------------------|------------|-----------|----------------|
| 8776 FORCE AMERICA DISTRIBUTING LLC | | | | | | | | | | | |
| 001-16 | 1 | 001-1607437 KEY i-BUTTON | Invoice | 01/25/2022 | 02/14/2022 | 68.49 | 68.49 | 100-40-41405 | | 222 | 1 |
| Total 8776 FORCE AMERICA DISTRIBUTING LLC: | | | | | | 68.49 | 68.49 | | | | |
| 996 FREEDOM MAILING SERVICES | | | | | | | | | | | |
| 42251 | 1 | 42251 Bill Processing, Folding & Inserting Newsletter | Invoice | 02/03/2022 | 02/14/2022 | 549.82 | 549.82 | 100-15-41323 | | 222 | 1 |
| 42251 | 2 | 42251 Bill Processing, Folding & Inserting Newsletter | Invoice | 02/03/2022 | 02/14/2022 | 549.82 | 549.82 | 200-15-41323 | | 222 | 1 |
| 42251 | 3 | 42251 Bill Processing, Folding & Inserting Newsletter | Invoice | 02/03/2022 | 02/14/2022 | 549.83 | 549.83 | 210-15-41323 | | 222 | 1 |
| 42251 | 4 | 42251 Extra Inserts - Library | Invoice | 02/03/2022 | 02/14/2022 | 46.46 | 46.46 | 100-45-41323 | | 222 | 1 |
| 42251 | 5 | 42251 Extra Inserts - Flood Info | Invoice | 02/03/2022 | 02/14/2022 | 46.46 | 46.46 | 100-20-41323 | | 222 | 1 |
| 42269 | 1 | 42269 Delinquent Notices & Postage | Invoice | 02/04/2022 | 02/14/2022 | 33.82 | 33.82 | 100-15-41323 | | 222 | 1 |
| 42269 | 2 | 42269 Delinquent Notices & Postage | Invoice | 02/04/2022 | 02/14/2022 | 33.82 | 33.82 | 200-15-41323 | | 222 | 1 |
| 42269 | 3 | 42269 Delinquent Notices & Postage | Invoice | 02/04/2022 | 02/14/2022 | 33.83 | 33.83 | 210-15-41323 | | 222 | 1 |
| Total 996 FREEDOM MAILING SERVICES: | | | | | | 1,843.86 | 1,843.86 | | | | |
| 369 GEM STATE WELDERS SUPPLY INC. | | | | | | | | | | | |
| 205723 | 1 | 205723 CYLINDER FUEL | Invoice | 12/31/2021 | 02/14/2022 | 16.12 | 16.12 | 100-40-41719 | | 122 | 1 |
| 205725 | 1 | #205725 TANK RENTAL FEE W. | Invoice | 12/31/2021 | 02/14/2022 | 8.06 | 8.06 | 200-60-41791 | | 222 | 1 |
| Total 369 GEM STATE WELDERS SUPPLY INC. : | | | | | | 24.18 | 24.18 | | | | |
| 336 GO FER IT EXPRESS | | | | | | | | | | | |
| 108900 | 1 | #108900 LOCAL SHIPPING WW. | Invoice | 12/31/2021 | 02/14/2022 | 40.00 | 40.00 | 210-70-41213 | | 222 | 1 |
| 108900 | 2 | #108900 LOCAL SHIPPING W. | Invoice | 12/31/2021 | 02/14/2022 | 120.00 | 120.00 | 200-60-41213 | | 222 | 1 |
| Total 336 GO FER IT EXPRESS: | | | | | | 160.00 | 160.00 | | | | |
| 1850 GREAT AMERICA FINANCIAL SERVICES | | | | | | | | | | | |
| 308355 | 1 | Invoice # 30642125 Due 1/2022 | Invoice | 01/10/2022 | 02/14/2022 | 73.22 | 73.22 | 100-20-41323 | | 222 | 1 |
| Total 1850 GREAT AMERICA FINANCIAL SERVICES: | | | | | | 73.22 | 73.22 | | | | |
| 658 HAILEY CHAMBER OF COMMERCE | | | | | | | | | | | |
| DECE | 1 | CHAMBER LOT EXPENSES DECEMBER 2021 | Invoice | 01/24/2022 | 02/14/2022 | 6,489.02 | 6,489.02 | 100-10-41707 | | 122 | 1 |
| Total 658 HAILEY CHAMBER OF COMMERCE: | | | | | | 6,489.02 | 6,489.02 | | | | |

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|---|-----------------|---|---------|--------------|------------|----------------|--------------------------|-------------------|--------------|-----------|----------------|
| 763 HAILEY PAINT AND SUPPLY | | | | | | | | | | | |
| 8601 | 1 | 8601 Copy Room and Paige Office Paint | Invoice | 12/02/2021 | 02/14/2022 | 92.83 | 92.83 | 100-20-41215 | | 222 | 1 |
| Total 763 HAILEY PAINT AND SUPPLY : | | | | | | 92.83 | 92.83 | | | | |
| 4915 HIATT TRUCKING | | | | | | | | | | | |
| 3376 | 1 | 3376 SNOW REMOVAL SERVICES | Invoice | 12/31/2021 | 02/14/2022 | 2,645.00 | 2,645.00 | 100-40-41771 | | 122 | 1 |
| Total 4915 HIATT TRUCKING: | | | | | | 2,645.00 | 2,645.00 | | | | |
| 1557 HIGH DESERT BOBCAT - TWIN FALLS | | | | | | | | | | | |
| R00068 | 1 | R00068 DOUBLE DRUM RIDING R | Invoice | 09/13/2021 | 02/14/2022 | 816.75 | 816.75 | 100-40-41405 | | 122 | 1 |
| R00380 | 1 | R00380 DOUBLE DRUM RIDING R | Invoice | 10/14/2021 | 02/14/2022 | 816.75- | 816.75- | 100-40-41405 | | 122 | 1 |
| Total 1557 HIGH DESERT BOBCAT - TWIN FALLS: | | | | | | .00 | .00 | | | | |
| 1301 IDAHO DEPT OF WATER RESOURCES | | | | | | | | | | | |
| 37-233 | 1 | 37-23364 WATER BANK LEASE APPLICATION | Invoice | 01/31/2022 | 02/14/2022 | 250.00 | 250.00 | 200-60-41313 | | 222 | 1 |
| Total 1301 IDAHO DEPT OF WATER RESOURCES: | | | | | | 250.00 | 250.00 | | | | |
| 671 IDAHO LUMBER & HARDWARE | | | | | | | | | | | |
| 886432 | 1 | 886432 TAP CUBE GRND POLZ | Invoice | 11/16/2021 | 02/14/2022 | 8.99 | 8.99 | 100-40-41405 | | 122 | 1 |
| 890607 | 1 | 890607 STREET ELBOW, HEX NIPPL, COUPLNG | Invoice | 12/22/2021 | 02/14/2022 | 9.87 | 9.87 | 100-40-41405 | | 122 | 1 |
| 891871 | 1 | #891871 SCOOP SNOW SHOVEL | Invoice | 01/06/2022 | 02/14/2022 | 57.99 | 57.99 | 200-60-41405 | | 222 | 1 |
| 892349 | 1 | 892349 NO SPILL GAS CAN | Invoice | 01/11/2022 | 02/14/2022 | 23.99 | 23.99 | 100-40-41405 | | 122 | 1 |
| 892932 | 1 | #892932 PLASTIC TUBING | Invoice | 01/18/2022 | 02/14/2022 | 15.99 | 15.99 | 200-60-41401 | 21.60.0002.1 | 222 | 1 |
| 892958 | 1 | #892958 PUTTY KNIFE | Invoice | 01/18/2022 | 02/14/2022 | 8.99 | 8.99 | 200-60-41413 | | 222 | 1 |
| 892969 | 1 | 892969 COUPLING | Invoice | 01/18/2022 | 02/14/2022 | 6.99 | 6.99 | 100-40-41405 | | 122 | 1 |
| 892997 | 1 | #892997 SELF TAPPING SCREWS | Invoice | 01/18/2022 | 02/14/2022 | 7.99 | 7.99 | 200-60-41413 | | 222 | 1 |
| 892997 | 2 | #892997 DOOR STOP | Invoice | 01/18/2022 | 02/14/2022 | 7.99 | 7.99 | 200-60-41413 | | 222 | 1 |
| 893025 | 1 | #893025 HEATER 3RD AVE. CL2 ROOM | Invoice | 01/18/2022 | 02/14/2022 | 31.99 | 31.99 | 200-60-41413 | | 222 | 1 |
| 893093 | 1 | #893093 SCREW MISC.ANCHOR BOLTS WW | Invoice | 01/19/2022 | 02/14/2022 | 18.32 | 18.32 | 210-70-41421 | | 122 | 1 |
| 893101 | 1 | #893101 SHOP VACUUM | Invoice | 01/19/2022 | 02/14/2022 | 159.99 | 159.99 | 200-60-41413 | | 222 | 1 |
| 893101 | 2 | #893101 WIRE BRUSH | Invoice | 01/19/2022 | 02/14/2022 | 6.59 | 6.59 | 200-60-41405 | | 222 | 1 |
| 893265 | 1 | #893265 BROOMS | Invoice | 01/20/2022 | 02/14/2022 | 55.96 | 55.96 | 200-60-41413 | | 222 | 1 |
| 893265 | 2 | #893265 TAP MEASURE | Invoice | 01/20/2022 | 02/14/2022 | 11.99 | 11.99 | 200-60-41405 | | 222 | 1 |
| 893627 | 1 | Inv # 893627 furring strip bundles | Invoice | 01/25/2022 | 02/14/2022 | 10.36 | 10.36 | 100-55-41217 | | 122 | 1 |
| 893631 | 1 | Inv # 893631 Furring strip bundle | Invoice | 01/25/2022 | 02/14/2022 | 19.11 | 19.11 | 100-55-41217 | | 122 | 1 |
| 893959 | 1 | 893959 PIPE, CAPS, BUSHING, BALL VALVE, | Invoice | 01/27/2022 | 02/14/2022 | 30.53 | 30.53 | 100-40-41405 | | 222 | 1 |

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|-------------------------------------|-----------------|--|---------|--------------|------------|----------------|--------------------------|-------------------|------------|-----------|----------------|
| 894012 | 1 | 894012 BUSHING, MLE ADPTR, BUSHING | Invoice | 01/27/2022 | 02/14/2022 | 7.57 | 7.57 | 100-40-41405 | | 222 | 1 |
| Total 671 IDAHO LUMBER & HARDWARE: | | | | | | 501.20 | 501.20 | | | | |
| 400 IDAHO MOUNTAIN EXPRESS | | | | | | | | | | | |
| 01/31/2 | 1 | 1/24 - CC Planned unit dev. by Lido Equity Group Ida | Invoice | 01/31/2022 | 02/14/2022 | 89.24 | 89.24 | 100-20-41319 | | 222 | 1 |
| 01/31/2 | 2 | 1/12 - UV Disinfection System, Addendum | Invoice | 01/31/2022 | 02/14/2022 | 585.60 | 585.60 | 210-70-41319 | | 222 | 1 |
| 01/31/2 | 3 | 2/7 - CC Design Review App by Pioneer, LLC, Design | Invoice | 01/31/2022 | 02/14/2022 | 57.04 | 57.04 | 100-20-41319 | | 222 | 1 |
| 01/31/2 | 4 | Ord. 1296 - Amending Title 16 - Time limitation of final | Invoice | 01/31/2022 | 02/14/2022 | 189.52 | 189.52 | 100-20-41319 | | 222 | 1 |
| 01/31/2 | 5 | 1/19 - CC Lot Line Airport West | Invoice | 01/31/2022 | 02/14/2022 | 144.54 | 144.54 | 100-20-41319 | | 222 | 1 |
| 01/31/2 | 6 | 2/28 - CC Text Amend to Hailey Municipal Code Title | Invoice | 01/31/2022 | 02/14/2022 | 57.96 | 57.96 | 100-20-41319 | | 222 | 1 |
| Total 400 IDAHO MOUNTAIN EXPRESS: | | | | | | 1,123.90 | 1,123.90 | | | | |
| 22433 IDAHO POWER | | | | | | | | | | | |
| 01/10/2 | 1 | IP Acct#2204414540 Street lights | Invoice | 01/10/2022 | 02/14/2022 | 183.10 | 183.10 | 100-40-41717 | | 222 | 1 |
| 01/10/2 | 2 | IP Acct#2204837906 STREET | Invoice | 01/10/2022 | 02/14/2022 | 1,860.38 | 1,860.38 | 100-40-41715 | | 222 | 1 |
| 01/10/2 | 3 | IP Acct#2204935643 STREET -1811 MERLIN LOO | Invoice | 01/10/2022 | 02/14/2022 | 648.08 | 648.08 | 100-40-41717 | | 222 | 1 |
| 01/10/2 | 4 | IP Acct#2204935643 HFD | Invoice | 01/10/2022 | 02/14/2022 | 283.76 | 283.76 | 100-55-41717 | | 222 | 1 |
| 01/10/2 | 5 | IP Acct#2204935643 116 S RIVER ST | Invoice | 01/10/2022 | 02/14/2022 | 92.95 | 92.95 | 100-15-41717 | | 222 | 1 |
| 01/10/2 | 6 | IP Acct#2204935643 LIBRARY | Invoice | 01/10/2022 | 02/14/2022 | 375.54 | 375.54 | 100-45-41717 | | 222 | 1 |
| 01/10/2 | 7 | IP Acct#2204935643 /33% | Invoice | 01/10/2022 | 02/14/2022 | 398.02 | 398.02 | 100-42-41717 | | 222 | 1 |
| 01/10/2 | 8 | IP Acct#2204935643 /33% | Invoice | 01/10/2022 | 02/14/2022 | 398.02 | 398.02 | 200-42-41717 | | 222 | 1 |
| 01/10/2 | 9 | IP Acct#2204935643 /33% | Invoice | 01/10/2022 | 02/14/2022 | 398.01 | 398.01 | 210-42-41717 | | 222 | 1 |
| 01/10/2 | 10 | IP Acct#2204637769 W WATER | Invoice | 01/10/2022 | 02/14/2022 | 12,143.06 | 12,143.06 | 210-70-41717 | | 222 | 1 |
| 01/10/2 | 11 | IP Acct#22062003362 Water | Invoice | 01/10/2022 | 02/14/2022 | 2,196.42 | 2,196.42 | 200-60-41717 | | 222 | 1 |
| 01/10/2 | 12 | IP Acct#2206105138 STREET | Invoice | 01/10/2022 | 02/14/2022 | 77.54 | 77.54 | 100-40-41715 | | 222 | 1 |
| 01/10/2 | 13 | IP Acct#2207611134 STREET - 89 CROY RD | Invoice | 01/10/2022 | 02/14/2022 | 74.25 | 74.25 | 100-40-41715 | | 222 | 1 |
| 01/10/2 | 14 | IP Acct#2207926011 - 113 N River St Compact | Invoice | 01/10/2022 | 02/14/2022 | 22.83 | 22.83 | 100-40-41717 | | 222 | 1 |
| 01/10/2 | 17 | IP Acct#2200663470 CONTROL ELM ALLEY | Invoice | 01/10/2022 | 02/14/2022 | 5.55 | 5.55 | 100-40-41717 | | 222 | 1 |
| 01/10/2 | 18 | IP Acct#2220558908 HEAGLE/1151 War Eagle | Invoice | 01/10/2022 | 02/14/2022 | 5.31 | 5.31 | 100-40-41717 | | 222 | 1 |
| 01/10/2 | 19 | IP Acct#2220558932 LIONS/11 CROY CREEK | Invoice | 01/10/2022 | 02/14/2022 | 16.50 | 16.50 | 100-40-41717 | | 222 | 1 |
| Total 22433 IDAHO POWER: | | | | | | 19,179.32 | 19,179.32 | | | | |
| 138 IDAHO RURAL WATER ASSOC. | | | | | | | | | | | |
| E15538 | 1 | e15538-685220 TRAINING FOR MIKE WW | Invoice | 01/19/2022 | 02/14/2022 | 120.00 | 120.00 | 210-70-41723 | | 122 | 1 |
| Total 138 IDAHO RURAL WATER ASSOC.: | | | | | | 120.00 | 120.00 | | | | |

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|--|-----------------|---|---------|--------------|------------|----------------|--------------------------|-------------------|--------------|-----------|----------------|
| 612 INGRAM BOOK COMPANY | | | | | | | | | | | |
| 01/202 | 1 | 01.2022 MSD COLLECTION | Invoice | 01/01/2022 | 02/14/2022 | 3,222.60 | 3,222.60 | 100-45-41535 | | 222 | 1 |
| 01/202 | 2 | 01.2022 ALA GRANT - COLLECTION | Invoice | 01/01/2022 | 02/14/2022 | 79.71 | 79.71 | 100-45-41549 | 21.45.0002.1 | 222 | 1 |
| 01/202 | 3 | 01.2022 CREDITS | Invoice | 01/01/2022 | 02/14/2022 | 27.43- | 27.43- | 100-45-41535 | | 222 | 1 |
| Total 612 INGRAM BOOK COMPANY: | | | | | | 3,274.88 | 3,274.88 | | | | |
| 229 INTEGRATED TECHNOLOGIES | | | | | | | | | | | |
| 182616 | 1 | #182616 SHARP MX-M550N BASE RATE | Invoice | 01/16/2022 | 02/14/2022 | 31.55 | 31.55 | 100-15-41323 | | 222 | 1 |
| 182616 | 2 | #182616 SHARP MX-M550N BASE RATE | Invoice | 01/16/2022 | 02/14/2022 | 31.55 | 31.55 | 200-15-41323 | | 222 | 1 |
| 182616 | 3 | #182616 SHARP MX-M550N BASE RATE | Invoice | 01/16/2022 | 02/14/2022 | 31.55 | 31.55 | 210-15-41323 | | 222 | 1 |
| 182923 | 1 | #182923 SHARP MX-2310U HPD COPIER | Invoice | 01/19/2022 | 02/14/2022 | 103.25 | 103.25 | 100-25-41411 | | 122 | 1 |
| 183109 | 1 | Invoice# 183109CDD Xerox | Invoice | 01/23/2022 | 02/14/2022 | 299.63 | 299.63 | 100-20-41323 | | 222 | 1 |
| 183625 | 1 | Inv # 183625 monthly services for xerox | Invoice | 01/28/2022 | 02/14/2022 | 70.89 | 70.89 | 100-55-41711 | | 222 | 1 |
| Total 229 INTEGRATED TECHNOLOGIES: | | | | | | 568.42 | 568.42 | | | | |
| 384 INTERMOUNTAIN GAS COMPANY | | | | | | | | | | | |
| 01/24/2 | 1 | meter 536199 P/W 33.3% | Invoice | 01/24/2022 | 02/14/2022 | 59.53 | 59.53 | 100-42-41717 | | 222 | 1 |
| 01/24/2 | 2 | meter 536199 P/W 33.3% | Invoice | 01/24/2022 | 02/14/2022 | 59.53 | 59.53 | 200-42-41717 | | 222 | 1 |
| 01/24/2 | 3 | meter 536199 P/W 33.3% | Invoice | 01/24/2022 | 02/14/2022 | 59.54 | 59.54 | 210-42-41717 | | 222 | 1 |
| 01/24/2 | 4 | METER 536199 library | Invoice | 01/24/2022 | 02/14/2022 | 178.60 | 178.60 | 100-45-41717 | | 222 | 1 |
| 01/24/2 | 5 | meter 520352 PW 1241 WAR EAGLE | Invoice | 01/24/2022 | 02/14/2022 | 9.79 | 9.79 | 100-50-41717 | | 222 | 1 |
| 01/24/2 | 6 | meter 223166 4297 Glenbrook Shop | Invoice | 01/24/2022 | 02/14/2022 | 254.37 | 254.37 | 210-70-41717 | | 222 | 1 |
| 01/24/2 | 7 | meter 482629802 HAILEY POLICE-ARMORY | Invoice | 01/24/2022 | 02/14/2022 | 683.64 | 683.64 | 100-25-41717 | | 222 | 1 |
| 01/24/2 | 8 | meter 517964 Woodside Treatment Plant | Invoice | 01/24/2022 | 02/14/2022 | 98.74 | 98.74 | 210-70-41717 | | 222 | 1 |
| 01/24/2 | 9 | meter 223157 4297 Glenbrook A | Invoice | 01/24/2022 | 02/14/2022 | 242.41 | 242.41 | 210-70-41717 | | 222 | 1 |
| 01/24/2 | 10 | meter 634547 4297 Glenbrook Bio-Solids | Invoice | 01/24/2022 | 02/14/2022 | 501.29 | 501.29 | 210-70-41717 | | 222 | 1 |
| 01/24/2 | 11 | meter 475252 WW Treatment Plant | Invoice | 01/24/2022 | 02/14/2022 | 389.49 | 389.49 | 210-70-41717 | | 222 | 1 |
| 01/24/2 | 12 | meter 529797 STREET 1811 Merlin LP | Invoice | 01/24/2022 | 02/14/2022 | 752.40 | 752.40 | 100-40-41717 | | 222 | 1 |
| 01/24/2 | 13 | meter 518056 AD 116 S. River St | Invoice | 01/24/2022 | 02/14/2022 | 306.38 | 306.38 | 100-15-41717 | | 222 | 1 |
| 01/24/2 | 14 | meter 475481 HFD 617 S 3rd Ave | Invoice | 01/24/2022 | 02/14/2022 | 225.67 | 225.67 | 100-55-41717 | | 222 | 1 |
| Total 384 INTERMOUNTAIN GAS COMPANY: | | | | | | 3,821.38 | 3,821.38 | | | | |
| 1970 INTERNATIONAL ASSOC. OF CHIEFS OF POLICE | | | | | | | | | | | |
| 020821 | 1 | ACTIVE DUES FOR 2022 CHIEF ENGLAND | Invoice | 12/28/2021 | 02/14/2022 | 190.00 | 190.00 | 100-25-41711 | | 122 | 1 |
| Total 1970 INTERNATIONAL ASSOC. OF CHIEFS OF POLICE: | | | | | | 190.00 | 190.00 | | | | |

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|--|-----------------|---|---------|--------------|------------|----------------|--------------------------|-------------------|--------------|-----------|----------------|
| 50395 JACKSON GROUP PETERBILT | | | | | | | | | | | |
| 260590 | 1 | 260590 RUBBER TARP STRAP | Invoice | 12/06/2021 | 02/14/2022 | 35.10 | 35.10 | 100-40-41405 | | 122 | 1 |
| 260691 | 1 | 260691 SPRING BRAKE CNTRL | Invoice | 12/07/2021 | 02/14/2022 | 157.95 | 157.95 | 100-40-41405 | | 122 | 1 |
| Total 50395 JACKSON GROUP PETERBILT: | | | | | | 193.05 | 193.05 | | | | |
| 330 JANE'S ARTIFACTS | | | | | | | | | | | |
| 053377 | 1 | 053377 Office Supplies - Paige | Invoice | 11/29/2021 | 02/14/2022 | 21.57 | 21.57 | 100-20-41211 | | 222 | 1 |
| 053793 | 1 | 053793 INK CARTRIDGE | Invoice | 01/05/2022 | 02/14/2022 | 28.98 | 28.98 | 100-40-41211 | | 122 | 1 |
| 053913 | 1 | 053913 MAIL LABELS, NOTEBOOKS | Invoice | 01/17/2022 | 02/14/2022 | 15.11 | 15.11 | 100-42-41215 | | 222 | 1 |
| 053913 | 2 | 053913 MAIL LABELS, NOTEBOOKS | Invoice | 01/17/2022 | 02/14/2022 | 15.11 | 15.11 | 200-42-41215 | | 222 | 1 |
| 053913 | 3 | 053913 MAIL LABELS, NOTEBOOKS | Invoice | 01/17/2022 | 02/14/2022 | 15.10 | 15.10 | 210-42-41215 | | 222 | 1 |
| 053976 | 1 | 053976 1099 Envelopes, W2 Forms | Invoice | 01/21/2022 | 02/14/2022 | 1.18 | 1.18 | 100-15-41215 | | 222 | 1 |
| 053976 | 2 | 053976 1099 Envelopes, W2 Forms | Invoice | 01/21/2022 | 02/14/2022 | 1.18 | 1.18 | 200-15-41215 | | 222 | 1 |
| 053976 | 3 | 053976 1099 Envelopes, W2 Forms | Invoice | 01/21/2022 | 02/14/2022 | 1.18 | 1.18 | 210-15-41215 | | 222 | 1 |
| 054067 | 1 | 054067 Duster, Tape, Post it note Flags, Correction T | Invoice | 01/31/2022 | 02/14/2022 | 28.69 | 28.69 | 100-15-41215 | | 222 | 1 |
| 054067 | 2 | 054067 Duster, Tape, Post it note Flags, Correction T | Invoice | 01/31/2022 | 02/14/2022 | 28.69 | 28.69 | 200-15-41215 | | 222 | 1 |
| 054067 | 3 | 054067 Duster, Tape, Post it note Flags, Correction T | Invoice | 01/31/2022 | 02/14/2022 | 28.68 | 28.68 | 210-15-41215 | | 222 | 1 |
| 054088 | 1 | 054088 Calculator Ribbon X4 | Invoice | 02/01/2022 | 02/14/2022 | 5.32 | 5.32 | 100-15-41215 | | 222 | 1 |
| 054088 | 2 | 054088 Calculator Ribbon X4 | Invoice | 02/01/2022 | 02/14/2022 | 5.32 | 5.32 | 200-15-41215 | | 222 | 1 |
| 054088 | 3 | 054088 Calculator Ribbon X4 | Invoice | 02/01/2022 | 02/14/2022 | 5.32 | 5.32 | 210-15-41215 | | 222 | 1 |
| Total 330 JANE'S ARTIFACTS: | | | | | | 201.43 | 201.43 | | | | |
| 1065 JOE'S BACKHOE SERVICES INC | | | | | | | | | | | |
| 741771 | 1 | 741771 SNOW REMOVAL SERVICES | Invoice | 01/17/2022 | 02/14/2022 | 11,210.00 | 11,210.00 | 100-40-41771 | | 122 | 1 |
| 741811 | 1 | #741811 WATER MAIN BREAK AT 122 S. MAIN ST. | Invoice | 01/17/2022 | 02/14/2022 | 4,512.50 | 4,512.50 | 200-60-41403 | 14.60.0003.1 | 222 | 1 |
| Total 1065 JOE'S BACKHOE SERVICES INC: | | | | | | 15,722.50 | 15,722.50 | | | | |
| 4542 KETCHUM COMPUTERS | | | | | | | | | | | |
| 18644 | 1 | # 18644 Admin: Monthly updates and services, Casell | Invoice | 01/31/2022 | 02/14/2022 | 270.20 | 270.20 | 100-15-41313 | | 222 | 1 |
| 18644 | 2 | # 18644 Admin: Monthly updates and services, Casell | Invoice | 01/31/2022 | 02/14/2022 | 270.20 | 270.20 | 200-15-41313 | | 222 | 1 |
| 18644 | 3 | # 18644 Admin: Monthly updates and services, Casell | Invoice | 01/31/2022 | 02/14/2022 | 270.20 | 270.20 | 210-15-41313 | | 222 | 1 |
| 18644 | 4 | # 18644 Admin: Firewall programming, network adjus | Invoice | 01/31/2022 | 02/14/2022 | 165.00 | 165.00 | 100-15-41313 | 10.15.0010.1 | 222 | 1 |
| 18644 | 5 | # 18644 Admin: Firewall programming, network adjus | Invoice | 01/31/2022 | 02/14/2022 | 165.00 | 165.00 | 200-15-41313 | 10.15.0010.1 | 222 | 1 |
| 18644 | 6 | # 18644 Admin: Firewall programming, network adjus | Invoice | 01/31/2022 | 02/14/2022 | 165.00 | 165.00 | 210-15-41313 | 10.15.0010.1 | 222 | 1 |
| 18644 | 7 | # 18644 Comm Dev: Laptop startup issues, turn off fa | Invoice | 01/31/2022 | 02/14/2022 | 165.00 | 165.00 | 100-20-41313 | | 222 | 1 |
| 18644 | 8 | # 18644 P.W: Network wiring for Park & Ride wireless | Invoice | 01/31/2022 | 02/14/2022 | 440.00 | 440.00 | 100-42-41313 | | 222 | 1 |
| 18644 | 9 | # 18644 P.W: Network wiring for Park & Ride wireless | Invoice | 01/31/2022 | 02/14/2022 | 440.00 | 440.00 | 200-42-41313 | | 222 | 1 |

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|---------------------------------------|-----------------|--|---------|--------------|------------|----------------|--------------------------|-------------------|--------------|-----------|----------------|
| 18644 | 10 | # 18644 P.W: Network wiring for Park & Ride wireless | Invoice | 01/31/2022 | 02/14/2022 | 440.00 | 440.00 | 210-42-41313 | | 222 | 1 |
| 18644 | 11 | # 18644 HPD: SWET updates, & set up new email ac | Invoice | 01/31/2022 | 02/14/2022 | 247.50 | 247.50 | 100-25-41313 | | 222 | 1 |
| Total 4542 KETCHUM COMPUTERS: | | | | | | 3,038.10 | 3,038.10 | | | | |
| 386 L.L. GREENS | | | | | | | | | | | |
| A64586 | 1 | a645863 FASTENERS | Invoice | 12/01/2021 | 02/14/2022 | 4.42 | 4.42 | 100-42-41413 | | 122 | 1 |
| A64586 | 2 | a645863 FASTENERS | Invoice | 12/01/2021 | 02/14/2022 | 4.42 | 4.42 | 200-42-41413 | | 122 | 1 |
| A64586 | 3 | a645863 FASTENERS | Invoice | 12/01/2021 | 02/14/2022 | 4.42 | 4.42 | 210-42-41413 | | 122 | 1 |
| A65194 | 1 | a651948 3V BATTERY | Invoice | 01/25/2022 | 02/14/2022 | 5.79 | 5.79 | 100-40-41405 | | 222 | 1 |
| Total 386 L.L. GREENS : | | | | | | 19.05 | 19.05 | | | | |
| 227 L.N. CURTIS AND SONS | | | | | | | | | | | |
| INV563 | 1 | INV # 563065 Hanging letter Patch | Invoice | 01/26/2022 | 02/14/2022 | 60.59 | 60.59 | 100-55-41703 | | 222 | 1 |
| Total 227 L.N. CURTIS AND SONS : | | | | | | 60.59 | 60.59 | | | | |
| 6376 LEONARDO PADILLA SACHA | | | | | | | | | | | |
| 02/07/2 | 1 | Instructor Honorarium - Six English classes | Invoice | 02/07/2022 | 02/14/2022 | 300.00 | 300.00 | 100-45-41549 | 21.45.0002.1 | 222 | 1 |
| Total 6376 LEONARDO PADILLA SACHA: | | | | | | 300.00 | 300.00 | | | | |
| 366 LES SCHWAB TIRE CENTER | | | | | | | | | | | |
| 117007 | 1 | 11700728929 TR87 BIAS INDUSTRIAL TUBE | Invoice | 12/07/2021 | 02/14/2022 | 8.99 | 8.99 | 100-40-41405 | | 122 | 1 |
| 117007 | 1 | 11700732574 DISMOUNT & MOUNT | Invoice | 12/24/2021 | 02/14/2022 | 19.98 | 19.98 | 100-40-41405 | | 122 | 1 |
| 117007 | 1 | 11700735877 #4045 RR FLAT TIRE REPAIR ONSIT | Invoice | 01/18/2022 | 02/14/2022 | 203.49 | 203.49 | 100-40-41405 | | 122 | 1 |
| 117007 | 1 | Inv # 11700736153 battery for dodge ram | Invoice | 01/20/2022 | 02/14/2022 | 220.98 | 220.98 | 100-55-41415 | | 122 | 1 |
| 117007 | 1 | 11700736342 #4032 REPLACE ALL 4 TIRES ON RE | Invoice | 01/21/2022 | 02/14/2022 | 1,828.48 | 1,828.48 | 100-40-41405 | | 222 | 1 |
| Total 366 LES SCHWAB TIRE CENTER: | | | | | | 2,281.92 | 2,281.92 | | | | |
| 606 LIBRARY STORE | | | | | | | | | | | |
| 553347 | 1 | 553347 6 #10 jackets MSD 1.26.22 | Invoice | 01/26/2022 | 02/14/2022 | 141.81 | 141.81 | 100-45-41215 | | 222 | 1 |
| Total 606 LIBRARY STORE: | | | | | | 141.81 | 141.81 | | | | |
| 2069 MAGIC VALLEY ELECTRIC LLC | | | | | | | | | | | |
| 109169 | 1 | 109169 Library -diagnose electrical issues 1.10.22 | Invoice | 01/27/2022 | 02/14/2022 | 150.00 | 150.00 | 100-45-41413 | | 222 | 1 |

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|---|-----------------|--|---------|--------------|------------|----------------|--------------------------|-------------------|------------|-----------|----------------|
| Total 2069 MAGIC VALLEY ELECTRIC LLC: | | | | | | 150.00 | 150.00 | | | | |
| 928 MAGIC VALLEY LABS, INC. | | | | | | | | | | | |
| 22679 | 1 | #22679 DRINKING WATER SAMPLES | Invoice | 12/30/2021 | 02/14/2022 | 140.00 | 140.00 | 200-60-41795 | | 222 | 1 |
| 22679 | 2 | #22679 INDIAN CREEK SPRING SAMPLE | Invoice | 12/30/2021 | 02/14/2022 | 168.00 | 168.00 | 200-60-41795 | | 222 | 1 |
| 22679 | 3 | #22679 COOLER RETURN | Invoice | 12/30/2021 | 02/14/2022 | 20.00 | 20.00 | 200-60-41795 | | 222 | 1 |
| 22960 | 1 | #22960 EFFLUENT SAMPLES WW | Invoice | 01/28/2022 | 02/14/2022 | 540.00 | 540.00 | 210-70-41795 | | 222 | 1 |
| Total 928 MAGIC VALLEY LABS, INC.: | | | | | | 868.00 | 868.00 | | | | |
| 6902 MCDONALD, LON | | | | | | | | | | | |
| CRE R | 1 | CRE REF - 105 1ST AVE N | Invoice | 02/07/2022 | 02/14/2022 | 7.03 | 7.03 | 100-00-15110 | | 222 | 1 |
| Total 6902 MCDONALD, LON: | | | | | | 7.03 | 7.03 | | | | |
| 3253 MCGINNIS, LISA | | | | | | | | | | | |
| CRE R | 1 | CRE REF - 870 DEERFIELD DR | Invoice | 02/07/2022 | 02/14/2022 | 150.00 | 150.00 | 200-00-20314 | | 222 | 1 |
| Total 3253 MCGINNIS, LISA: | | | | | | 150.00 | 150.00 | | | | |
| 4495 MIDWEST TAPE | | | | | | | | | | | |
| 501515 | 1 | 0501515490 01.06.22 DVDS | Invoice | 01/06/2022 | 02/14/2022 | 206.17 | 206.17 | 100-45-41535 | | 222 | 1 |
| 501545 | 1 | 0501545368 01.13.22 JDVD | Invoice | 01/13/2022 | 02/14/2022 | 12.99 | 12.99 | 100-45-41535 | | 222 | 1 |
| 501605 | 1 | 0501605584 01.27.22 ADVD-TV | Invoice | 01/27/2022 | 02/14/2022 | 155.17 | 155.17 | 100-45-41535 | | 222 | 1 |
| Total 4495 MIDWEST TAPE: | | | | | | 374.33 | 374.33 | | | | |
| 1009 MINERT & ASSOCIATES, INC. | | | | | | | | | | | |
| 312156 | 1 | 312156 COLLECTION FEE, DOT DRUG TEST - STR | Invoice | 02/04/2022 | 02/14/2022 | 102.00 | 102.00 | 100-40-41747 | | 222 | 1 |
| Total 1009 MINERT & ASSOCIATES, INC. : | | | | | | 102.00 | 102.00 | | | | |
| 2373 MODERN MACHINERY | | | | | | | | | | | |
| 277333 | 1 | 2773338 PS CUTTING EDGES | Invoice | 12/30/2021 | 02/14/2022 | 2,784.22 | 2,784.22 | 100-40-41771 | | 122 | 1 |
| 277426 | 1 | 2774261 PS PART #99 CREDIT | Invoice | 01/05/2022 | 02/14/2022 | 142.00- | 142.00- | 100-40-41771 | | 122 | 1 |
| Total 2373 MODERN MACHINERY: | | | | | | 2,642.22 | 2,642.22 | | | | |

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|---|-----------------|--|---------|--------------|------------|----------------|--------------------------|-------------------|------------|-----------|----------------|
| 5036 MOUNTAIN RIDES TRANSPORTATION AUTHORITY | | | | | | | | | | | |
| 11772 | 1 | FY22 2nd Quarter | Invoice | 02/04/2022 | 02/14/2022 | 20,500.00 | 20,500.00 | 100-10-41707 | | 222 | 1 |
| Total 5036 MOUNTAIN RIDES TRANSPORTATION AUTHORITY: | | | | | | 20,500.00 | 20,500.00 | | | | |
| 251 NAPA AUTO PARTS | | | | | | | | | | | |
| 084285 | 1 | 084285 BALL JOINT, BRACKET WITH STUD- HPD | Invoice | 12/08/2021 | 02/14/2022 | 19.56 | 19.56 | 100-40-41405 | | 122 | 1 |
| 084297 | 1 | 084297 CAM LOCK #4002 RANGER | Invoice | 12/08/2021 | 02/14/2022 | 17.74 | 17.74 | 100-40-41405 | | 122 | 1 |
| 084381 | 1 | 084381 HOSE | Invoice | 12/08/2021 | 02/14/2022 | 22.26 | 22.26 | 100-40-41405 | | 122 | 1 |
| 085195 | 1 | 085195 SNOW PLOW ATL KIT | Invoice | 12/15/2021 | 02/14/2022 | 549.20 | 549.20 | 100-40-41405 | | 122 | 1 |
| 085420 | 1 | 085420 BLUE DEF 2.5 GAL | Invoice | 12/16/2021 | 02/14/2022 | 74.94 | 74.94 | 100-40-41405 | | 122 | 1 |
| 085841 | 1 | 085841 GAUGE, CHUCK | Invoice | 12/20/2021 | 02/14/2022 | 93.40 | 93.40 | 100-40-41423 | | 122 | 1 |
| 086097 | 1 | 086097 BLISTER PACK CAPSULES | Invoice | 12/22/2021 | 02/14/2022 | 91.20 | 91.20 | 100-40-41405 | | 122 | 1 |
| 086127 | 1 | 086127 D SWITCH | Invoice | 12/22/2021 | 02/14/2022 | 13.81 | 13.81 | 100-40-41405 | | 122 | 1 |
| 086128 | 1 | 086128 D SWITCH | Invoice | 12/22/2021 | 02/14/2022 | 27.62 | 27.62 | 100-40-41405 | | 122 | 1 |
| 086611 | 1 | 086611 BLOWER HEX NUT | Invoice | 12/28/2021 | 02/14/2022 | 19.11 | 19.11 | 100-40-41405 | | 122 | 1 |
| 086674 | 1 | 086674 BLOWER HEX NUT | Invoice | 12/28/2021 | 02/14/2022 | 25.97 | 25.97 | 100-40-41405 | | 122 | 1 |
| 086714 | 1 | 086714 #4031 H284358 | Invoice | 12/28/2021 | 02/14/2022 | 11.99 | 11.99 | 100-40-41405 | | 122 | 1 |
| 088132 | 1 | 088132 #4047 BLISTER PACK CAPSULES | Invoice | 01/10/2022 | 02/14/2022 | 45.60 | 45.60 | 100-40-41405 | | 222 | 1 |
| 088183 | 1 | 088183 RAIN-X, GLASS CLEANER, D EARTH | Invoice | 01/10/2022 | 02/14/2022 | 41.96 | 41.96 | 100-40-41415 | | 222 | 1 |
| 089451 | 1 | 089451 OZZY JUICE, WORK GLOVES | Invoice | 01/19/2022 | 02/14/2022 | 192.47 | 192.47 | 100-40-41405 | | 222 | 1 |
| 090172 | 1 | 090172 SWITCH, TOGGLE SWITCH | Invoice | 01/26/2022 | 02/14/2022 | 83.42 | 83.42 | 100-40-41415 | | 222 | 1 |
| Total 251 NAPA AUTO PARTS: | | | | | | 1,180.37 | 1,180.37 | | | | |
| 2174 NORTHERN TOOL & EQUIPMENT | | | | | | | | | | | |
| 495121 | 1 | 449512139 1 YEAR SERVICE PLAN RENEWAL | Invoice | 01/09/2022 | 02/14/2022 | 39.99 | 39.99 | 100-40-41405 | | 122 | 1 |
| Total 2174 NORTHERN TOOL & EQUIPMENT: | | | | | | 39.99 | 39.99 | | | | |
| 50387 OLD CUTTERS HOMEOWNERS ASSOC. | | | | | | | | | | | |
| 1959 | 1 | 1959 55% POWER BILL DEC. 2021 | Invoice | 12/20/2021 | 02/14/2022 | 19.83 | 19.83 | 100-50-41717 | | 222 | 1 |
| Total 50387 OLD CUTTERS HOMEOWNERS ASSOC.: | | | | | | 19.83 | 19.83 | | | | |
| 50298 O'REILLY AUTO PARTS | | | | | | | | | | | |
| 4635-1 | 1 | #4635-165493 wipes and car wash for hpd vehicles | Invoice | 05/20/2021 | 02/14/2022 | 15.97 | 15.97 | 100-25-41415 | | 222 | 1 |
| 4635-1 | 1 | 4635-182813 WIPER BLADES, WIPER FLUID | Invoice | 08/03/2021 | 02/14/2022 | 34.64 | 34.64 | 100-50-41415 | | 222 | 1 |
| 4635-1 | 1 | #4635-197112 VEHICLE PARTS FOR HPD 8 | Invoice | 10/07/2021 | 02/14/2022 | 335.45 | 335.45 | 100-25-41415 | | 222 | 1 |
| 4635-1 | 1 | 4635-197171 BRAKE FLUID HPD 8 | Invoice | 10/07/2021 | 02/14/2022 | 9.49 | 9.49 | 100-25-41415 | | 222 | 1 |

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|---|-----------------|--|---------|--------------|------------|----------------|--------------------------|-------------------|------------|-----------|----------------|
| 4635-2 | 1 | 4635-208186 HOLDDOWN KIT | Invoice | 11/29/2021 | 01/10/2022 | 5.99 | 5.99 | 100-40-41405 | | 122 | 1 |
| 4635-2 | 1 | 4635-210828 STARTER #5002 | Invoice | 12/12/2021 | 02/14/2022 | 241.91 | 241.91 | 100-40-41405 | | 122 | 1 |
| 4635-2 | 1 | 4635-210829 RETURN STARTER | Invoice | 12/12/2021 | 01/10/2022 | 241.91- | 241.91- | 100-40-41405 | | 122 | 1 |
| 4635-2 | 1 | 4635-211630 DIAG PLIER | Invoice | 12/16/2021 | 02/14/2022 | 9.99 | 9.99 | 100-40-41405 | | 122 | 1 |
| 4635-2 | 1 | 4635-215530 BATTERY FOR HPD VEHICLE | Invoice | 01/03/2022 | 01/24/2022 | 136.06 | 136.06 | 100-25-41415 | | 122 | 1 |
| 4635-2 | 1 | #4635-216513 BATTERY FOR HPD | Invoice | 01/07/2022 | 02/14/2022 | 141.51 | 141.51 | 100-25-41415 | | 222 | 1 |
| 4635-2 | 1 | 4635-217011 WIPER BLADES, 4.5 OX GEL CAN | Invoice | 01/10/2022 | 02/14/2022 | 55.35 | 55.35 | 100-40-41415 | | 222 | 1 |
| 4635-2 | 1 | #4635-219129 WIPER BLADES | Invoice | 01/21/2022 | 02/14/2022 | 47.50 | 47.50 | 200-60-41415 | | 222 | 1 |
| Total 50298 O'REILLY AUTO PARTS: | | | | | | 791.95 | 791.95 | | | | |
| 727 OVERHEAD DOOR COMPANY | | | | | | | | | | | |
| 496288 | 1 | #496288 NEW INSTALL OF GARAGE DOOR WW | Invoice | 01/14/2022 | 02/14/2022 | 1,522.00 | 1,522.00 | 210-70-41413 | | 122 | 1 |
| Total 727 OVERHEAD DOOR COMPANY : | | | | | | 1,522.00 | 1,522.00 | | | | |
| 4652 PETERSON, TRAVIS | | | | | | | | | | | |
| 496073 | 1 | # DWD1-23220-R REIMBURSEMENT FOR WATER | Invoice | 12/10/2021 | 02/14/2022 | 30.00 | 30.00 | 200-60-41723 | | 222 | 1 |
| Total 4652 PETERSON, TRAVIS: | | | | | | 30.00 | 30.00 | | | | |
| 377 PITNEYBOWES GLOBAL FINANCIAL SERVICE LLC | | | | | | | | | | | |
| 331511 | 1 | # 3315116842 Green DM400C Mailing System | Invoice | 01/26/2022 | 02/14/2022 | 140.07 | 140.07 | 100-15-41775 | | 222 | 1 |
| 331511 | 2 | # 3315116842 Green DM400C Mailing System | Invoice | 01/26/2022 | 02/14/2022 | 140.07 | 140.07 | 200-15-41775 | | 222 | 1 |
| 331511 | 3 | # 3315116842 Green DM400C Mailing System | Invoice | 01/26/2022 | 02/14/2022 | 140.07 | 140.07 | 210-15-41775 | | 222 | 1 |
| Total 377 PITNEYBOWES GLOBAL FINANCIAL SERVICE LLC: | | | | | | 420.21 | 420.21 | | | | |
| 438 PLATT | | | | | | | | | | | |
| 2L3529 | 1 | 2L35290 AA BATTERIES, 3.0 V BATTERY WW | Invoice | 01/27/2022 | 02/14/2022 | 16.32 | 16.32 | 210-70-41421 | | 222 | 1 |
| 2L4296 | 1 | 2L42961 CORDLESS GREASE GUN WW | Invoice | 01/27/2022 | 02/14/2022 | 277.55 | 277.55 | 210-70-41423 | | 222 | 1 |
| Total 438 PLATT: | | | | | | 293.87 | 293.87 | | | | |
| 6901 POKLEMB, ELAINE | | | | | | | | | | | |
| OVERP | 1 | OVERPAYMENT - 1231 BLUE LAKE DR | Invoice | 02/07/2022 | 02/14/2022 | 1,447.11 | 1,447.11 | 100-00-15110 | | 222 | 1 |
| Total 6901 POKLEMB, ELAINE: | | | | | | 1,447.11 | 1,447.11 | | | | |

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|---|-----------------|--|---------|--------------|------------|----------------|--------------------------|-------------------|------------|-----------|----------------|
| 4665 PREMIER TRUCK GROUP | | | | | | | | | | | |
| 786134 | 1 | 786134290 HOWES DIES, 12V, CORE RETURN | Invoice | 01/18/2022 | 02/14/2022 | 500.92 | 500.92 | 100-40-41405 | | 122 | 1 |
| Total 4665 PREMIER TRUCK GROUP: | | | | | | 500.92 | 500.92 | | | | |
| 8576 PRIORITY ONE HOME CLEANING SERVICES | | | | | | | | | | | |
| 006 | 1 | 006 January 2022 library cleaning | Invoice | 02/01/2022 | 02/14/2022 | 650.00 | 650.00 | 100-45-41413 | | 222 | 1 |
| Total 8576 PRIORITY ONE HOME CLEANING SERVICES: | | | | | | 650.00 | 650.00 | | | | |
| 858 PSYCHOLOGICAL RESOURCES | | | | | | | | | | | |
| 220208 | 1 | NEW EMP PSYCH TEST BALLIS/CALLAHAN | Invoice | 02/03/2022 | 02/14/2022 | 270.00 | 270.00 | 100-25-41733 | | 222 | 1 |
| Total 858 PSYCHOLOGICAL RESOURCES: | | | | | | 270.00 | 270.00 | | | | |
| 5129 RUSH TRUCK CENTERS OF ID INC | | | | | | | | | | | |
| 302582 | 1 | 3025823268 EQUIP. SAFETY | Invoice | 12/06/2021 | 02/14/2022 | 144.97 | 144.97 | 100-40-41405 | | 122 | 1 |
| 302598 | 1 | 3025983059 ADJUSTABLE SEAL PULLER | Invoice | 12/20/2021 | 02/14/2022 | 30.45 | 30.45 | 100-40-41405 | | 122 | 1 |
| 302607 | 1 | 3026078353 | Invoice | 12/29/2021 | 02/14/2022 | 218.11 | 218.11 | 100-40-41405 | | 122 | 1 |
| Total 5129 RUSH TRUCK CENTERS OF ID INC: | | | | | | 393.53 | 393.53 | | | | |
| 1608 SAFETY SUPPLY & SIGN | | | | | | | | | | | |
| 179410 | 1 | 179410 SNOW ROUTE, NO PARKING SIGNAGE | Invoice | 12/20/2021 | 02/14/2022 | 195.85 | 195.85 | 100-40-41403 | | 122 | 1 |
| Total 1608 SAFETY SUPPLY & SIGN : | | | | | | 195.85 | 195.85 | | | | |
| 8778 SALTWORX LLC | | | | | | | | | | | |
| 1.13.22 | 1 | 127492 ICEKICKER | Invoice | 01/13/2022 | 02/14/2022 | 8,850.90 | 8,850.90 | 100-40-41771 | | 122 | 1 |
| Total 8778 SALTWORX LLC: | | | | | | 8,850.90 | 8,850.90 | | | | |
| 6900 SINCLAIR, GRACE | | | | | | | | | | | |
| CRE R | 1 | CRE REF - 109 E PINE ST | Invoice | 02/07/2022 | 02/14/2022 | 6.99 | 6.99 | 100-00-15110 | | 222 | 1 |
| Total 6900 SINCLAIR, GRACE: | | | | | | 6.99 | 6.99 | | | | |
| 2786 SNAKE RIVER HYDRAULICS | | | | | | | | | | | |
| 383884 | 1 | 383884 #4006 PARTS | Invoice | 12/27/2021 | 02/14/2022 | 1,411.01 | 1,411.01 | 100-40-41405 | | 122 | 1 |
| 383885 | 1 | 383885 CLAMP, STEEL | Invoice | 01/03/2022 | 02/14/2022 | 63.62 | 63.62 | 100-40-41405 | | 122 | 1 |

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|---|-----------------|--|---------|--------------|------------|----------------|--------------------------|-------------------|--------------|-----------|----------------|
| 384009 | 1 | 384009 #4006 | Invoice | 12/30/2021 | 02/14/2022 | 1,612.43 | 1,612.43 | 100-40-41405 | | 122 | 1 |
| 5540 | 1 | 5540 CREDIT MEMO #4006 PARTS | Invoice | 12/30/2021 | 02/14/2022 | 1,343.35- | 1,343.35- | 100-40-41405 | | 122 | 1 |
| Total 2786 SNAKE RIVER HYDRAULICS : | | | | | | 1,743.71 | 1,743.71 | | | | |
| 1506 STANDARD PLUMBING SUPPLY | | | | | | | | | | | |
| NTBQ3 | 1 | #NTBQ35 BRASS PARTS | Invoice | 01/18/2022 | 02/14/2022 | 7.62 | 7.62 | 200-60-41401 | | 222 | 1 |
| Total 1506 STANDARD PLUMBING SUPPLY : | | | | | | 7.62 | 7.62 | | | | |
| 5718 STANLEY CONSULTANTS INC | | | | | | | | | | | |
| 023480 | 1 | 18807-INV#0234806-RIVER ST PHASE 2-PROG.RP | Invoice | 06/30/2021 | 02/14/2022 | 22,425.41 | 22,425.41 | 120-40-41549 | 18.40.0001.1 | 222 | 1 |
| Total 5718 STANLEY CONSULTANTS INC: | | | | | | 22,425.41 | 22,425.41 | | | | |
| 725 STATE INSURANCE FUND | | | | | | | | | | | |
| 258505 | 1 | AUDIT PREMIUM ADJUSTMENT | Invoice | 01/24/2022 | 02/14/2022 | 5,985.00 | 5,985.00 | 100-00-20310 | | 222 | 1 |
| 258505 | 2 | Installment Premium POLICY NUMBER 42310 | Invoice | 01/24/2022 | 02/14/2022 | 66,063.00 | 66,063.00 | 100-00-20310 | | 222 | 1 |
| Total 725 STATE INSURANCE FUND: | | | | | | 72,048.00 | 72,048.00 | | | | |
| 8559 SUN VALLEY AIR SERVICES BOARD | | | | | | | | | | | |
| DECE | 1 | LOT FOR AIR DECEMBER 2021 | Invoice | 02/08/2021 | 02/14/2022 | 10,459.20 | 10,459.20 | 100-10-41707 | | 222 | 1 |
| Total 8559 SUN VALLEY AIR SERVICES BOARD: | | | | | | 10,459.20 | 10,459.20 | | | | |
| 4671 SYRINGA NETWORKS LLC | | | | | | | | | | | |
| 22FEB | 1 | 22FEB0415 Admin | Invoice | 02/01/2022 | 02/14/2022 | 62.50 | 62.50 | 100-15-41713 | | 222 | 1 |
| 22FEB | 2 | 22FEB0415 Admin | Invoice | 02/01/2022 | 02/14/2022 | 62.50 | 62.50 | 200-15-41713 | | 222 | 1 |
| 22FEB | 3 | 22FEB0415 Admin | Invoice | 02/01/2022 | 02/14/2022 | 62.50 | 62.50 | 210-15-41713 | | 222 | 1 |
| 22FEB | 4 | 22FEB0415 Comm Dev | Invoice | 02/01/2022 | 02/14/2022 | 187.50 | 187.50 | 100-20-41713 | | 222 | 1 |
| 22FEB | 5 | 22FEB0415 PW | Invoice | 02/01/2022 | 02/14/2022 | 62.50 | 62.50 | 100-42-41713 | | 222 | 1 |
| 22FEB | 6 | 22FEB0415 PW | Invoice | 02/01/2022 | 02/14/2022 | 62.50 | 62.50 | 200-42-41713 | | 222 | 1 |
| 22FEB | 7 | 22FEB0415 PW | Invoice | 02/01/2022 | 02/14/2022 | 62.50 | 62.50 | 210-42-41713 | | 222 | 1 |
| 22FEB | 8 | 22FEB0415 Library | Invoice | 02/01/2022 | 02/14/2022 | 187.50 | 187.50 | 100-45-41713 | | 222 | 1 |
| 22FEB | 9 | 22FEB0415 HPD | Invoice | 02/01/2022 | 02/14/2022 | 850.00 | 850.00 | 100-25-41713 | | 222 | 1 |
| Total 4671 SYRINGA NETWORKS LLC: | | | | | | 1,600.00 | 1,600.00 | | | | |

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|-------------------------------------|-----------------|---|---------|--------------|------------|----------------|--------------------------|-------------------|------------|-----------|----------------|
| 2817 UNITED OIL | | | | | | | | | | | |
| 981527 | 1 | 981527 FUEL CHARGES PARKS | Invoice | 12/15/2021 | 02/14/2022 | 41.33 | 41.33 | 100-50-41719 | | 222 | 1 |
| 982631 | 1 | 982631 FUEL CHARGES | Invoice | 12/31/2021 | 02/14/2022 | 9,027.49 | 9,027.49 | 100-40-41719 | | 122 | 1 |
| 982632 | 1 | #982632 PUMPED VEHICLE FUEL W. | Invoice | 12/31/2021 | 02/14/2022 | 203.23 | 203.23 | 200-60-41719 | | 222 | 1 |
| 983748 | 1 | Inv # 983748 fuel charges | Invoice | 01/15/2022 | 02/14/2022 | 305.69 | 305.69 | 100-55-41719 | | 122 | 1 |
| 983749 | 1 | #983749 HPD GAS | Invoice | 01/15/2022 | 02/14/2022 | 580.28 | 580.28 | 100-25-41719 | | 122 | 1 |
| 983750 | 1 | 983750 FUEL CHARGES | Invoice | 01/15/2022 | 02/14/2022 | 6,172.08 | 6,172.08 | 100-40-41719 | | 122 | 1 |
| 983751 | 1 | #983751 PUMPED VEHICLE FUEL W. | Invoice | 01/15/2022 | 02/14/2022 | 297.46 | 297.46 | 200-60-41719 | | 222 | 1 |
| 983752 | 1 | #983752 PUMPED VEHICLE FUEL WW | Invoice | 01/15/2022 | 02/14/2022 | 239.01 | 239.01 | 210-70-41719 | | 122 | 1 |
| 984786 | 1 | Inv # 984786 fuel charges | Invoice | 01/31/2022 | 02/14/2022 | 276.98 | 276.98 | 100-55-41719 | | 222 | 1 |
| 984787 | 1 | HPD GAS | Invoice | 01/31/2022 | 02/14/2022 | 897.17 | 897.17 | 100-25-41719 | | 222 | 1 |
| Total 2817 UNITED OIL: | | | | | | 18,040.72 | 18,040.72 | | | | |
| 2020 VALLEY WIDE COOPERATIVE | | | | | | | | | | | |
| 053690 | 1 | 053690/9 3/8" PROPANE FITTING, 5 PROPANE HO | Invoice | 11/24/2021 | 02/14/2022 | 78.97 | 78.97 | 100-40-41405 | | 122 | 1 |
| 053827 | 1 | 053827/9 FARM & HOME HARDWARE, EYE BOLT, | Invoice | 12/01/2021 | 02/14/2022 | 48.34 | 48.34 | 100-40-41405 | | 122 | 1 |
| Total 2020 VALLEY WIDE COOPERATIVE: | | | | | | 127.31 | 127.31 | | | | |
| 6903 WALDEN, YVONNE | | | | | | | | | | | |
| CRE R | 1 | CRE REF - 860 FOX ACRES RD | Invoice | 01/24/2021 | 02/14/2022 | 150.00 | 150.00 | 200-00-20314 | | 122 | 1 |
| Total 6903 WALDEN, YVONNE: | | | | | | 150.00 | 150.00 | | | | |
| 367 WALKER SAND AND GRAVEL | | | | | | | | | | | |
| 982351 | 1 | 982351 BEDDING SAND | Invoice | 01/12/2022 | 02/14/2022 | 440.08 | 440.08 | 100-40-41403 | | 122 | 1 |
| Total 367 WALKER SAND AND GRAVEL: | | | | | | 440.08 | 440.08 | | | | |
| 2018 WATCHGUARD VIDEO | | | | | | | | | | | |
| ACCIN | 1 | SLIDE LATCH AND CHEST MOUNT | Invoice | 12/29/2021 | 02/14/2022 | 69.90 | 69.90 | 100-25-41215 | | 122 | 1 |
| Total 2018 WATCHGUARD VIDEO: | | | | | | 69.90 | 69.90 | | | | |
| 4004 WAXIE SANITARY SUPPLY | | | | | | | | | | | |
| 805962 | 1 | 80596228 library cleaning supplies 1.19.22 | Invoice | 01/19/2022 | 02/14/2022 | 247.29 | 247.29 | 100-45-41215 | | 122 | 1 |
| Total 4004 WAXIE SANITARY SUPPLY: | | | | | | 247.29 | 247.29 | | | | |

| Invoice Number | Sequence Number | Description | Type | Invoice Date | Due Date | Invoice Amount | Net Invoice Check Amount | GL Account Number | Job Number | GL Period | Separate Check |
|--------------------------------------|-----------------|--|---------|--------------|------------|----------------|--------------------------|-------------------|------------|-----------|----------------|
| 368 WESTERN STATES CAT | | | | | | | | | | | |
| IN0018 | 1 | IN001887068 EXTENDER | Invoice | 01/05/2022 | 02/14/2022 | 13.49 | 13.49 | 100-40-41405 | | 122 | 1 |
| IN0018 | 1 | IN001888244 CUTTING EDGE | Invoice | 01/06/2022 | 02/14/2022 | 2,067.20 | 2,067.20 | 100-40-41771 | | 122 | 1 |
| IN0018 | 1 | IN001894907 CUTTING EDGE | Invoice | 01/13/2022 | 02/14/2022 | 1,739.20 | 1,739.20 | 100-40-41771 | | 122 | 1 |
| IN0019 | 1 | IN001905807 CUTTING EDGE | Invoice | 01/25/2022 | 02/14/2022 | 1,739.20 | 1,739.20 | 100-40-41771 | | 222 | 1 |
| Total 368 WESTERN STATES CAT: | | | | | | 5,559.09 | 5,559.09 | | | | |
| 399 WOOD RIVER WELDING INC | | | | | | | | | | | |
| 180966 | 1 | 180966 CUTTING | Invoice | 12/08/2021 | 02/14/2022 | 43.92 | 43.92 | 100-40-41405 | | 122 | 1 |
| Total 399 WOOD RIVER WELDING INC: | | | | | | 43.92 | 43.92 | | | | |
| 2101 WORKMAN AND COMPANY PLLC | | | | | | | | | | | |
| 01/25/2 | 1 | Audited Financial Statements including FASB 34 com | Invoice | 01/25/2022 | 02/14/2022 | 4,000.00 | 4,000.00 | 100-15-41327 | | 222 | 1 |
| 01/25/2 | 2 | Audited Financial Statements including FASB 34 com | Invoice | 01/25/2022 | 02/14/2022 | 4,000.00 | 4,000.00 | 200-15-41327 | | 222 | 1 |
| 01/25/2 | 3 | Audited Financial Statements including FASB 34 com | Invoice | 01/25/2022 | 02/14/2022 | 4,000.00 | 4,000.00 | 210-15-41327 | | 222 | 1 |
| Total 2101 WORKMAN AND COMPANY PLLC: | | | | | | 12,000.00 | 12,000.00 | | | | |
| Total : | | | | | | 472,131.62 | 472,131.62 | | | | |
| Grand Totals: | | | | | | 472,131.62 | 472,131.62 | | | | |

Summary by General Ledger Account Number

| GL Account Number | Debit | Credit | Net |
|-------------------|------------|--------|------------|
| 100-00-15110 | 1,461.13 | .00 | 1,461.13 |
| 100-00-20310 | 72,048.00 | .00 | 72,048.00 |
| 100-00-20325 | 13,350.90 | .00 | 13,350.90 |
| 100-00-20515 | 140,000.00 | .00 | 140,000.00 |
| 100-10-41707 | 37,448.22 | .00 | 37,448.22 |
| 100-10-41717 | 160.85 | .00 | 160.85 |
| 100-15-41215 | 155.28 | .00 | 155.28 |
| 100-15-41313 | 1,309.47 | .00 | 1,309.47 |
| 100-15-41323 | 615.19 | .00 | 615.19 |

Summary by General Ledger Account Number

| GL Account Number | Debit | Credit | Net |
|-------------------|-----------|-----------|-----------|
| 100-15-41327 | 4,000.00 | .00 | 4,000.00 |
| 100-15-41713 | 237.77 | .00 | 237.77 |
| 100-15-41717 | 505.60 | .00 | 505.60 |
| 100-15-41775 | 140.07 | .00 | 140.07 |
| 100-20-41211 | 21.57 | .00 | 21.57 |
| 100-20-41215 | 92.83 | .00 | 92.83 |
| 100-20-41313 | 630.78 | .00 | 630.78 |
| 100-20-41319 | 538.30 | .00 | 538.30 |
| 100-20-41323 | 419.31 | .00 | 419.31 |
| 100-20-41713 | 401.58 | .00 | 401.58 |
| 100-25-41211 | 82.13 | .00 | 82.13 |
| 100-25-41215 | 195.85 | .00 | 195.85 |
| 100-25-41313 | 247.50 | .00 | 247.50 |
| 100-25-41411 | 103.25 | .00 | 103.25 |
| 100-25-41415 | 638.48 | .00 | 638.48 |
| 100-25-41417 | 200.20 | .00 | 200.20 |
| 100-25-41515 | 3,240.00 | .00 | 3,240.00 |
| 100-25-41711 | 190.00 | .00 | 190.00 |
| 100-25-41713 | 1,502.29 | .00 | 1,502.29 |
| 100-25-41717 | 762.37 | .00 | 762.37 |
| 100-25-41719 | 1,477.45 | .00 | 1,477.45 |
| 100-25-41733 | 270.00 | .00 | 270.00 |
| 100-40-41211 | 33.98 | .00 | 33.98 |
| 100-40-41403 | 9,384.68 | .00 | 9,384.68 |
| 100-40-41405 | 10,337.75 | 2,476.95- | 7,860.80 |
| 100-40-41415 | 180.73 | .00 | 180.73 |
| 100-40-41423 | 93.40 | .00 | 93.40 |
| 100-40-41703 | 100.00 | .00 | 100.00 |
| 100-40-41713 | 272.64 | .00 | 272.64 |
| 100-40-41715 | 2,237.17 | .00 | 2,237.17 |
| 100-40-41717 | 2,498.82 | .00 | 2,498.82 |
| 100-40-41719 | 15,215.69 | .00 | 15,215.69 |
| 100-40-41747 | 102.00 | .00 | 102.00 |
| 100-40-41771 | 38,303.22 | 142.00- | 38,161.22 |
| 100-42-41215 | 15.11 | .00 | 15.11 |
| 100-42-41313 | 440.00 | .00 | 440.00 |
| 100-42-41413 | 15.22 | .00 | 15.22 |
| 100-42-41713 | 183.56 | .00 | 183.56 |

Summary by General Ledger Account Number

| GL Account Number | Debit | Credit | Net |
|-------------------|-----------|---------|-----------|
| 100-42-41717 | 588.31 | .00 | 588.31 |
| 100-45-41215 | 734.81 | .00 | 734.81 |
| 100-45-41323 | 46.46 | .00 | 46.46 |
| 100-45-41325 | 339.16 | .00 | 339.16 |
| 100-45-41413 | 800.00 | .00 | 800.00 |
| 100-45-41535 | 3,596.93 | 54.46- | 3,542.47 |
| 100-45-41549 | 1,048.70 | .00 | 1,048.70 |
| 100-45-41713 | 824.18 | 110.39- | 713.79 |
| 100-45-41717 | 554.14 | .00 | 554.14 |
| 100-50-41403 | 138.50 | .00 | 138.50 |
| 100-50-41415 | 34.64 | .00 | 34.64 |
| 100-50-41617 | 46.37 | .00 | 46.37 |
| 100-50-41707 | 1,210.00 | .00 | 1,210.00 |
| 100-50-41713 | 29.11 | .00 | 29.11 |
| 100-50-41717 | 732.73 | .00 | 732.73 |
| 100-50-41719 | 41.33 | .00 | 41.33 |
| 100-55-41217 | 29.47 | .00 | 29.47 |
| 100-55-41415 | 220.98 | .00 | 220.98 |
| 100-55-41703 | 60.59 | .00 | 60.59 |
| 100-55-41711 | 499.89 | .00 | 499.89 |
| 100-55-41713 | 194.36 | .00 | 194.36 |
| 100-55-41717 | 632.02 | .00 | 632.02 |
| 100-55-41719 | 582.67 | .00 | 582.67 |
| 120-40-41549 | 55,157.33 | .00 | 55,157.33 |
| 200-00-20314 | 300.00 | .00 | 300.00 |
| 200-15-41215 | 155.27 | .00 | 155.27 |
| 200-15-41313 | 1,309.47 | .00 | 1,309.47 |
| 200-15-41323 | 615.19 | .00 | 615.19 |
| 200-15-41327 | 4,000.00 | .00 | 4,000.00 |
| 200-15-41713 | 237.77 | .00 | 237.77 |
| 200-15-41775 | 140.07 | .00 | 140.07 |
| 200-42-41215 | 15.11 | .00 | 15.11 |
| 200-42-41313 | 440.00 | .00 | 440.00 |
| 200-42-41413 | 15.23 | .00 | 15.23 |
| 200-42-41713 | 183.57 | .00 | 183.57 |
| 200-42-41717 | 588.31 | .00 | 588.31 |
| 200-60-41213 | 120.00 | .00 | 120.00 |
| 200-60-41313 | 250.00 | .00 | 250.00 |

Summary by General Ledger Account Number

| GL Account Number | Debit | Credit | Net |
|-------------------|-----------|--------|-----------|
| 200-60-41325 | 36.30 | .00 | 36.30 |
| 200-60-41401 | 23.61 | .00 | 23.61 |
| 200-60-41403 | 4,512.50 | .00 | 4,512.50 |
| 200-60-41405 | 76.57 | .00 | 76.57 |
| 200-60-41413 | 272.91 | .00 | 272.91 |
| 200-60-41415 | 47.50 | .00 | 47.50 |
| 200-60-41703 | 48.98 | .00 | 48.98 |
| 200-60-41713 | 2,700.37 | .00 | 2,700.37 |
| 200-60-41717 | 2,292.21 | .00 | 2,292.21 |
| 200-60-41719 | 500.69 | .00 | 500.69 |
| 200-60-41723 | 30.00 | .00 | 30.00 |
| 200-60-41791 | 8.06 | .00 | 8.06 |
| 200-60-41795 | 328.00 | .00 | 328.00 |
| 210-15-41215 | 155.26 | .00 | 155.26 |
| 210-15-41313 | 1,309.46 | .00 | 1,309.46 |
| 210-15-41323 | 615.21 | .00 | 615.21 |
| 210-15-41327 | 4,000.00 | .00 | 4,000.00 |
| 210-15-41713 | 237.77 | .00 | 237.77 |
| 210-15-41775 | 140.07 | .00 | 140.07 |
| 210-42-41215 | 15.10 | .00 | 15.10 |
| 210-42-41313 | 440.00 | .00 | 440.00 |
| 210-42-41413 | 15.23 | .00 | 15.23 |
| 210-42-41713 | 183.55 | .00 | 183.55 |
| 210-42-41717 | 588.32 | .00 | 588.32 |
| 210-70-41213 | 40.00 | .00 | 40.00 |
| 210-70-41319 | 585.60 | .00 | 585.60 |
| 210-70-41325 | 36.30 | .00 | 36.30 |
| 210-70-41413 | 1,522.00 | .00 | 1,522.00 |
| 210-70-41421 | 34.64 | .00 | 34.64 |
| 210-70-41423 | 277.55 | .00 | 277.55 |
| 210-70-41703 | 399.95 | .00 | 399.95 |
| 210-70-41713 | 348.62 | .00 | 348.62 |
| 210-70-41717 | 13,725.15 | .00 | 13,725.15 |
| 210-70-41719 | 239.01 | .00 | 239.01 |
| 210-70-41723 | 120.00 | .00 | 120.00 |
| 210-70-41795 | 635.92 | .00 | 635.92 |

Summary by General Ledger Account Number

| GL Account Number | Debit | Credit | Net |
|-------------------|------------|-----------|------------|
| Grand Totals: | 474,915.42 | 2,783.80- | 472,131.62 |

Summary by General Ledger Posting Period

| GL Posting Period | Debit | Credit | Net |
|-------------------|------------|-----------|------------|
| 01/22 | 77,896.34 | 2,618.95- | 75,277.39 |
| 02/22 | 397,019.08 | 164.85- | 396,854.23 |
| Grand Totals: | 474,915.42 | 2,783.80- | 472,131.62 |

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 02-14-2022 **DEPARTMENT:** Admin/Leg **DEPT. HEAD SIGNATURE:** HD

SUBJECT: City Council appointments to ex officio and liaison positions for 2022.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Following January discussions about city council members interests and time availability, the following highlighted position volunteers were identified. The schedule of meetings is challenging for working elected officials who do not have flexible daytime hours to attend meetings.

1. Hailey City Council members serve as ex-officio participants of organizations dedicated to serving the broader community or a specific element of the broader community. These appointments are subject to the outside organization’s rules and by-laws. These political, educational or regional organizations seek to have a City official attend their meetings to become knowledgeable about their mission and represent the organizational interests and concerns to the Hailey Mayor and City Council. Elected officials assigned to these roles should make periodic reports to the Hailey City Council on activities, goals and developments occurring within the organization.

Most of these ex-officio assignments are casual in nature and are discussed and approved informally. However, because Idaho State law addresses the requirements of certain appointments and representation to some boards, including the Hailey Public Library Board Liaison and the Blaine County Housing Authority Board appointment, appointments to these two boards are made by Resolution, attached.

| Organization | Staff Assigned | 2021 City Council Ex-Officio Member | 2022 City Council Ex-Officio Member |
|--|--|---|-------------------------------------|
| The Chamber of Hailey & the Wood River Valley | Community Development Director/ City Administrator | None | Juan Martinez |
| Sun Valley Economic Development Org | Community Development Director | Kaz Thea | Kaz Thea |
| Fly Sun Valley Alliance | Airport Staff | Don Keirn | Richard Pogue |
| Blaine Co Housing Authority (state law prohibits city officials from being voting members) | Community Development Director | None (Hailey’s voting board member is resident Nate Hart) | Nate Hart |
| Blaine County Housing Authority Ex Officio Member | City Administrator | City officials, both elected and staff, can only be ex-officio, per state law | Sam Linnet |
| Blaine County Regional Transportation Committee | Public Works Director | Kaz Thea | Kaz Thea |
| Big Wood Flood Control District | Public Works Director These periodic daytime meetings are attended by Brian Yeager. | None | None |
| Hailey Public Library Board (per state law, must be appointed as a non-voting liaison) | Library Director | Heidi Husbands | Juan Martinez |

HAILEY RESOLUTION NO. 2022-_____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, NOMINATING NATHAN HART AS HAILEY’S REPRESENTATIVE ON THE BLAINE COUNTY HOUSING AUTHORITY

WHEREAS, the Mayor and City Council of the City of Hailey appointed Nathan Hart as Hailey’s board representative to the Blaine County Housing Authority on April 2, 2018 with Resolution 2018-028 to fill a vacancy left open by Hailey’s former representative Richard L. Davis;

WHEREAS, Blaine County Housing Authority’s appointed board members represent jurisdictions, with duties to attend meetings, vote on matters, and hold board offices, but may not be staff or elected officials of the jurisdictions they represent; and

WHEREAS, Nathan Hart has continued uninterrupted service since his appointment to the Blaine County Housing Authority, which structures its terms in 5-year increments; and

WHEREAS, the City of Hailey wishes to appoint Nathan Hart as the Hailey board representative to the Blaine County Housing Authority for a term which will extend through the end of 2025; and

WHEREAS, Nathan Hart has agreed to accept the appointment on the Blaine County Housing Authority, and expects to be able to continue said service through 2025; and

WHEREAS, in addition to an appointed, voting representative upon the board of the Blaine County Housing Authority, the Mayor and City Council of the City of Hailey wish to assign an ex-officio board member to remain informed about housing matters by attending meetings with no voting authority; and

WHEREAS, Hailey City Councilman Sam Linnet has agreed to accept the assignment as Hailey’s ex-officio non-voting participant in Blaine County Housing Authority matters.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Hailey that Nathan Hart be nominated as the Hailey representative to the Blaine County Housing Authority for a term ending December 31, 2025.

BE IT FURTHER RESOLVED by the Mayor and City Council fo the City of Hailey that City Councilman Sam Linnet be assigned to engage himself in an ex-officio capacity with the Blaine County Housing Authority.

THIS RESOLUTION is adopted by the Mayor and Hailey City Council and is in full force and effect on the 14th day of February, 2022.

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

**CITY OF HAILEY
RESOLUTION NO. 2022-___**

A RESOLUTION OF THE CITY OF HAILEY SETTING THE APPOINTMENT OF A HAILEY CITY COUNCIL MEMBER TO THE HAILEY PUBLIC LIBRARY BOARD OF TRUSTEES AS A NON-VOTING LIAISON, AS PROVIDED IN IDAHO CODE 33-2604

WHEREAS, the City of Hailey established the Hailey Public Library as the official library of the City of Hailey in 1989 ; and

WHEREAS, the establishment and operations of the Hailey Public Library under the Board of Trustees is designated within Hailey Municipal Code Chapter 2.16. pursuant to Idaho Code 33-2604 through 33.2607

WHEREAS, Idaho Code 33-2604 provides that library boards in Idaho be supported by a member of the city council, in addition to a five-member board of trustees, which member of the city council shall not be one (1) of the five (5) appointed trustees of the library board, but each year the council shall appoint one (1) of its members to be a liaison to the board, without voting rights; and

WHEREAS, the Hailey Public Library Board of Trustees desires that such an appointment be made from among the Hailey City Council members for 2022; and

WHEREAS, the Mayor and City Council of the City of Hailey wish to appoint one of their members to the Hailey Public Library Board as a non-voting liaison member.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

1. The following individuals shall be appointed to the Board with the following term:

| <u>Appointed Liaison</u> | <u>Expiration of Term</u> |
|---------------------------------|---|
| <u>Juan Martinez</u> | December 31, 2022 (replaces Heidi Husbands) |

2. This Resolution shall be in full force and effect on February 14, 2022, from and after its passage and approval.

Passed and Adopted on this 14th day of February, 2022.

MARTHA BURKE, Mayor

ATTEST:

MARY CONE, City Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 02/14/2022

DEPARTMENT: PW

DEPT. HEAD SIGNATURE: BY

- **SUBJECT:** Consideration and discussion of final design for the East Croy St. Pathway TAP project and motion to direct Precision Engineering with a preferred alternative. **ACTION ITEM**

- **AUTHORITY:** ID Code _____ IAR _____ City Ordinance/Code _____
(IFAPPLICABLE)

- BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

This is a continuation from the last City Council meeting.

A second Public Workshop was held via GoToMeeting. Nine individuals attended the workshop. General comments were received from those individuals and their comments as well as others have been captured in their written documents attached hereto as well as the comments from the first workshop. Also attached are reduced size graphics that were available at the workshop. The graphics and notice of the workshop are attached. The Public Workshop was advertised in the Wednesday Feb. 9th newspaper.

Additional discussion will be presented at the Public Hearing.

- FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle

_____ Budget Line Item # _____ YTD
Line-Item Balance \$ _____ Estimated Hours Spent to Date: _____
Estimated Completion Date: _____ Staff Contact: _____
Phone # _____ Comments: _____

- ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

- | | | |
|---|--|---|
| <input type="checkbox"/> City Administrator | <input type="checkbox"/> Library | <input type="checkbox"/> Benefits Committee |
| <input type="checkbox"/> City Attorney | <input type="checkbox"/> Mayor | <input type="checkbox"/> Streets |
| <input type="checkbox"/> City Clerk | <input type="checkbox"/> Planning | <input type="checkbox"/> Treasurer |
| <input type="checkbox"/> Building | <input type="checkbox"/> Police | <input type="checkbox"/> Wastewater |
| <input type="checkbox"/> Engineer | <input checked="" type="checkbox"/> Public Works | <input type="checkbox"/> Water |
| <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> P & Z Commission | <input type="checkbox"/> _____ |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Consideration and discussion of final design for the East Croy St. Pathway TAP project and motion to direct Precision Engineering with a preferred alternative. **ACTION ITEM**

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record
Copies (all info.):
Instrument # _____

*Additional/Exceptional Originals to: _____
Copies (AIS only)



Not to Scale



| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
| | | | |
| | | | |
| | | | |

SCALES SHOWN ARE FOR 11"X17" SHEETS ONLY

PROJECT INFORMATION



CITY OF HAILEY
PUBLIC WORKS
DEPARTMENT

A WORK SHEET SHOWING

East Croy Pathway

CONCEPTUAL



Not to Scale



| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
| | | | |
| | | | |
| | | | |

SCALES SHOWN ARE FOR 11"X17" SHEETS ONLY

PROJECT INFORMATION



CITY OF HAILEY
PUBLIC WORKS
DEPARTMENT

East Croy Pathway

A WORK SHEET DRAWING

CONCEPTUAL

**Notice of Online Public Workshop
East Croy Street Pathway Project
February 9th 4:30-6:30 pm**

Please join our meeting from your computer, tablet or smartphone.
Via teleconference: +1 (872) 240-3311, **Access Code:** 543-667-133
Via One-touch: United States <tel:+18722403212,780778661#>,

From your computer, tablet or smartphone: <https://global.gotomeeting.com/join/780778661>

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/780778661>

The City of Hailey is hosting a virtual workshop to collect additional public comment on the project listed above. If you wish to provide any written comment, please email your comments to: brian.yeager@haileycityhall.org Subject: East Croy Pathway. Digital copies of these materials can be found at haileycityhall.org.

Background

This meeting is a continuation of the public discussion regarding the proposed pathway with specific topics of interest including but not limited to the location on either the north or south side of Croy Street. The discussion may include additional topics such as pedestrian crossing locations, pathway typical sections, and adjacent property impacts.

This is a continuation of the previous discussions hosted either in person, via the previous workshop on January 12th, or at the City Council meeting on January 24th. Background information from those meetings can be found under Public Hearing 038 within the City Council Packet published online at <https://haileycityhall.org/meetings/cityCouncil.asp#top>

Three pathway locations have recently been discussed with simple graphics of the proposed locations attached to this notice. Alignment #1 is the southern path in green and Alignment #2 is the northern path in light blue. Alignment #3 is the northern alignment in dark blue, but widening the road to the south and shifting the travel lanes. The intersection of 8th/Croy/Eastridge is under consideration for reconfiguration into a 3 way stop, and is also planned for a future mini roundabout (concepts shown for discussion). Additional discussion has been whether the pathway should only widen the existing asphalt 14' like elsewhere on Croy and Myrtle, vs. whether a curb and gutter section with 10' asphalt pathway should be considered. There has also been discussion about whether the pathway should be located on the east side or west side of Eastridge.

Croy Street is a 100' Right of Way. The addition of a 4' striped buffer and 10' pathway on one side will leave approximately 23' from the edge of the new asphalt to the Right of way.

All public comment will be submitted for Council consideration at the February 14th Public Hearing and a final decision is planned at that time.

SIGN-IN SHEET

Project:

East Croy Pathway Project - Remote Workshop, Feb. 9th

Name

Hether Holter

Janet

Joel Cater

Mark Moulton

Mary Kay Foley

Nance Rothgeb

Paul Ries

Kristin Barr

Dick Brightman

Brian Yeager

From: Brian Yeager
Sent: Wednesday, February 9, 2022 4:08 PM
To: Kristen Barr
Subject: RE: East Croy Street Pathway TAP Project

Thank you for your comments and time, Kristen! I will attempt to respond to any questions below in [BLUE](#), then add this email to the project folder. All information will be presented to Council for public hearing on Monday February 14th with additional consideration and discussion.

Brian Yeager, P.E. / P.L.S.
City of Hailey Public Works Director/City Engineer/Land Surveyor
115 S. Main Street, Hailey, ID 83333
(208) 788-9815 Ext. 4224
Cell: (208) 727-7614

From: Kristen Barr <kbarr@communityschool.org>
Sent: Wednesday, February 2, 2022 11:16 AM
To: Brian Yeager <brian.yeager@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Heidi Husbands <heidi.husbands@haileycityhall.org>; Sam Linnet <sam.linnet@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>
Subject: East Croy Street Pathway TAP Project

Dear Brian Yeager and Hailey City Council,

I am writing in regard to the East Croy Street Pathway TAP Project. I appreciate the City's decision to postpone voting on this project at the January 24th meeting and continue discussing our options at the February 14 City Council meeting.

It is my understanding that the city applied for a grant application for the south side lane in 2019 as a continuation of the bike lane that runs from Main Street to the Wood River Trail. In mid-January 2022, the city held a planning session to discuss this bike lane, and at that point, a suggestion was made by a resident to move it to the north side. Why deviate from the original plan now after thoughtful engineering and design work had gone into the south side lane for many years? What changed? Has the city done its due diligence in researching this new option? [The work shop, public comment, and public hearing process are intended to allow everyone to identify their concerns or thoughts, with the belief the best project can be achieved with diverse contributions. The consideration to relocate to the north was a product of careful listening and consideration of these comments. There is no precise "engineering answer" to this discussion. Only a careful consideration of everything applicable and a well vetted discussion. If anything it is an excellent demonstration that contributions during this process have merit and will be considered.](#)

The main argument for moving the bike lane to the north is the safety of crossing the street at Eastridge Ave. Has traffic been closely monitored by objective safety professionals at the 8th Ave crossing and the Eastridge Ave crossing? Do we know through collected data which street is safest to cross? Without that data, it feels that we are only making assumptions about which street is safer.

As we think about safety, have the dangers of asking bikers and pedestrians to cross at the Wood River Trail and East Croy Street been monitored and assessed by an objective professional? Do vehicles stop for bikers and pedestrians at the trail crossing?

By moving the bike lane to the north we are making bikers and pedestrians cross twice, once at East Croy Street twice and again at 8th Ave. With increasing traffic on East Croy Street and Eastridge Ave, this does not seem the safest option. Isn't one continuous bike lane the safest option?

If the north side is truly the safest for our city then I ask the City Council and Public Works to make the following accommodations:

1. include a drain or water mitigation at 503 East Croy and 505 East Croy which will allow spring melt from the path and road to drain properly as those homes sit lower than the street level
2. use the rumble strip instead of a curb which will ease snow removal for at least six residences that use East Croy as their primary access to their homes
3. aid in moving the cable box that sits to the west of 503 East Croy so that I may access my home through the old railroad right of way with an encroachment permit through ITD

Before this project moves forward, it seems that we should slow down and truly look at what is best for the city and its residents, and in order to do that well, we should go through the proper process by engaging engineers, designers, safety professionals, and community residents. We should not allow one meeting and the opinion of one or two residents to decide the direction of a large scale public works project that will last decades.

Thank you for your time and consideration.

Kristen Barr
503 East Croy Street, Hailey; 208-727-7955

--



Brian Yeager

From: Brian Yeager
Sent: Wednesday, February 9, 2022 6:46 PM
To: 'Janet Carter'
Subject: RE: East Croy Street Pathway

Got the letter, I'll try to get it into the Council packet. Thanks!

Brian Yeager, P.E. / P.L.S.
City of Hailey Public Works Director/City Engineer/Land Surveyor
115 S. Main Street, Hailey, ID 83333
(208) 788-9815 Ext. 4224
Cell: (208) 727-7614

-----Original Message-----

From: Janet Carter <haileyjanet@gmail.com>
Sent: Wednesday, February 9, 2022 5:11 PM
To: Brian Yeager <brian.yeager@haileycityhall.org>
Subject: East Croy Street Pathway

Hello Brian,

Thanks for the opportunity to comment on the East Croy Pathway project. My husband and I live on 8th Avenue, and have been impacted to a high degree from the Sunbeam development, with roads, bike paths and "sledding" hill right next to our property. We are surrounded by people and dogs all day, every day. We would like to comment on the East Croy Pathway first, because that is the topic in the works right now.

The Croy Street Pathway is already on the south side of the street, and to us, it makes no sense to have the path cross Croy to the north side, and have the users crossing a very heavily trafficked street, twice, once on Croy and again on Eastridge.

On the other issue that we see on the proposed "future" pathway, is indicated by the dotted yellow line. I don't know how far in the future the City of Hailey is projecting this plan, but it really doesn't make any sense to have it on the east or west side of 8th, where most of the utilities are buried, plus 8th and Eastridge having several existing driveways. We believe we have a better solution. The path (bike and walking) that goes just to the north of our property, in Sunbeam, exits on East Carbonate Street, not at the parking lot at Curtis Park. The natural progression is to continue down East Carbonate, through 6th Avenue Court, to the existing bike path that dissects East Hailey, that would connect to the East Croy Pathway. Creating a small circle that impacts more and more traffic and people, with bike paths or "pathways" seems to congest the whole area. The two blocks that it would take to put people on the already existing pathways is minimal to the bikers and walkers, who use the paths the most.

Thank you for your consideration,
Janet and Charlie Meyer

Brian Yeager

From: Brian Yeager
Sent: Wednesday, February 9, 2022 3:51 PM
To: CAROL COMTARUK
Subject: RE: East Croy Pathway Project

Thank you for your comments Carol. If for some reason you cannot participate to your satisfaction at the workshop tonight, feel free to send additional email correspondence to me directly. I will be compiling all correspondence for inclusion and consideration at the upcoming Council public hearing on this topic, scheduled for Monday February 14th.

Brian Yeager, P.E. / P.L.S.
City of Hailey Public Works Director/City Engineer/Land Surveyor
115 S. Main Street, Hailey, ID 83333
(208) 788-9815 Ext. 4224
Cell: (208) 727-7614

From: CAROL COMTARUK <comtaruk@cox.net>
Sent: Wednesday, February 9, 2022 11:11 AM
To: Brian Yeager <brian.yeager@haileycityhall.org>
Subject: East Croy Pathway Project

Dear Brian,

Please consider the following comments pertaining to the Croy Street pathway workshop scheduled for February 9, 2022. (I will attempt to participate via Go-to-Meeting but am not confident my computer will cooperate.)

Alignment #1 (green line): My original concerns re this option were detailed in my previous email to you and should be incorporated herein. In addition to those concerns, this option is convoluted and dangerous in that it ends in the middle of Eastridge and then crosses Eastridge with no safety net.

Alignment #2 (light blue line): This is obviously the safest, most straightforward, and most common-sense option in that it leads directly to the 8th Street stop sign, enabling a safe crossing to the east side of Eastridge. Apparently the owner of the property on the north side of Croy and adjacent to the bike path voiced objection to the pathway being in front of her property because it would reduce parking (which is in the street right-of-way). This is a very deep parcel. The lots on the north side of Croy are at least twice as deep as those on the south and can easily absorb any loss of right-of-way for parking. Construction of a small parking area on the actual property and not the right-of-way would be a simple remedy.

The pathway should continue East and cross 8th St. at the stop sign on 8th. The suggestion made to direct individuals north on the west side of 8th makes no sense, nor does the suggestion that traffic is "slower" on 8th. It is not.

Alignment #3 (dark blue line): This option took my breath away. The logic escapes me as to how physically shifting a roadway perilously close to existing homes would even be a consideration. The additional cost and safety issues for such a project should be a non-starter.

Again, thank you for considering my comments.

Sincerely,

Brian Yeager

From: Brian Yeager
Sent: Wednesday, February 9, 2022 4:01 PM
To: Ronile Robinson
Subject: RE: Croy Bike Path

Thank you very much for your comments, they will be considered and added to the project folder then presented to City Council during the public hearing on Monday February 14th. Thanks!

Brian Yeager, P.E. / P.L.S.
City of Hailey Public Works Director/City Engineer/Land Surveyor
115 S. Main Street, Hailey, ID 83333
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From: Ronile Robinson <roandroy@me.com>
Sent: Sunday, February 6, 2022 3:08 PM
To: Brian Yeager <brian.yeager@haileycityhall.org>
Cc: sam.linnet@haileycitycouncil.org; Martha Burke <martha.burke@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Heidi Husbands <heidi.husbands@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>
Subject: Fwd: Croy Bike Path

Thank you for the updated info on the proposed bike path. I was very happy to see that you added the choice on the north side of Croy. In my mind that is the ONLY choice given the unsafe intersection. Crossing Eastridge any place is not safe, but I feel the stop sign is the safest visually or bikers or walkers. The speed and traffic at that intersection is already an unsafe place to be let alone someone on a bike, walking etc. The lots on the north side of Croy are deeper and the path would not have the impact on the homes that the south side would have. I know that it is all city right of way but it is nice to consider how many homes would be impacted and how they would be impacted.

The idea of widening the road to the south and shifting the travel lanes seems to me fiscally irresponsible. How much would that cost? In my letter (see below) I brought up the fact that, as a regular user of Croy to get to my house, I rarely see these bike paths being used, not to mention that they are snow covered for much of the year.

I strongly favor the option on the north side and I am NOT in favor of spending the money on moving Croy St. Please look at all the impacts of that stretch of road and the intersection which is so unsafe.

Thank you,
Ronile DeJarnette Robinson
310 Apache/32 Eastridge homeowner

Begin forwarded message:

From: Ronile Robinson <roandroy@me.com>
Subject: Croy Bike Path
Date: January 11, 2022 at 12:16:06 PM MST
To: brian.yeager@haileycityhall.org

Thanks for spending so much time talking to me the other day. I guess I didn't look carefully enough at the letter that was sent to realize the bike path is already a done deal and this was just for input on the best way to do it.

If I have to choose I would choose the one that has the path on the east side of Eastridge. I still think that the whole thing is a huge safety issue. Until the city can do something about the traffic and speed on Quigley and Eastridge, and that particular intersection which is always unsafe, the idea of a bike path is not something I am in favor of. My choice of the east side would be because the homeowners have easier access to Eastridge on that side. They do not have to back into traffic as the west side homeowners have to do. Add in electric bikes and scooters traveling at high speeds and there will just be more congestion.

I am curious who directs people from the city to write the grants for bike paths? I am not against bike paths but the existing bike path on Croy, as I mentioned, is not highly used, and many people ride on the north side of the street ignoring the bike path completely. I understand these are grants from the feds etc but that is still mainly tax payer money for something that is used probably 7 months out of the year.

The area between Main Street and 2nd Street was not, in my estimation, thought out before being built. The parking there creates big issues for people who use it regularly. The businesses need that parking but it is always a problem for two way traffic: Add in the delivery truck that parks in the middle of Croy in front of the doggie store which adds to the problem.

Will the bike path and roundabout be built at the same time? Because the roundabout will slow traffic in that area they should be installed simultaneously. It was my understanding when talking to you the roundabout is several years down the road dependent on Quigley Farms phase two. That could be a long time.

I hope this part of the bike path will be well thought out before it is built.

Please let me know who makes the final decisions on this so I can send my thoughts to them also.

Thank you,
Ronile DeJarnette Robinson
310 Apache Dr/321 Eastridge Dr homeowner.

Coo-coo Kachoo!
Mrs. Robinson

Brian Yeager

From: Brian Yeager
Sent: Wednesday, February 9, 2022 4:00 PM
To: Mike Smith
Subject: RE: Public Comment_East Croy Pathway

Thank you very much for your comments, they will be considered and added to the project folder then presented to City Council during the public hearing on Monday February 14th. Thanks!

Brian Yeager, P.E. / P.L.S.
City of Hailey Public Works Director/City Engineer/Land Surveyor
115 S. Main Street, Hailey, ID 83333
(208) 788-9815 Ext. 4224
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From: Mike Smith <msmith@rlb-sv.com>
Sent: Monday, February 7, 2022 11:29 AM
To: Brian Yeager <brian.yeager@haileycityhall.org>
Subject: Public Comment_East Croy Pathway

Hi Brian,

I'd like to provide public comment on the design options that I received in the mail for the East Croy Pathway. As a resident of Deerfield, and having lived in the neighborhood for more than half my life, these would be my preferences.

After review the materials provided by the City, my preferences would be:

- Bike lane alignment # 1, south side of Croy Steet. Continuation at the south side of the street is the logical and most cost effective approach provided.
- Alignment option 2 (north) seems to complicate circulation unnecessarily with little additional benefit.
- Option 3 seems unnecessarily invasive and costly given the minimal additional circulation separation that it would provide.

Also, if it is determined that work at the intersection of Croy & 8th is necessary, I would much prefer a round-about over stop signs.

I'm very appreciative of the effort that you and your team are putting into this project. No matter what happens, this will be a great improvement for the neighborhood and surrounding area, and I'm very excited.

Thank you very much!



MICHAEL SMITH
Project Architect

Office: 208.726.5608
PO Box 5619 Ketchum, ID 83340
www.rlb-sv.com

Brian Yeager

From: Brian Yeager
Sent: Wednesday, February 9, 2022 3:48 PM
To: Reginald Solomon
Subject: RE: EAST CROY PATHWAY: Additional comments and suggestions

Mr. Solomon – Thank you for your comments, they truly are appreciated. I will include them in the project file and the information will be presented to Council at the public hearing Monday the 14th. I will also attempt to answer any questions briefly in [BLUE](#) below.

Brian Yeager, P.E. / P.L.S.
City of Hailey Public Works Director/City Engineer/Land Surveyor
115 S. Main Street, Hailey, ID 83333
(208) 788-9815 Ext. 4224
Cell: (208) 727-7614

From: Reginald Solomon <rsolomon466@gmail.com>
Sent: Wednesday, February 9, 2022 12:18 PM
To: Brian Yeager <brian.yeager@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Heidi Husbands <heidi.husbands@haileycityhall.org>; Sam Linnet <sam.linnet@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>
Subject: EAST CROY PATHWAY: Additional comments and suggestions

Mr.Yeager and Council Members:

First a basic question, can this bike path construction be deferred until you know how the 8th/Croy/Eastridge intersection will be reconfigured for a roundabout, and when will the Quigley developers be meeting this obligation. [The schedule is tied to federal funds, and while it is possible to delay the project it is problematic for the funding agencies. I doubt we could delay the project long enough for the mini roundabout, but the schedule for the mini roundabout is still not conclusive.](#) You can't send bike path users into a deadly intersection to connect with "planned" and as yet unavailable paths without slowing traffic and regulating the intersection for public safety. Don't delay further in adding stop signs at an already dangerous and heavily used intersection that will only get worse as Quigley and Sunbeam grow. All of us "downwind" of these large subdivisions are already dealing with increased traffic, noise and safety issues.

That being said, we have these suggestions and comments.

1. South Side Path: Construct the bike path 10 feet wide with a white stripe or a curb (wouldn't plows damage the latter? [Yes, you are correct it presents a maintenance challenge](#)) as originally proposed on the south side of Croy. Do NOT widen or alter Croy Street.

That would impact our small lot at 211 Pike Street, but it is better than a roadway diverted into our yard and would hopefully mitigate the loss of many beautiful and valuable trees on that side of Croy. Cyclists and pedestrians would safely proceed directly forward at the BCRD bike path instead of crossing Croy to access a path continuation on the north side of the street.

This brings path users to the busy 8th/Croy intersection with direct access to Quigley Road and Eastridge and the partial bike path on the north side of Quigley. A stop sign where Eastridge meets Quigley would facilitate a safer crossing.

In all honesty, we don't know how a path can be constructed above the recessed Adams property at the corner, let alone a roadway. And then there are the culvert and canal to consider. The bike path is surely the best option for that crossing point.

2. North Side Path: If this is chosen, make this path no wider than 10 feet as well and do NOT divert the roadway into the small lots on the south side. That would help Kristin continue to park in front of her home that is very near the road, or on her own deep property to the east side of her house. This does alleviate the construction issues at the intersection and does seem less invasive to the owners of larger properties on the north side compared to the idea of pushing the roadway to the south. That cannot be considered.

Of course, we don't want any of us to have our properties and quality of life diminished and the neighborhood so terribly altered, so please use common sense and really consider how your decision actually affects our section of town and the city as a whole.

Thank you for your consideration,

Lorna Emdy and Reg Solomon
211 Pike Street

Brian Yeager

From: Brian Yeager
Sent: Wednesday, February 9, 2022 3:59 PM
To: Reginald Solomon
Subject: RE: East Croy Pathway: Questions and Comments

Mr. Solomon – I apologize I am just getting to my email and I see that I responded to a later email prior to this one. I will attempt to answer the questions below in [BLUE](#), then add this to the project information.

Brian Yeager, P.E. / P.L.S.
City of Hailey Public Works Director/City Engineer/Land Surveyor
115 S. Main Street, Hailey, ID 83333
(208) 788-9815 Ext. 4224
Cell: (208) 727-7614

From: Reginald Solomon <rsolomon466@gmail.com>
Sent: Monday, February 7, 2022 11:30 AM
To: Brian Yeager <brian.yeager@haileycityhall.org>
Subject: East Croy Pathway: Questions and Comments

Mr. Yeager,

We live at 211 Pike Street, a corner lot on the south side of Croy Street and are therefore directly affected by the proposed bike path options.

1. Why did discussion of widening Croy to the south come up when the bike path was proposed for the north side? [It was part of a brainstorming effort to consider any and all contributions.](#)

I don't see that mentioned in the staff recommendation to relocate the bike path to the north. If the bike path were constructed on the south side, is this being considered for the north side? And why? It should be built to the side of Croy as was done below the BCRD bike path and in accordance with the staff recommendations. **Croy should not be widened for either option.** [I think I understand your comment and will attempt to respond. Out of the three options shown, the most likely is to construct a path on either the north or the south, and leave the road as is. However, I don't want to imply that third option is dismissed and want to allow Council freedom of alternatives in their consideration. So ultimately only Council has the authority for the final location.](#)

That is an atrocious idea that will utterly destroy the properties of all of us whose lots border the south side of Croy. Our lots are small, and we residents should not have to bear such a terrible, disruptive and expensive alteration of a street that already has very heavy traffic and should be slowed, not diverted into our yards. Automobile and construction traffic will exponentially increase as Quigley and Sunbeam are developed.

We can't believe this is even under discussion. City personnel should walk this area to truly understand the impacts of what is being proposed.

2. Why hasn't the City considered additional stop signs or speed bumps at the Croy/8th/Eastridge intersection before? [I'm confident this has been discussed before, but please understand there are continuous requests for reallocation of traffic control throughout town. As a general rule we consider any change very cautiously, as it may result in a transfer of traffic or impacts to other areas beyond the immediate area of concern. This intersection happens](#)

to be the current focus area. Once concept we must follow is that stop signs cannot be used for speed control, only designating right of way maneuvers when appropriate volumes and conflicts exist.

It has been unsafe for pedestrians and cyclists for years. A 3-way stop should not be delayed. Bike paths on both sides of a street are a safer option as cyclists should ride with the flow of traffic and not have to criss-cross busy streets to access bike paths. We walk and bike in town much more than we drive. It is truly hazardous to stroll and cycle in Hailey these days, and sadly these bike path proposals don't necessarily improve the situation.

Thank you for considering these comments and answering our questions.

Lorna Emdy and Reginald Solomon
211 Pike Street

From: [Brian Yeager](#)
To: [Nancy Arellano](#)
Subject: Fwd: Croy Pathway Project
Date: Wednesday, February 9, 2022 9:45:17 PM

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Hether Holter <hether.holter@gmail.com>
Sent: Wednesday, February 9, 2022 7:54:49 PM
To: Brian Yeager <brian.yeager@haileycityhall.org>
Subject: Croy Pathway Project

Hi Brian

Thank you for all the work you have done on this project and for making the graphics so much better!!!

I love the idea of a bike/pedestrian friendly town and love the idea of having East Croy be part of that goal. I think my main point of concern is that it seems like the decision to move the bike path from the south to the north side of Croy is being made with the conclusion that crossing on 8th is safer than crossing on Eastridge, however, I have not heard anything but opinion regarding how that conclusion was made. In addition, it appears to be the conclusion of a few that may not have much experience on foot at that intersection. On paper I agree, it looks safer crossing on 8th, but from my experience running that intersection multiple times a week since 2016 it is not the safest place to cross, but the most dangerous. Moving the existing bike path running on the south side of Croy to the north side of Croy also adds an additional road crossing for pedestrians and bicyclists across Croy-- a road that will be seeing significant increased traffic once Quiggley and Sunbeam have residents which could lead that intersection to be more dangerous than the suggested 8th st crossing.

If the decision is made to move the bike path to the north side of Croy my hope is that the city does whatever it can to give Kristen as much parking space as possible and mitigate drainage in front of our properties.

Thank you again Brian.

Sincerely
Hether Holter

HETHER HOLTER
HLH Consulting LLC
BOOKKEEPING AND FINANCIAL SERVICES

T: 208.720.8655
E: hether.holter@gmail.com

From: [Mark Moulton](#)
To: [Brian Yeager](#)
Cc: [Nancy Arellano](#)
Subject: East Croy Street Pathway Project comments
Date: Wednesday, February 9, 2022 7:44:08 PM

Dear Mr. Yeager,

Thank you for the recent packet of information you shared regarding the East Croy Street Pathway Project. It was a marked improvement over your earlier packet. But it also introduced fundamental changes to the options being considered, ...in hurry-up fashion. We live on the north side of East Croy Street and we support the premise and purpose of the trail. Of the concepts now presented in your packet, we favor the “green” (#1) or the “dark blue” (#3) when combined with new control at the East Croy/8th/Eastridge intersection. We believe control at this intersection (similar to your “magenta” concept) is urgently needed, and would make either trail option “safe” for crossing 8th street. But if the trail is still preferred on the north side, then the road should be bumped south (#3), since there would be insufficient space within your right-of-way on the north to add both the trail and double the snow to be stored (i.e. road lane + trail lane). Our photographs of the big snow years show this limitation. Moving the road south would leave adequate snow storage from both the road and trail on the north.

Our home is located along the north side of East Croy Street, and, as such, potentially directly impacted by the design decision before the Council. We have lived here for more than 20 years, and have observed and experienced all the variables that you are considering. We also hope to live within a “pedestrian community”, but we see little change so far. To the contrary, we have experienced a substantial increase in vehicle traffic and speed on East Croy in recent years. As such, control of the vehicle intersection at 8th is much more urgent in our opinion, so please don’t build this trail without effectively tackling this dangerous intersection at the same time. Your intentions for the 8th/Bullion intersection should also be well integrated.

The bullets that follow expand and add to these principle comments or questions. I ask that you please consider our comments, and answer our questions, before signing off on the final design.

- A south side trail (#1) has one superior advantage: continuity with Phase I
- With a controlled intersection at East Croy/8th/Eastridge, an integrated crossing with either a north or south side trail would be “safe” directly at the top of East Croy. So this 'crossing location' is not really a discriminating factor between the trail options.
- A north side trail (#2 or 3) would have much more solar exposure, providing a less icy travel surface during the winter, but more heat in the summer.
- A solely north side trail (#2) would have crippling impacts to the occupancy of the City’s right-of-way (ROW) by many north side residents. We are more fortunate than most, but remain concerned primarily with your needs for snow storage. Our photographs of the big snow years, such as 2019, demonstrate that the City already makes considerable use of their ROW in front of our house for snow storage. If the trail were to occupy 14 additional feet of the ROW, while also doubling the volume of snow to be stored on the north (i.e. road lane + trail lane), you will be pressed for space within your remainingROW, and risk damaging our property. A north side trail, but with a south side extension to the vehicle lanes (#3) would leave a greater width on the north side within the ROW for snow storage where it will be needed with a doubling of the snow volume going north.
- Who will be responsible for snow removal from the trail? City, Rec District, or homeowners?

- Please work with the homeowners to find workable landscaping outcomes with the new trail. Unlike Phase I, there is considerable topographic variability along the Phase II segment. When finished, it will again be to the City's advantage to have a setting within your ROW that can be attended to by the homeowners. For example, instead of a standard 2x1 slope spec for the trailside fills, that would likely just become weedy exposures, consider working with the homeowners to provide gentler trailside soil fills that would blend with the existing setting and be easier to re-vegetate, mow, and/or maintain.
- How will USPS postal delivery be integrated with the new system? Currently, in our observations, the Phase I trail appears to be a low priority for snow removal – they get to it later. Meanwhile, the City requires a setback of 8 feet from the roadway for mailboxes, and USPS requires full snow removal for delivery. With delayed snow removal from the trail it would be 22 feet (i.e. 14+8) of snow removal (thru plough berms) for the homeowner between their mailbox and the snow-free roadway! So please tell me how this will work!
- A middle-ground option could split the difference north and south. It would require construction activities on both sides, potentially increasing cost, but with equipment specifically designed for narrow widths (e.g. trail dozers and trail pavers) perhaps the costs would be 'reasonable' when packaged with the benefits. This option would retain some 'space' on both sides. With any of the other "options", the homeowners on one side or the other will be disproportionately impacted. A roadway in much closer proximity will influence property value, noise, safety, and litter, and the City is deciding which side it will be. It seems there is a 'middle ground'.

Please confirm that you received this. Thank you for soliciting our comments and sharing them with the Council.

Mark Moulton
Hailey, Idaho

Comments from January 26th Workshop

Brian Yeager

From: CAROL COMTARUK <comtaruk@cox.net>
Sent: Monday, January 10, 2022 4:47 PM
To: Brian Yeager
Subject: East Croy St. Pathway TAP Project

January 10, 2022

City of Hailey

Brian Yeager, City Engineer

Re: East Croy St. Pathway TAP Project

Dear Brian:

Please consider the following comments pertaining to the proposed pathway along Croy St. & Eastridge Dr:

1. **Design 1. SAFETY:** Our home is on the corner of Croy and Eastridge. If the pathway continues around the curve and across our driveway as proposed in Design 1, it will create a significant hazard. When backing out onto Eastridge, we will be unable to determine who is coming around the corner on the pathway, especially those on fast-moving bicycles, especially e-bikes, electric skateboards, and electric scooters. I object to this proposal primarily based on the hazard it would present. I am not willing to jeopardize my safety nor that of others and should not be subjected to such an untenable situation.

Design 1 would cut across three driveways and remove much-needed vehicle parking space on these small parcels. If parking is removed, my neighbors have stated they will use their front yard as a parking lot. Vehicles parked in front yards devalue all of our properties.

2. **Preliminary Design with Curb:** I have no idea where the curb would be placed nor do I understand its purpose. At our on-site meeting last year, you stated the path would be exactly the same as the existing one.
3. **Preliminary Design on the east side of Eastridge Dr.** would eliminate many of the concerns listed above. There would be only one driveway to cross, the pathway would easily connect to the new pathway on Quigley, and the visibility/safety issue would be ameliorated.
4. The literature which I received in the mail is a bit confusing--not sure exactly what the black, blue and red lines represent.

As a general comment, the current pathway is not maintained in the winter, which allows for only approximately six months per year of use. Also, this may be water under the bridge, but the entire Croy St. pathway project should have commenced on the north side of Bullion St., continued to 8th and then to Quigley. That would have made a lot more sense and cost less taxpayer money.

Your earnest consideration of my comments would be greatly appreciated.

Sincerely,

Carol Comtaruk

From: [Dick Brightman](#)
To: [Nancy Arellano](#)
Subject: East Croy St Path TAP Project Owner Comments
Date: Wednesday, January 19, 2022 1:14:23 PM

I am the owner of the property at 231 Eastridge Dr., which is one of the three properties which will be negatively impacted if the bike trail extension is located on the west side of Eastridge Dr. For all three of these properties, the dwellings are situated much closer to the street than those on the east side, and loss of privacy, noise, and decreased quality of life will be proportionately more for the three properties than it will be for the one or at most two properties on the east side if the extension is sited on the same side as those properties.

It also appears that physical changes required to site the extension on the east side of the street are minimal, involving at most a few small aspens, whereas in my case, I would lose not only part of a driveway and berm, but a large fir tree and a juniper that currently provide needed protection from noise, traffic, and headlight intrusion from westbound Quigley Rd traffic. I think the properties on the east side of Eastridge would not have those problems. In fact, the living space in the corner house on the east side of Eastridge is located in the east side of the house, away from the street, so bicycle and pedestrian traffic would have little to no impact. In case of the properties on the west side of Eastridge, the living spaces are closer and have direct exposure to the street.

I'm also concerned about root-systems for trees that are located on my property and not on city property.

There is also the issue of driveway egress and ingress and its effect on increased bicycle/pedestrian traffic and vice versa. This seems to be a bicycle/pedestrian safety issue. And there are 3 times as many driveways on the west side of Eastridge than on the east side.

If there is to be a connection to Curtis Park from the Croy/Eastridge nexus, it seems to be better to have the Eastridge crossing right at Croy. For instance, if people coming from Quigley Farms/Sunbeam had to cross at the Quigley/Eastridge corner, if they wanted to go north to Curtis Park, they would have to re-cross at Croy to get back on the east side of Eastridge, but they couldn't safely do that because there would be no crossing there. Better to have the trail on the east side of Eastridge already, and these riders wouldn't have to cross at all.

If you put the crossing at Quigley/Eastridge, you will probably have to install 2 stop signs north and southbound on Eastridge. And you will still have to have significant signage at Croy/Eastridge, perhaps less so if you had a roundabout. It seems more sensible to concentrate traffic control signs etc. at one location and really control it there.

Thank you for allowing me to comment.

Dick Brightman

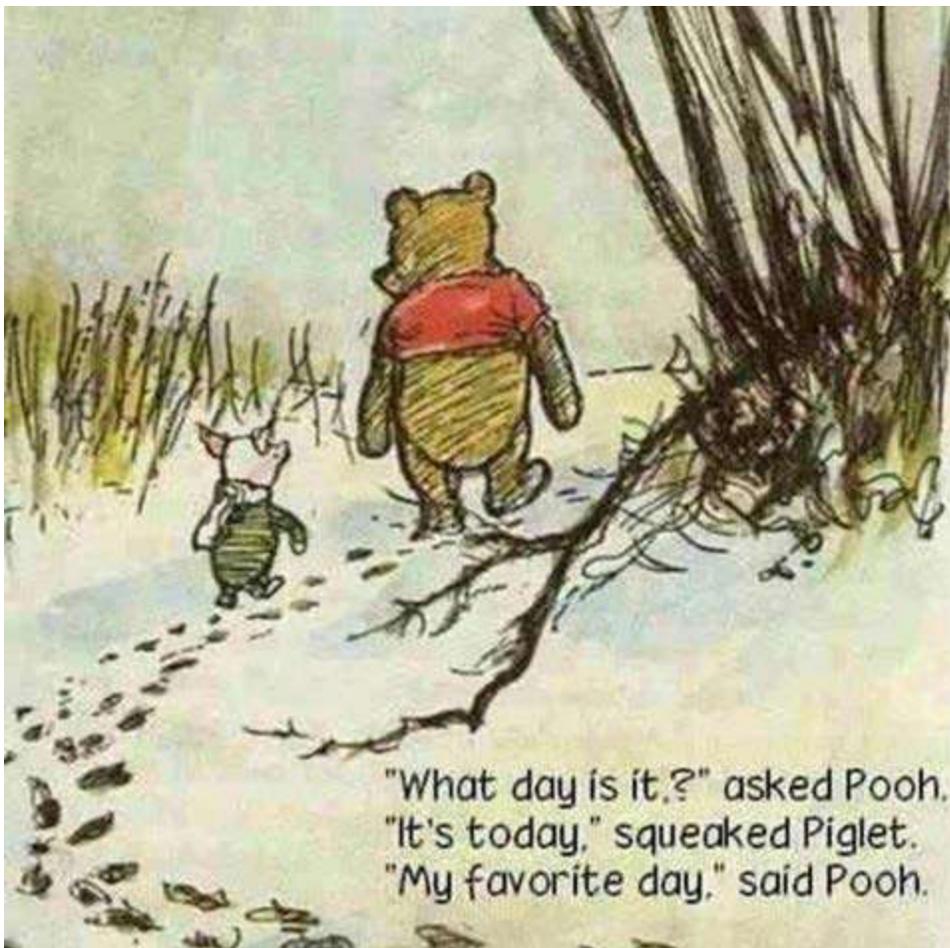
dickbright@hotmail.com

208-309-2082

"E quindi uscimmo a riveder le stelle."

"Then we came forth, to see again the stars."

Dante, "Inferno", Canto XXXIV, 139



From: [James W. Phillips](#)
To: [Brian Yeager](#); [Nancy Arellano](#)
Subject: East Croy St. Pathway TAP Project
Date: Wednesday, January 19, 2022 11:56:06 AM

Brian Yeager and Nancy Arellano:

I have several thoughts for your consideration and that of the Mayor and City Council regarding the East Croy St. Pathway TAP Project that you presented for public comment at Hailey City Hall on 1-12-22. Thank you for the presentation and the discussion with those in attendance. It helped explain the project and its options.

East Croy Street to Quigley Road is the most direct route to and from the main part of Hailey out Quigley Canyon. It is an important pedestrian way, particularly to the Wood River High School, Sage School, Community Center, BCRD trails park, and the BLM trail system as well as all the surrounding new development, such as Sunbeam and Quigley Farms. Making the pathway safe and useable, especially for children and bicyclists, is critical.

The question of the “curb” or “no-curb” options in my mind rests largely on the Council’s determination about the priority of winter use of the pathway. If wintertime use is a priority and the “no curb” allows for more frequent and better snow plowing and safer pedestrian use, then that should be the option chosen. However, if wintertime use is not a high priority or snowplowing operationally is not practical, then the curbed option would create a raised, well-defined and safer pathway. Any wintertime snowplowing will require consideration of snow storage along the pathway (unless the city wants to haul it out, which I doubt). A cross section of each option would be helpful for the Council in reviewing and deciding on the appropriate option.

Finally, the idea was discussed of moving the proposed path to the north side of Croy Street from the main Wood River Trail and east from there. This should be seriously considered.

Also, locating the trail north along the west side of 8th Street before crossing 8th Street to Curtis Park and connecting it to the trail system in the new Sunbeam Park to Quigley Road would definitely make for a safer, more separated pathway. Importantly, it would allow the new pathway’s pedestrian crossing to be placed away from the chaotic three-way intersection at Croy Street, 8th Street, and East Ridge Drive. This intersection is problematic now and will become ever more congested and dangerous for pedestrians with the Sunbeam and Quigley Farms developments as well as installation of the planned round-about at that intersection in the future.

Again, thank you for the opportunity to comment. If you or anyone else in the city has any questions about my comments, please contact me.

Jim Phillips

20 Quigley Road

208-788-3496

--
James W. Phillips
208-788-3496 voice

Brian Yeager

From: joel cater <joelcater@yahoo.com>
Sent: Friday, January 7, 2022 5:14 PM
To: Brian Yeager
Subject: Re: East Croy St Path

Thanks for the info! I hope to discuss more at the workshop next week.

On Friday, January 7, 2022, 01:20:27 PM MST, Brian Yeager <brian.yeager@haileycityhall.org> wrote:

Hi Joel – good to see your interest on this project, thanks. I've inserted responses into your email below in [BLUE](#).

Brian Yeager, P.E. / P.L.S.

City of Hailey Public Works Director/City Engineer/Land Surveyor

115 S. Main Street, Hailey, ID 83333

(208) 788-9815 Ext. 4224

Cell: (208) 727-7614

From: joel cater <joelcater@yahoo.com>
Sent: Friday, January 7, 2022 9:59 AM
To: Brian Yeager <brian.yeager@haileycityhall.org>
Subject: East Croy St Path

Brian,

We've spoken before about the existing path on Croy. My residence is on E Croy and I have a few questions regarding the new path proposals.

- I don't see the 8th Ave and Croy roundabout in the plan. What is the status of this?

The 8th/Eastridge/Croy roundabout is an infrastructure project tied to Phase II of Quigley Farms, of which the timeline is uncertain. That said, I have previously circulated a general concept of how the roundabout, pathways, etc., could all tie together within that area. So the desire and plan for a roundabout is still a priority. Additionally, I have been working with Mountain Rides for submitting a grant application for the roundabout as well. That application will be officially submitted by the end of the day today. We will then be waiting to determine if funding is awarded.

Also note we submitted a grant application for a pathway commencing at the east end of the recently constructed Sunbeam path on Quigley Road, and then proceeding easterly to connect with Quigley Farms. Not directly related, but thought you might be interested.

- What will be the distance from the closest edge of the path to the property lines?

Good question. There are two concepts currently under review: one has a curb and gutter attached to the existing roadway with the pathway behind it, and the other has an attached pathway and painted separation like the current Myrtle Street project. We will be gathering public comment on those two options then presenting to council for their decision on the January 24th meeting. I can ask the design consultant to dimension the distance to the property line and get back in touch if you wish. In the interim, I can estimate with some assumptions:

If the asphalt is approximately 26' in width and centered within the 100' Croy Street Right of Way, and there is a 1' offset to a 4' buffer between the roadway and then the 10' pathway, the approximate distance to the right of way would be $(100/2) - (26/2) - 1 - 4 - 10 = 22$ feet. So I'll say about 20 feet.

- My earlier concerns were mostly regarding transitioning to and from the North side. These concerns still exist. I only ride East on the existing path since I don't feel comfortable transitioning to the North when riding West. Have you considered a single lane path on each side of the street? What are the advantages of having the path only on one side?

The grant application submitted in 2019 was for a bi directional pathway on the south side, and as such that is all the funding addresses. While someone might proceed west bound and attempt to make a right hand turn into somewhere such as 6th Ave., that would require the pedestrian to either step off the curb into the vehicular way, or to cross the painted buffer zone and rumble strips into the vehicular pathway. The concept of a single path on one side of the road is a carry through of the previous West Croy and Myrtle Street models.

I appreciate your time and look forward to discussing in more detail.

Thanks!

Joel Cater

Brian Yeager

From: Brian Yeager
Sent: Wednesday, January 12, 2022 5:25 PM
To: Lisa Pettit
Subject: RE: East Croy St. Path TAP Project

Hi Lisa – The pathway has two options under consideration 1) a curb and gutter section attached to the existing asphalt and then a 10' pathway behind it, or 2) widening the existing asphalt to construct a 4' painted buffer and then the 10' wide pathway.

Since either option is at nearly the same elevation I will focus on the widest option, which has the 4' buffer plus the 10' pathway.

So the asphalt will be about 14' wider, projected out on the same slope as the existing pavement cross section. Then from the edge of the pathway there will probably be a small 1' gravel shoulder, then a taper from that elevation down to existing ground at a slope of 1' vertical for every 2' of horizontal distance.

Does this adequately answer your question? If not, please let me know. Thanks!

Brian Yeager, P.E. / P.L.S.
City of Hailey Public Works Director/City Engineer/Land Surveyor
115 S. Main Street, Hailey, ID 83333
(208) 788-9815 Ext. 4224
Cell: (208) 727-7614

From: Lisa Pettit <pettitclan@msn.com>
Sent: Wednesday, January 12, 2022 2:33 PM
To: Brian Yeager <brian.yeager@haileycityhall.org>
Subject: East Croy St. Path TAP Project

Brian,

I am unable to attend the workshop this evening. I live on the corner of Croy and Pike (210 Pike St). Croy St is higher than our property. How will the grade from the road to our fence be affected by this project?

Lisa Pettit, NCTM
208-720-8505



Brian Yeager

From: Brian Yeager
Sent: Wednesday, January 12, 2022 7:17 PM
To: Nance Rothgeb
Subject: RE: Comments on East Croy St Pathway Project

Thank you for your comments, I'll place them in the project file with the others for evaluation.

Brian Yeager, P.E. / P.L.S.
City of Hailey Public Works Director/City Engineer/Land Surveyor
115 S. Main Street, Hailey, ID 83333
(208) 788-9815 Ext. 4224
Cell: (208) 727-7614

From: Nance Rothgeb <nance.rothgeb@gmail.com>
Sent: Wednesday, January 12, 2022 6:13 PM
To: Brian Yeager <brian.yeager@haileycityhall.org>
Subject: Fwd: Comments on East Croy St Pathway Project

Brian...sent this earlier, but unfortunately had a typo in your address.

Begin forwarded message:

From: Nance Rothgeb <nance.rothgeb@gmail.com>
Date: January 12, 2022 at 5:20:51 PM MST
To: Brian.Yeager@haileycityghall.org
Subject: Comments on East Croy St Pathway Project

Brian – considering the covid situation I am not comfortable coming to the meeting this evening. However, in looking at the plans, and considering the congestion and inability to safely exit Atkinson's onto Croy without progressing halfway into the street, I feel compelled to at least comment on one of the plans.

I live on Deertrail, and so am very familiar with these streets, how the traffic flows and how the high school population (teens, parents, teachers and administrators) drive in our neighborhood. It's an unsafe combination of volume and speed.

In my opinion, the Preliminary Design with Pathway on east side of Eastridge Drive sets up an unacceptable level of risk to anyone on a bicycle attempting to cross Eastridge right as Croy and 8th merge with Eastridge and round the corner. It is a dangerous corner as it is, with potholes in the summer and snowbanks in the winter.

To be honest, I don't care for any of the plans – and as you can guess from my initial comments, I don't like anything about the bike path going up Croy. It is seldom used and when it is, the kids enjoy riding on the rumble strip, placing them even closer to the traffic. I frequently see adults riding on the opposite side of Croy! The parking situation between the highway and 2nd Avenue is a mess. When a

long-bed truck or commercial vehicle is parked on either side, if there are also cars parked on the opposite side of the street, two cars (unless they're small) cannot safely pass. If it's two SUVs or trucks – forget it!

Please consider a plan that suits the need (whatever that is, I'm not sure) and ensures the safety of all. Thank you.

To - Brian Yeager and Hailey City Council
From – Paul Ries

First of all, Thank You to all of you for continuing to make Hailey a pedestrian and bicycle friendly community, and thank you, Brian, for hosting an open house to look at alternatives for the east Croy Street/Quigley connector trail.

As I mentioned at the Open House, I do have some recommendations about the proposed trail. But, before getting to those, I thought it might be helpful to at least mention my background in order to provide some context for my recommendations. I moved back to Hailey just over 7 years ago after retiring from a 42 year career with the Forest Service. During my career, I was involved in planning, design and construction of trails and trail systems across the country – including the Centennial Trail through the Black Hills of South Dakota, and the Harriman Trail which was done when I was the Area Ranger for the Sawtooth National Recreation Area. In retirement, I have been involved in work to connect the Wood River Trails to the Harriman Trail, and have taken teams of trail experts to Mongolia to design trails and trail systems for the Ulaanbaatar (Capitol City) Environmental Department.

I definitely support linking the existing trails (east Croy and the Wood River Trail) to Quigley Canyon. A connector will not only provide access to the Canyon, but would link-up to Blaine County Recreation District and BLM trails - existing and planned. It will be a wonderful connector when completed.

One map we saw at the open house shows the proposed connector trail traveling up the south side of Croy Street, rounding the corner on Eastridge, and proceeding along the west side of Eastridge to the intersection with Quigley Road, where it presumably crosses Eastridge to connect with the existing trail on the north side of Quigley Road.

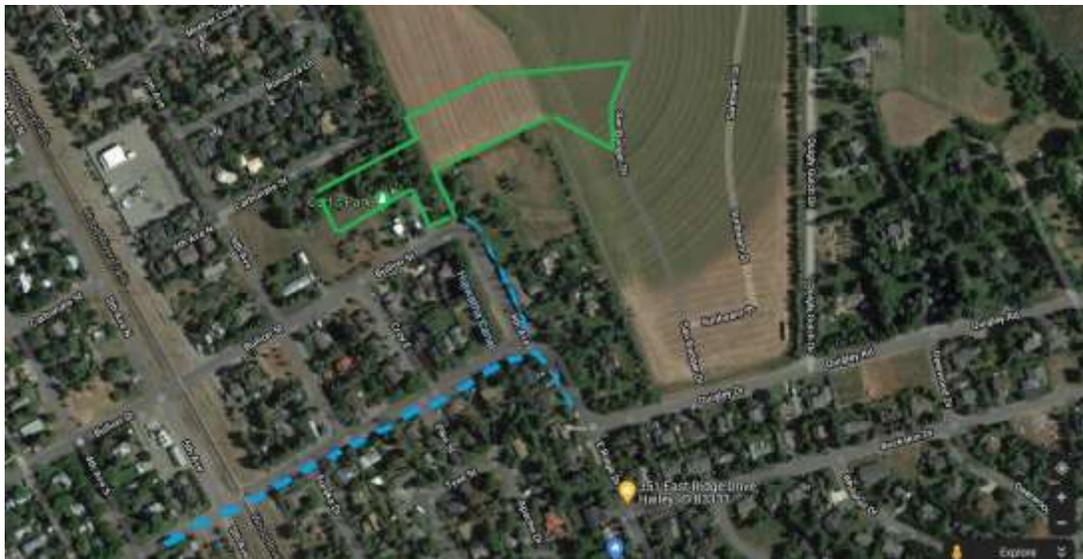


One of the other maps shows the trail crossing Eastridge at, or near, the intersection of Croy, Eastridge, and 8th Avenue, then continuing up the east side of Eastridge to connect with the existing trail on the north side of Quigley Road.



A third map we saw, that is not posted on the website, is similar to the first map, but also showed a trail along the east side of 8th Avenue presumably going to Curtis Park where it would connect with trails in the new park that is part of Sunbeam development. Those Sunbeam trails also extend to Quigley Road.

That map looked something like this, though it failed to show how, or where the trail to Curtis Park would connect with the proposed Croy Street trail, or if we would end-up with trails on both sides of Eastridge.

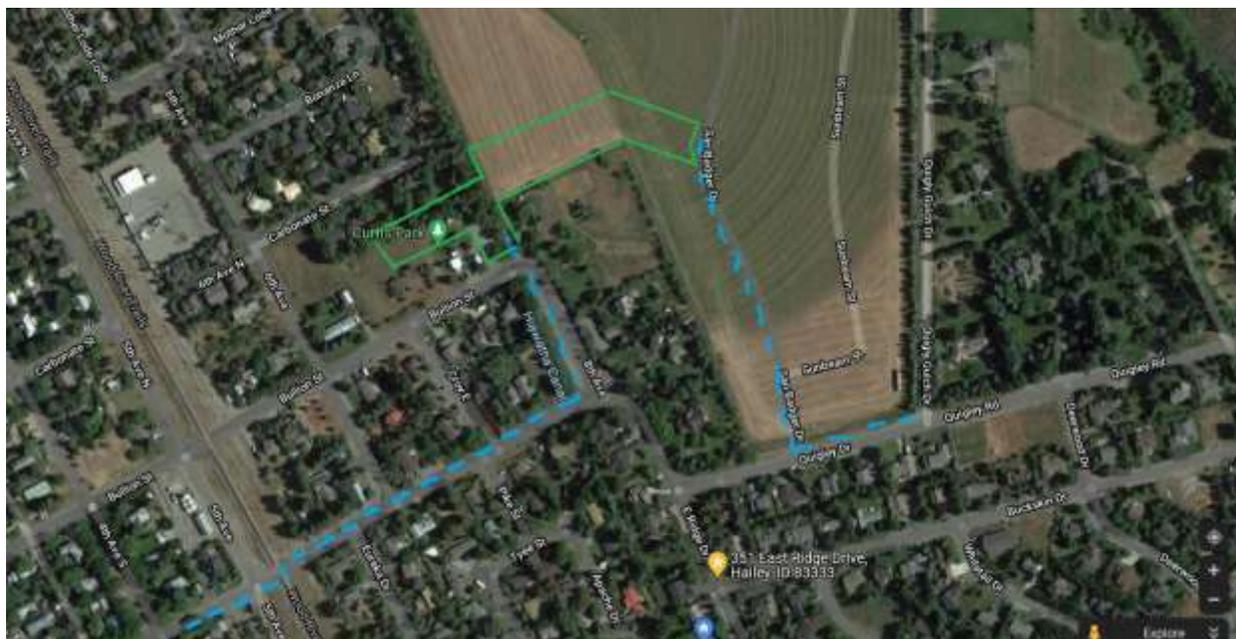


The idea of the trail along 8th Street leading to Curtis Park and connecting to the trails in the new Sunbeam Park is a great idea! Especially for kids on bikes. It makes good sense to provide bicycle access from downtown and from the Wood River Trail to the fantastic new park in the Sunbeam development and to the new trail in Sunbeam that leads up Quigley Road.

My concern with the existing proposals is with trail crossings. The intersection of Quigley Road and Eastridge is already extremely busy. With the buildout of Sunbeam and Quigley Farms it is likely to be downright hazardous for pedestrians and bicyclists. Projections done as part of the Quigley Farms development show an estimated 6,250 vehicles/day passing through the Quigley/Eastridge intersection. Nearly all those vehicles will also be passing through the Croy/Eastridge/8th Ave intersection. For reference, that is half the number of vehicles the City showed as traveling on Main Street in 2015.

NO bicycle/pedestrian community would purposely direct bicycles and pedestrians (especially children) into intersections like that – particularly given that both of them are 3- way intersections. It is always best when placing trail crossings to locate them on 2-way streets.

Based on my experience, and given the existing situation, my recommendation is to place the new trail on the north side of Croy up to 8th, then turn north on the west side of 8th to Curtis Park. At Curtis Park, it would connect to the existing trails in Sunbeam and Quigley. Since the current trail to the bike path is on the south side of Croy, trail users would cross Croy on the bike path, which is an existing crossing, and continue up the north side of Croy.



There are a couple of options for the trail to actually get to Curtis Park. The trail could cross 8th Avenue at the corner of 8th and Bullion. This is on a curve, but traffic is already slow there, and the intersection is going to be improved as part of the Quigley Farms development. Bike/pedestrian friendly

improvements for a crossing could be incorporated into the plans. Or, the trail could cross 8th half way between Croy and Bullion - in the middle of a straight road segment where there is good visibility and traffic is already moving somewhat slowly.

This would avoid the two busiest intersections, result in 2-way crossings, and actually be less overall trail to construct – particularly if the Curtis Park segment shown on the map, would be constructed anyway.

Based on my experience, this would be the safest, child & family friendly, least-cost and least impactful approach for building the connector trail.

It does make it a somewhat longer ride (about 1500 feet) to Quigley, but makes for a much safer and more enjoyable ride through the Park and the new neighborhood, and away from traffic. Those who are in a hurry to get up Quigley will likely be riding with traffic on the streets just like they do now.

As far as whether the trail should be on the same level as the street with a rumble-strip separator (like the existing trail), or be elevated with curb & gutter, my recommendation is to go with elevated curb & gutter. There are two reasons for recommending this - 1) It provides better separation between vehicles and pedestrians/bikes. (There is a *reason* city streets with traffic have curb & gutter), and 2) It would be quite a bit narrower and have less impact, since an 8" curb is narrower and results in less ground disturbance than a rumble strip in a 3 or 4 foot painted island. Cross sectionals of the alternatives were not available, but from the diagrams, it looks like the curb & gutter could be 25% - 30% narrower resulting in 25% to 30% less impact. This is significant, and would be at relatively the same cost. Curb & gutter is more difficult to plow, but these trails are not being plowed anyway.

I hope my comments have been helpful.

If I can answer any questions, or offer any clarification, please let me know.

I hope to join the meeting on Monday.



Paul Ries
351 Eastridge, Hailey

208-720-6937

Brian Yeager

From: Brian Yeager
Sent: Wednesday, January 12, 2022 5:31 PM
To: Ronile Robinson
Subject: RE: Croy Bike Path

Hi Ronile - I will enter your email below into the project record.

The decision to apply for a specific grant is generally done in collaboration with City Staff and will usually involve Council support as well. Certainly any grant contract or commitment is only executed by Council motion.

The mini roundabout is only a concept at this point since it only exists as a grant application. The goal is to build them both this year, but the schedules are not yet certain nor is the grant success certain.

Council will make the final decision on the alignment after tonight's workshop. I intend to schedule this in front of them at the next Council meeting on January 24th.

Thank you for your comments!

Brian Yeager, P.E. / P.L.S.
City of Hailey Public Works Director/City Engineer/Land Surveyor
115 S. Main Street, Hailey, ID 83333
(208) 788-9815 Ext. 4224
Cell: (208) 727-7614

-----Original Message-----

From: Ronile Robinson <roandroy@me.com>
Sent: Tuesday, January 11, 2022 12:16 PM
To: Brian Yeager <brian.yeager@haileycityhall.org>
Subject: Croy Bike Path

Thanks for spending so much time talking to me the other day. I guess I didn't look carefully enough at the letter that was sent to realize the bike path is already a done deal and this was just for input on the best way to do it.

If I have to choose I would choose the one that has the path on the east side of Eastridge. I still think that the whole thing is a huge safety issue. Until the city can do something about the traffic and speed on Quigley and Eastridge, and that particular intersection which is always unsafe, the idea of a bike path is not something I am in favor of. My choice of the east side would be because the homeowners have easier access to Eastridge on that side. They do not have to back into traffic as the west side homeowners have to do. Add in electric bikes and scooters traveling at high speeds and there will just be more congestion.

I am curious who directs people from the city to write the grants for bike paths? I am not against bike paths but the existing bike path on Croy, as I mentioned, is not highly used, and many people ride on the north side of the street ignoring the bike path completely. I understand these are grants from the feds etc but that is still mainly tax payer money for something that is used probably 7 months out of the year.

The area between Main Street and 2nd Street was not, in my estimation, thought out before being built. The parking there creates big issues for people who use it regularly. The businesses need that parking but it is always a problem for

two way traffic: Add in the delivery truck that parks in the middle of Croy in front of the doggie store which adds to the problem.

Will the bike path and roundabout be built at the same time? Because the roundabout will slow traffic in that area they should be installed simultaneously. It was my understanding when talking to you the roundabout is several years down the road dependent on Quigley Farms phase two. That could be a long time.

I hope this part of the bike path will be well thought out before it is built.

Please let me know who makes the final decisions on this so I can send my thoughts to them also.

Thank you,
Ronile DeJarnette Robinson
310 Apache Dr/321 Eastridge Dr homeowner.

Coo-coo Kachoo!
Mrs. Robinson

Brian Yeager

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Ronile DeJarnette Robinson
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Coo-coo Kachoo!
Mrs. Robinson

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 02/14/2022

DEPARTMENT: Community Development

DEPT. HEAD: LH

SUBJECT: Hailey Town Center West Short-Term Uses Workshop Summary and Short-Term Preliminary Cost Estimates

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code: _____
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Short Term Uses Workshop Summary:

In 2021, the City of Hailey acquired the building adjacent and directly west of City Hall (116 South River Street). The primary purpose of the acquisition is to plan for future needs of the City via the strategic purchase of property adjacent to the City Hall/Library and City Parking lot. The recent purchase of the building combined with the existing City Hall/Library building, and the surrounding area between the buildings have rekindled conversations of a "town center" community gathering place, as the area as a whole lends itself nicely to such a space.

In 2022, the City of Hailey contracted with local consultant, David Anttila, to lead stakeholder groups (Boards, Commissions and Council) and community workshops that discussed short and long-term design ideas, programmatic uses, goals and objectives, and opportunities for and within the space. While long-term plans are important to the City's overall strategy, Staff directed the consultant to focus these workshops on the short-term uses (next two years) of the interior and exterior spaces.

Approximately 30 people attended the stakeholder workshop (held virtually), while only five (5) people attended the community workshops (offered two different days and held in-person). Common questions or requests among both groups were inquiries of potential office space for non-profits; building rental opportunities for private events; the addition of a second restroom to better service the space; the ability to add roll-up doors to contribute to indoor/outdoor events; the ability to add a simple kitchen; audio-visual questions regarding future presentations, as well as discussion of a variety of interior and exterior design elements such as trees, additional shade, food vendors for public events; better control of vehicular circulation, and the long-term goal to underground power lines in the alley between City Hall/Library and the new building.

Brief discussions during the workshops also informed the community that preliminary cost estimates would be developed to satisfy the short-term and long-term goals for improvements to and around the building. Research for these cost estimates is currently underway and will be presented to the Council at the next meeting, coupled with preliminary short-term design ideas. Short-term management of rental uses can be found in the progress report provided by the City Administrator.

The presentation materials curated by David Anttila and utilized during the workshops are also attached.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____

Estimated Hours Spent to Date: _____

Staff Contact: _____

Caselle # _____

YTD Line-Item Balance \$ _____

Estimated Completion Date: _____

Phone #: _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

| | | | |
|----------------------|------------------------|----------------|--------------|
| ___ City Attorney | ___ City Administrator | ___ Engineer | ___ Building |
| ___ Library | ___ Planning | ___ Fire Dept. | ___ _____ |
| ___ Safety Committee | ___ P & Z Commission | ___ Police | ___ _____ |



HAILEY TOWN CENTER PLAZA
SUMMARY 02.09.2022

SHORT TERM DESIGN 2022-2030

Uses

Community Building

- Seasonal celebrations
- Library Lectures/Classes
- Live Music performance
- Live Music Class
- Art shows
- Dances/Dance Classes
- Winter Swap Meet/Garage Sale
- Non-profit information
- Sustainability information for the City of Hailey residents
- Public event rental
- Coffee/Snacks

Plaza and Green

- Seasonal Celebrations
- Meeting Place
- Music
- Outdoor Art
- Sporting Events start/finish
- Food/beverage truck/kiosks
- Sustainability messaging in built environment for Hailey



SHORT TERM DESIGN 2022-2030

Recommended Physical Improvements

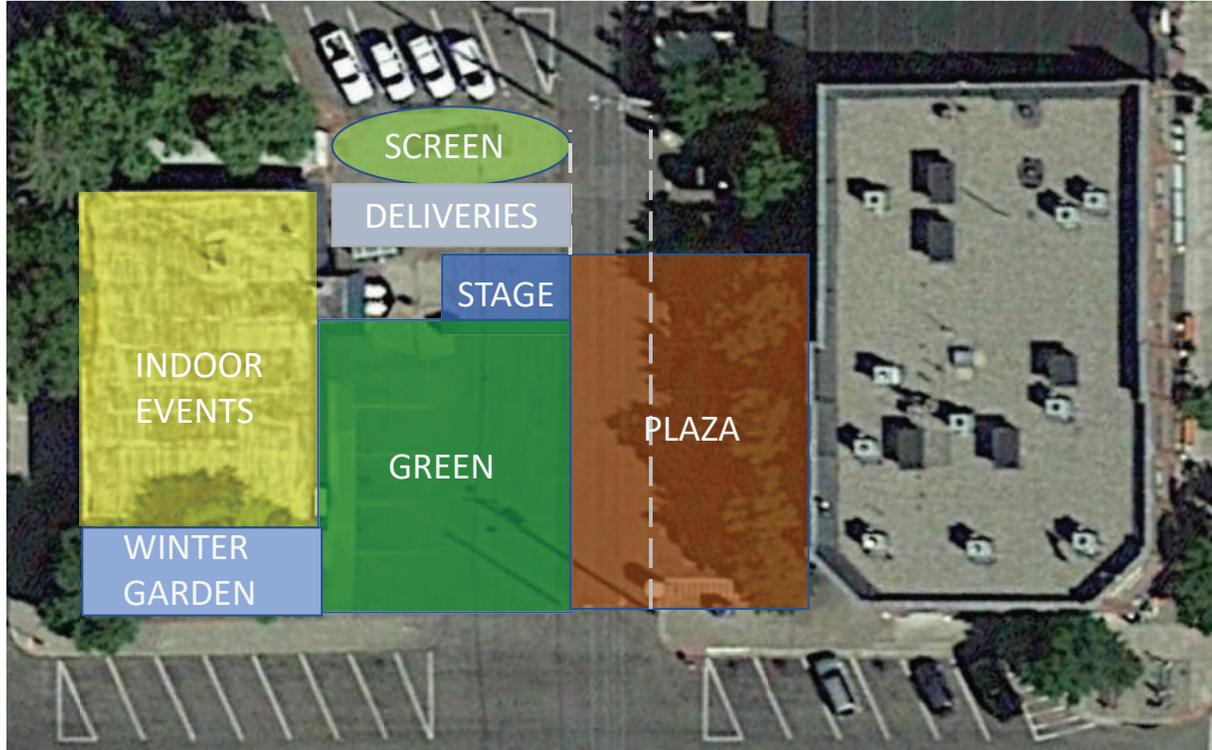
Community Building

- New window glazing at existing window frames
- New energy efficient lighting and controls.
- New paint indoors and out
- New Floor finishes
- New signage
- Projection/theater system
- Furniture
- Movable stage
- Indoor/outdoor coffee vendor Roll-up/Movable Wall
- Gallery/display system

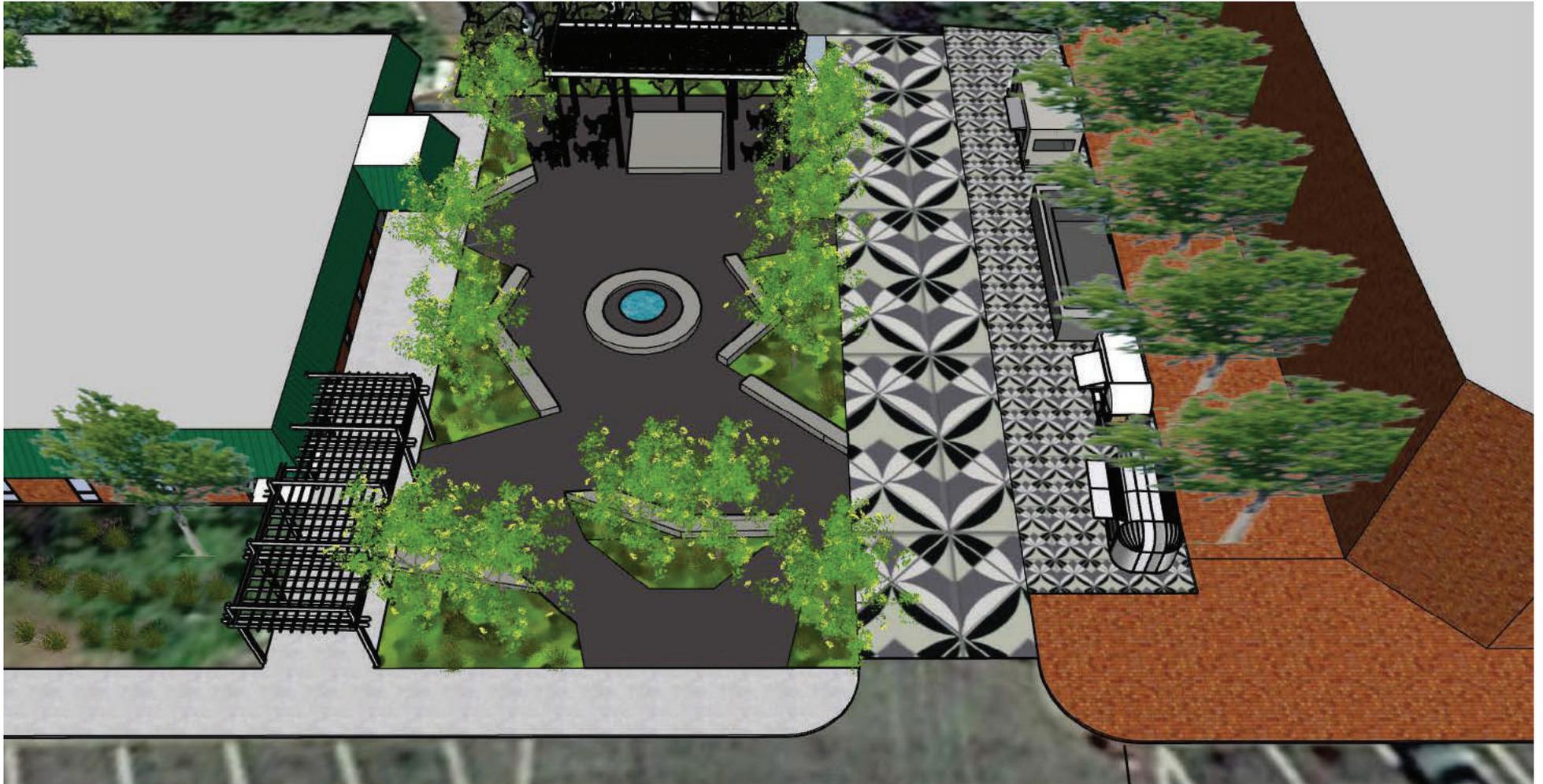
Plaza and Green

- Bollards to delineate fire lane at alley
- Delete Parking in front of current Town Center building (east of the alley), utilize for Food Trucks or extended plaza in Summer
- Develop Art Garden, Outdoor Meeting Spaces (west of the alley), Raingardens
- Outdoor stage/pavilion
- Seasonal Firepit, Fountain
- New Graphics/Signage
- New outdoor lighting





HAILEY TOWN CENTER PLAZA
OPTION A



HAILEY TOWN CENTER PLAZA
OPTION A



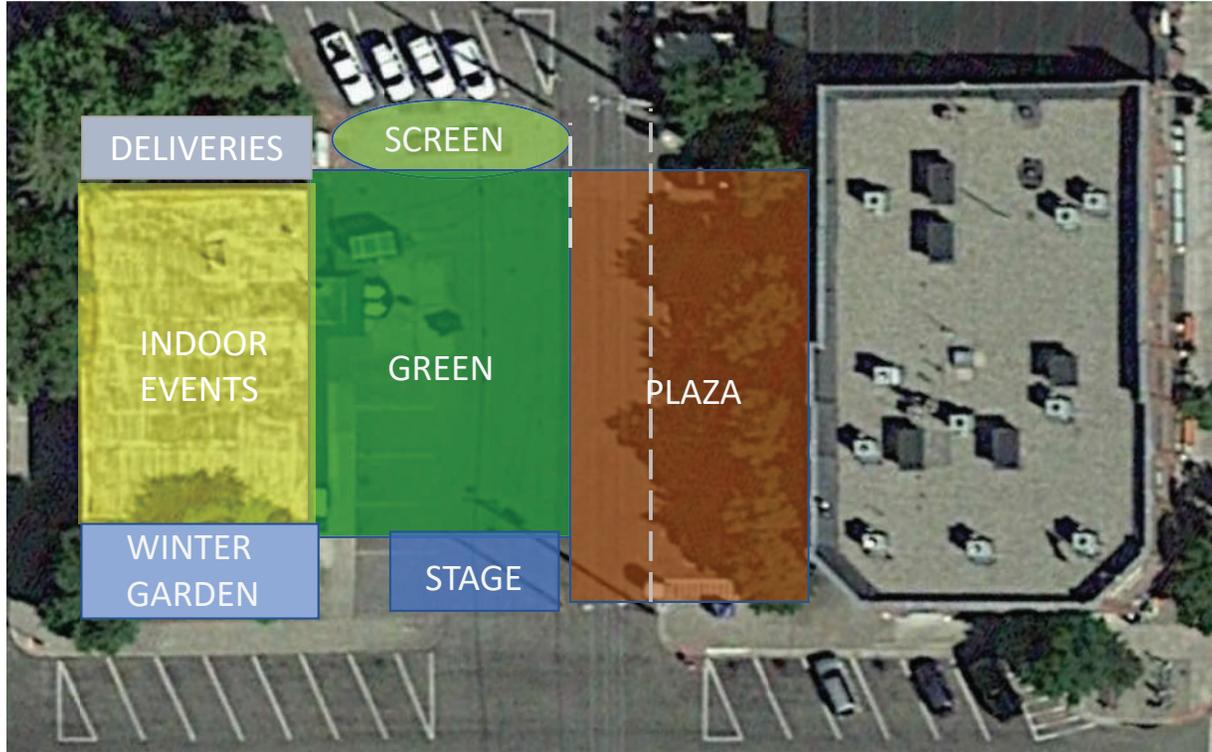
HAILEY TOWN CENTER PLAZA
OPTION A



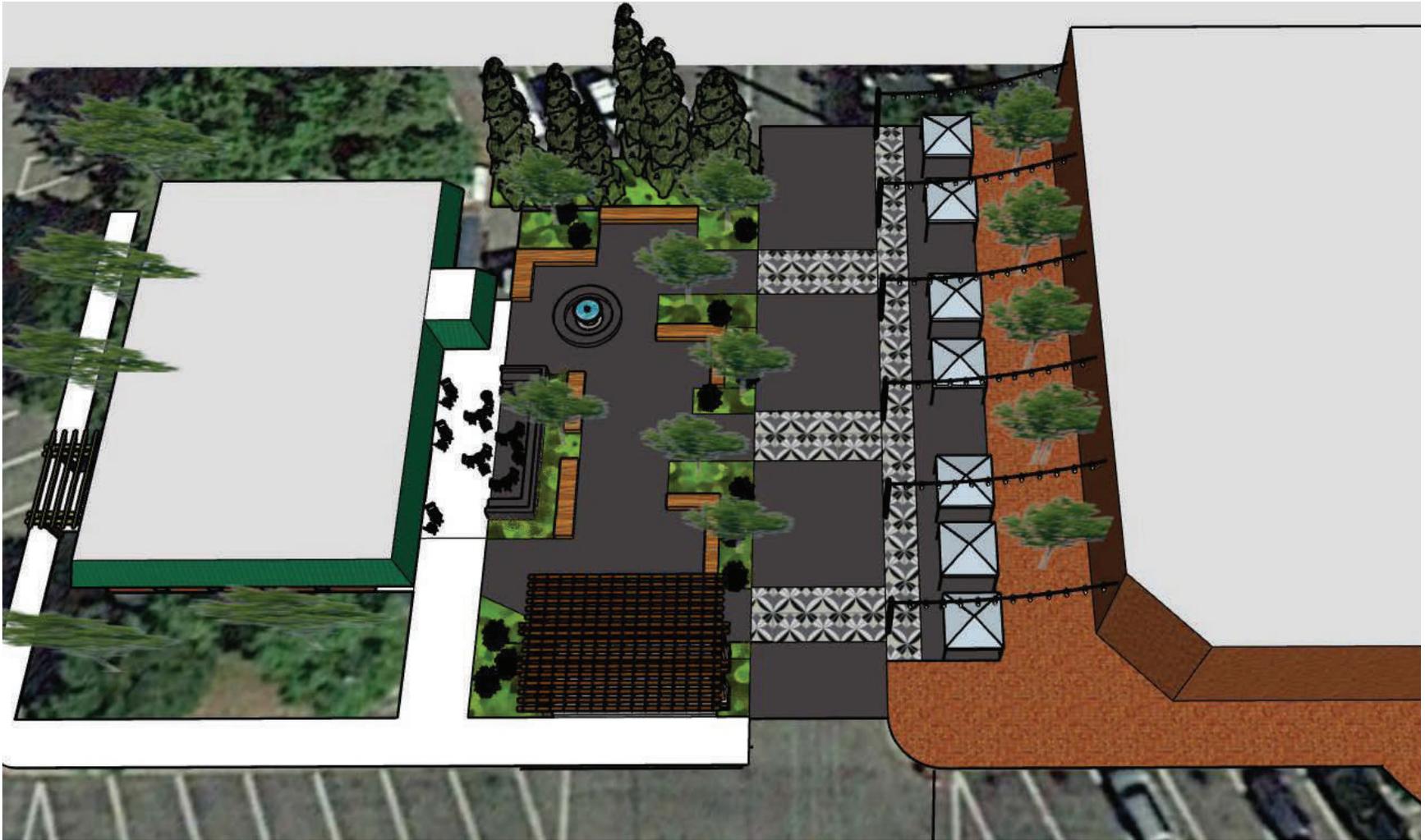
HAILEY TOWN CENTER PLAZA
OPTION A



HAILEY TOWN CENTER PLAZA
OPTION A



HAILEY TOWN CENTER PLAZA
OPTION B



HAILEY TOWN CENTER PLAZA
OPTION B



HAILEY TOWN CENTER PLAZA
OPTION B



HAILEY TOWN CENTER PLAZA
OPTION B



HAILEY TOWN CENTER PLAZA
OPTION B

NEXT STEPS

FOR CONSTRUCTION IMPROVEMENTS BEGINNING SPRING 2022

- DEVELOP PROGRAM AND CONCEPT DESIGN

COMMUNITY ROOM

- INSTALL GLAZING AT WINDOW FRAME LOCATIONS
- DEVELOP SIGNAGE
- PAINT
- FLOOR FINISHES
- LIGHTING
- ROLL UP DOOR OR SLIDING WALL

PLAZA AND GREEN

- UNDERGROUND UTILITIES
- DELINEATE PEDESTRIAN FRIENDLY FIRE LANE
- CUT/REMOVE PARKING ASPHALT TO CREATE PLANTERS/TREE WELLS/PERMIABLE SURFACES
- STAGE
- DELINIATE FOOD TRUCK/KIOSK AREA
- ART (PAINTED OR RELOCATE EXISITING)
- RELOCATE PARKLET

HAILEY TOWN CENTER PLAZA

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 02/14/2022 **DEPARTMENT:** Administration **DEPT. HEAD SIGNATURE:** HD

SUBJECT: Capital Improvement Plan Budget, preliminary for 2022-2023 (or amended for 2021-2022)

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Following the acceptance of Hailey’s audited financial statements for FY2021, we can now review the effect of year end surplus on the capital fund. By policy, general operating fund surplus is transferred to the capital fund with the city’s acceptance of the audited financial statements.

We will also review any changes that are under consideration by staff to the capital improvement plan.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Per audit, the city completed just over \$2.1 million of capital fund expenses, primarily in the following areas:

| | |
|---|-----------|
| Real Property Acquisition | \$950,000 |
| Development Impact Fee 5-Year Update: | 12,400 |
| Fire Station Project | 225,041 |
| Toe of the Hill Park Construction | 94,730 |
| Street Projects (snow storage site, River St) | 827,035 |

We also collected \$125,000 in revenue from the Blaine County School District for the water rights exchanged with BCSD for snow storage property and cash. Other revenue included grants, development impact fees, and Sunbeam Annexation fees of \$199,503, for total new revenue of \$1,355, 420. The net expenses over revenues in the capital fund decreased the capital fund by \$751,410.

The general operating fund surplus of \$1,887,623 was transferred to the Capital fund in February, 2022. This amount is inclusive of the amounts budgeted near the end of FY 2021 for snow blower equipment and library restrooms, which was NOT previously transferred to the capital fund. (City Council has the opportunity to address those proposed expenses again in the new CIP budgeting process).

With the expenses and transfer in, the capital fund balance to consider for appropriation should not exceed \$1,136,213 plus grant and URA reimbursements expected within FY2022. Some of that will be restricted to Development Impact Fee eligible expenses, and art projects and maintenance expenses. These details will be shown in the spreadsheet.

None of the numbers above include the ARPA funding of approximately \$1.8 million. Should any of the capital projects be eligible for ARPA funds, based on the criteria under development by staff, the spreadsheets will show that as well. A separate ARPA budget which will include both operational and capital project costs is under development.

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

- | | | |
|--|--|---|
| <input type="checkbox"/> City Administrator | <input type="checkbox"/> Library | <input type="checkbox"/> Benefits Committee |
| <input type="checkbox"/> City Attorney | <input type="checkbox"/> Mayor | <input type="checkbox"/> Streets |
| <input type="checkbox"/> City Clerk | <input type="checkbox"/> Planning | <input type="checkbox"/> Treasurer |
| <input type="checkbox"/> Building | <input type="checkbox"/> Police | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Engineer | <input type="checkbox"/> Public Works, Parks | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Fire Dept. | <input type="checkbox"/> P & Z Commission | <input type="checkbox"/> _____ |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HsEAD:

Review and discussion of draft CIP under production for consideration by Development Impact Fee Advisory Committee in early April.

ACTION OF THE CITY COUNCIL:

Date : _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record
Copies (all info.):
Instrument # _____

*Additional/Exceptional Originals to: _____
Copies (AIS only)

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 02/14/2022

DEPARTMENT: Admin

DEPT. HEAD SIGNATURE: HD

SUBJECT:

Discussion and consideration of a new Health Order to be enacted following the February 15, 2022 expiration of the current Health Order 2022-01, which requires face coverings be worn in public places and signage be posted.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code Ord 1290
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The language of Health Order 2022-01 in effect through February 15, 2022 is as follows:

SECTION 1. FACE COVERINGS

Every person, shall, when in any indoor, or outdoor public place where social distancing is not possible, completely cover their nose and mouth, when members of the public are physically present for otherwise unprotected social interaction.

1. **DEFINITIONS:** For purposes of this Public Health Emergency Order “public place” shall mean any place open to all members of public without specific invitation, including but not necessarily limited to, retail business establishments, government offices, medical, educational, arts and recreational institutions, public transportation, including taxi cabs and ridesharing vehicles. “Members of the public” shall mean persons not therein employed, present without invitation.
2. **EXEMPTIONS:**
 - a. Children under the age of 5.
 - b. Persons who cannot medically tolerate wearing a cloth face covering must wear or position themselves behind a face shield. A person is not required to provide documentation demonstrating that the person cannot medically tolerate wearing a cloth face covering.
 - c. Persons who are hearing impaired, or communicating with a person who is hearing impaired, where the ability to see the mouth is essential for communication, must wear or position themselves behind a face shield.
 - d. Persons, including on-duty law-enforcement officers, for whom wearing a face covering would create a risk to the person related to their work, as determined by local, state, or federal regulators or workplace safety guidelines.
 - e. Persons who are actively engaged in athletic competition.
 - f. Persons who are obtaining a service involving the nose, face, or head for which temporary removal of the face covering is necessary to perform the service.
 - g. Persons who are eating or drinking at a restaurant or other establishment that offers food or beverage service, so long as the person is able to maintain a distance of 6 feet away from persons who are not members of the same party as the person.
 - h. Outdoor public places where people can employ social distancing as recommended by CDC, while continuing to recommend face covering.

SECTION 2. SIGNAGE

Every public place, as defined by this order, shall post at every entrance thereto, and in conspicuous locations throughout said place signage in a form substantially the same as that attached hereto, incorporated herein and marked as **Exhibit A**.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

| | |
|--------------------------------------|----------------------------------|
| Budget Line Item # _____ | Casele # _____ |
| Estimated Hours Spent to Date: _____ | YTD Line Item Balance \$ _____ |
| Staff Contact: _____ | Estimated Completion Date: _____ |
| Comments: _____ | Phone # _____ |

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

| | | | | | | | |
|-----|------------------|-----|--------------------------|-----|------------|-----|----------|
| ___ | City Attorney | ___ | Clerk / Finance Director | ___ | Engineer | ___ | Building |
| ___ | Library | ___ | Planning | ___ | Fire Dept. | ___ | _____ |
| ___ | Safety Committee | ___ | P & Z Commission | ___ | Police | ___ | _____ |
| ___ | Streets | ___ | Public Works, Parks | ___ | Mayor | ___ | _____ |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to be made based on city council discussion. A 90 day Order has been prepared for adoption which is otherwise exactly like the expiring order.

Also attached is a new 182 day Emergency Health Ordinance No. 1297, which was proclaimed and posted by Mayor Burke prior to the expiration of Ordinance No. 1290 on February 7, 2022. This is included for city council information. No motion is required on this matter. Again, the ordinance can be rescinded prior to its expiration when and if such action is deemed appropriate prior to the full term of the ordinance.

ACTION OF THE CITY COUNCIL:

*Additional/Exceptional Originals to: _____
Copies (AIS only)

*Ord./Res./Agrmt./Order Originals: Record
Copies (all info.):
Instrument # _____

Date _____
City Clerk _____

FOLLOW-UP:

CITY OF HAILEY
PUBLIC HEALTH EMERGENCY ORDER NO. 2022-02

WHEREAS, COVID-19 is a respiratory disease that can result in serious illness or death, is caused by the SARS-CoV-2 virus, which is a new strain of coronavirus that had not been previously identified in humans and can easily spread from person to person. The virus is spread between individuals who are in close contact with each other through respiratory droplets; and

WHEREAS, on January 30, 2020, the International Health Regulations Emergency Committee of the World Health Organization declared the outbreak of COVID-19 a public health emergency of international concern; and

WHEREAS, the Center for Disease Control (CDC) reports that people are most COVID-19 contagious when they are most symptomatic (the sickest) however spread is possible before people show symptoms, or by those that are asymptomatic; and

WHEREAS, on March 13, 2020, Idaho Governor Brad Little signed a declaration of emergency for the State of Idaho in response to concerns that cases of COVID-19 are imminent in Idaho; and

WHEREAS, on and after March 13, 2020, the Idaho Governor issued a series of Orders addressing public health measures to slow the spread of COVID-19 including the current **Stage 4 Stay Healthy Guidelines**, effective from May 11, 2021; and

WHEREAS, on March 20, 2020 the Mayor of the City of Hailey declared a local disaster emergency, and on March 23, 2020 the Hailey City Council approved and adopted the Declaration pursuant to the Disaster Preparedness Act (Title 46, Chapter 10 of the Idaho Code), in the City of Hailey due to the threat that COVID-19 poses to the health and welfare of the residents of Hailey; and

WHEREAS, on March 24, 2020, the Council for the city of Hailey adopted Ordinance 1260 establishing emergency powers that provide the authority, purpose, and intent of emergency powers to address the threat of COVID-19, which ordinance was extended as Ordinance 1266 on September 14, 2020, and extended as Ordinance 1277 on February 8, 2021, and extended as Ordinance 1290 on August 9, 2021, and extended summarily as Ordinance 1297 on February 7, 2022 which extension was approved by the Hailey City Council on February 14, 2022; and

WHEREAS, Idaho Code Sections 50-304 and 50-603 empower a City, by its Mayor and City Council, to make all regulations necessary to preserve public health, prevent the introduction of contagious disease into the city and for the enforcement of any health or quarantine ordinance and regulation thereof, and

WHEREAS, on September 14, 2020 the City Council, by unanimous consent, determined that future actions relating to exercise of its public health regulatory authority, and for purposes of general guidance, would be based upon the Covid-19 Blaine County Risk Level Plan; and

WHEREAS, according to the Blaine County Risk Level Plan, the County is now at the Critical Level, meaning cases of illness remain high, staffing at businesses and health-care organizations is effected, and area hospital capacities are stressed; and

WHEREAS, the United States Center for Disease Control (CDC) has continuously issued, updated as of January 6, 2022, various interim Public Health Guidance which continue to recommend wearing of face coverings; and

WHEREAS, according to the CDC, variants of the original COVID-19 virus have appeared, and spread, including the so called “Omicron” variant, which is currently causing a surge in cases; and

WHEREAS, it being desirous to slow the spread of COVID-19 for the benefit of public health, business, education and the general public well-being; and

WHEREAS, promoting public awareness of the mask mandate reissued herein will be fostered by place of signage at the entrance to public places; and

WHEREAS, this Order was considered and approved by the mayor in accordance with provisions of Emergency Powers Ordinance 1297; and

NOW, THEREFORE, the Mayor, with the approval of Hailey City Council, does issue this Public Health Emergency Order superseding any, and all, prior Emergency Public Health Orders.

SECTION 1. FACE COVERINGS

Every person, shall, when in any indoor, or outdoor public place where social distancing is not possible, completely cover their nose and mouth, when members of the public are physically present for otherwise unprotected social interaction.

1. **DEFINITIONS:** For purposes of this Public Health Emergency Order “public place” shall mean any place open to all members of public without specific invitation, including but not necessarily limited to, retail business establishments, government offices, medical, educational, arts and recreational institutions, public transportation, including taxi cabs and ridesharing vehicles. “Members of the public” shall mean persons not therein employed, present without invitation.
2. **EXEMPTIONS:**
 - a. Children under the age of 5.
 - b. Persons who cannot medically tolerate wearing a cloth face covering must wear or position themselves behind a face shield. A person is not required to provide documentation demonstrating that the person cannot medically tolerate wearing a cloth face covering.
 - c. Persons who are hearing impaired, or communicating with a person who is hearing impaired, where the ability to see the mouth is essential for communication, must wear or position themselves behind a face shield.

- d. Persons, including on-duty law-enforcement officers, for whom wearing a face covering would create a risk to the person related to their work, as determined by local, state, or federal regulators or workplace safety guidelines.
- e. Persons who are actively engaged in athletic competition.
- f. Persons who are obtaining a service involving the nose, face, or head for which temporary removal of the face covering is necessary to perform the service.
- g. Persons who are eating or drinking at a restaurant or other establishment that offers food or beverage service, so long as the person is able to maintain a distance of 6 feet away from persons who are not members of the same party as the person.
- h. Outdoor public places where people can employ social distancing as recommended by CDC, while continuing to recommend face covering.

SECTION 2. SIGNAGE

Every public place, as defined by this order, shall post at every entrance thereto, and in conspicuous locations throughout said place signage in a form substantially the same as that attached hereto, incorporated herein and marked as **Exhibit A**.

SECTION 3. EFFECTIVE DATE AND SUNSET DATE

This Emergency Order shall take effect upon execution and publication by posting, as dated below, and shall expire at 12:00 a.m. on May 16, 2022, unless rescinded, superseded or amended by the Mayor or City Council in advance of said date.

ISSUED

February 15, 2022

Mayor, Martha Burke

ATTEST

Mary Cone, City Clerk

Exhibit A

Signage to be Posted at all Public Place Entrances in English and Spanish

Every public place, as defined by this order, is directed to have posted at every entrance thereto, and in conspicuous locations throughout said place signage in a form substantially as follows:

WELCOME!

**Face masks or shields are required
by Hailey City Emergency Health Order.**



**FACE MASKS OR FACE SHIELDS ARE REQUIRED to be worn
within this public place.**

A 6-foot distance should be maintained from others whenever possible after entering.

Hand wash and/or sanitize frequently, and cover sneezes or coughs.

**DO NOT ENTER if you have symptoms of common cold,
influenza and/or Covid variants.**

7

#) #
#

Thank you for your cooperation.

Exhibit A

Señalización que se publicara en todas las entradas de lugares públicos en Inglés y Español

Todo lugar público, tal como se define en esta orden, tiene instrucciones de colocar en cada entrada al mismo, y en lugares visibles a lo largo de dicho lugar, letreros sustancialmente de la siguiente manera:

BIENVENIDOS!

Se requiere mascarillas o protectores faciales
por Orden de Salud de Emergencia de la Ciudad de Hailey.



SE REQUIERE EL USO DE MASCARILLAS O PROTECTORES FACIALES dentro de este lugar público.

Se debe mantener una distancia de 6 pies de los demás siempre que sea posible después de ingresar. Lávese las manos y/o use desinfectante con frecuencia, y cubra los estornudos o la tos.

NO ENTRE si tiene síntomas de resfriado común, influenza y/o variantes del COVID.

Siga las indicaciones actuales de la CDC relacionadas con los variantes de COVID-19. Gracias por su cooperación.

HAILEY ORDINANCE NO. 1297

AN EMERGENCY ORDINANCE OF THE CITY OF HAILEY, BLAINE COUNTY IDAHO, ESTABLISHING EMERGENCY POWERS; SETTING FORTH THE AUTHORITY, PURPOSE, INTENT, AND SCOPE; SETTING DEFINITIONS; DESCRIBING PUBLIC HEALTH EMERGENCY ORDERS; ESTABLISHING PROCESS FOR ENACTING PUBLIC HEALTH EMERGENCY ORDERS; PROVIDING FOR SUSPENSION OF CERTAIN SERVICES, ORDINANCES, AND POLICIES; ESTABLISHING PENALTIES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING FOR EMERGENCY POSTING, AN EFFECTIVE DATE, AND A SUNSET DATE.

WHEREAS, on March 11, 2020, the World Health Organization declared the worldwide outbreak of COVID-19 (aka coronavirus) a pandemic; and

WHEREAS, on March 13, 2020, the President of the United States issued an emergency declaration for the country in response to the increasing number of COVID-19 cases within the U.S.; and

WHEREAS, on March 13, 2020, Idaho Governor Brad Little signed a declaration of emergency for the State of Idaho in response to concerns that cases of COVID-19 are imminent in Idaho, which order has been extended and superseded by several intervening orders and now, as of February 07, 2022, the current Stage 4 Stay Healthy Order; and

WHEREAS, on March 20, 2020 the Mayor of Hailey signed a declaration of emergency in response to the COVID-19 threat; and

WHEREAS, under Idaho Code section 50-304, the City Council is authorized to pass all ordinances and make all regulations necessary to preserve the public health, prevent the introduction of contagious diseases into the city, and to make quarantine laws for that purpose and enforce the same within the Hailey city limits, any health or quarantine ordinance and regulation thereof; and

WHEREAS, under Idaho Code section 50-606, the Mayor shall have such jurisdiction as may be vested by ordinance over all places within the corporate limits of the city, for the enforcement of any health or quarantine ordinance and regulation thereof; and

WHEREAS, the City of Hailey adopted Ordinance 1290, which was an extension of Ordinance 1277, which was an extension of Ordinance 1266, which was an extension of Ordinance 1260, as an emergency ordinance, commonly referred to and known as the Hailey Emergency Powers Ordinance, granting the Mayor and City Council certain powers and authority, having issued Emergency Public Health Orders pursuant thereto, which Emergency Powers Ordinance sunsets, expires and becomes a nullity one-hundred and eighty-two (182) days from its effective date, and

WHEREAS, Idaho Code Section 50-901 provides that in cases of riot, infections or contagious disease, or other impending danger, requiring its immediate enforcement, such shall take effect upon the proclamation of the mayor or president of the council, posted in at least five (5) public places of the city, and

WHEREAS, the global pandemic caused by COVID-19 (coronavirus) and its variants continues; and

WHEREAS, in order to effectively preserve the health and safety of the public, the Mayor is granted the emergency powers contained within this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HAILEY, IDAHO:

SECTION 1. EMERGENCY POWERS.

This Ordinance shall be known and designated as the Hailey Emergency Powers Ordinance, and shall be considered as a temporary emergency ordinance.

SECTION 2: LEGAL AUTHORITY.

Idaho Code sections 50-304 and 50-606 authorize the City to pass ordinances granting certain powers to the Mayor and City Council related to public health emergencies.

SECTION 3 PURPOSE AND INTENT.

The City finds that the preservation of public health, safety, and welfare may require immediate action by the City in response to emergency situations. Therefore, the City hereby authorizes the Mayor and City Council certain powers for immediate response to foreseeable, imminent, or present public health emergencies.

SECTION 4 SCOPE.

This Ordinance sets forth the procedures for activating the emergency powers of the Mayor and City Council during a public health emergency.

SECTION 5 DEFINITIONS.

- A. **PUBLIC HEALTH EMERGENCY:** The foreseeable, imminent, or present threat of any pathogen, agent, vector, or environmental condition, including hazardous materials, which does or may cause illness or injury to humans.
- B. **PUBLIC HEALTH EMERGENCY ORDER:** An advisory, social distancing, isolation, or quarantine order enacted by the Mayor and/or City Council.
- C. **ISOLATION:** The separation of infected persons, or of persons suspected to be infected, from other persons to such places, under such conditions, and for such time as will prevent transmission of the infectious agent.
- D. **QUARANTINE:** The restriction placed on the entrance to and exit from the place of premises where an infectious agent or hazardous material exists.
- E. **SOCIAL DISTANCING:** Actions taken to maintain distance from other people, including avoiding or canceling congregate settings and mass gatherings.

SECTION 6 PUBLIC HEALTH EMERGENCY ORDERS.

The Mayor and City Council may issue the following orders, as deemed appropriate by the Mayor and/or City Council

- A. Advisory Order.** Where a public health emergency is foreseeable or imminent, the City may enact an advisory order, which order may provide information and recommended guidelines for preventing, detecting, and/or mitigating the onset or spread of a public health hazard.
- B. Social Distancing Order.** Where a public health emergency is imminent, the Mayor may, following approval by the City Council or summarily when necessary, enact a social distancing order, which order may establish any or all of the following:
1. Appropriate restrictions regarding the operation or occurrence of planned or foreseeable commercial, recreational, or expressive gatherings or events.
 2. Restrictions on travel through or visitation within the community.
 3. Postponement or cancellation of public meetings and hearings.
 4. A limit on the number of persons who may gather in one location and may apply to indoor or outdoor venues.
 5. Suspension of businesses or visitor lodging accommodations.
 6. Measures to be taken in order to prevent, avoid, detect, address, or mitigate a foreseeable, imminent, or present public health hazard.
 7. A social distancing order shall include an effective date and an anticipated expiration date, which may be extended in the same manner as the imposition of the initial order.
- C. Isolation Order.** Where a public health emergency is present, and poses a clear threat of harm to the public health, the Mayor may, following approval by the City Council or summarily when necessary, enact an isolation order, which order may establish any or all of the following:
1. A directive that infected and/or exposed individuals isolate themselves from other persons.
 2. Geographical areas of restricted or prohibited access.
 3. Other measures necessary to avoid, address, or mitigate an imminent public health hazard.
 4. The scope and manner of delivery of services, materials, or supplies to be provided by the City, if any.
 5. Measures to be taken in order to prevent, avoid, detect, address, or mitigate a foreseeable, imminent, or present public health hazard.
 6. An isolation order shall include an effective date and an anticipated expiration date, which may be extended in the same manner as the imposition of the initial order. An isolation order shall be effective only when and for so long as the public health emergency is present, and when no less restrictive alternative exists. Any person shall be entitled to appeal an isolation

order or to request a modification of any provision of such order by filing a written appeal with the City Clerk. Such appeal shall be heard by City Council at their next meeting, or, if no meeting is scheduled during the term of the isolation order, the Fire Chief or designee shall review such appeal and issue a written decision. The Fire Chief's decision shall be final.

D. Quarantine Order. Where a health emergency is present and poses a clear threat of harm to the public health, the Mayor may, following approval by the City Council or summarily when necessary, enact a quarantine order, which order may establish any or all of the following:

1. A directive that infected and/or exposed individuals isolate themselves from other persons.
2. Geographical or other areas of restricted or prohibited access.
3. Other measures necessary to avoid, address, or mitigate an imminent public health hazard.
4. The scope and manner of delivery of services, materials, or supplies to be provided by the City, if any.
5. Measures to be taken in order to prevent, avoid, detect, address, or mitigate a foreseeable, imminent, or present public health hazard.
6. Conditions of the quarantine.
7. A quarantine order shall include an effective date and an anticipated expiration date, which may be extended in the same manner as the imposition of the initial order. A quarantine order shall be effective only when and for so long as the public health emergency is present, and when no less restrictive alternative exists. Any person shall be entitled to appeal a quarantine order, or to request a modification of any provision of such order by filing a written appeal with the City Clerk. Such appeal shall be heard by City Council at their next meeting, or, if no meeting is scheduled during the term of the quarantine order, the Fire Chief or designee shall review such appeal and issue a written decision. The Fire Chief's decision shall be final.

SECTION 7 PROCESS FOR ENACTING PUBLIC HEALTH EMERGENCY ORDERS.

- A. **Approval by City Council.** The Mayor shall present to the City Council, at a duly noticed public meeting, the proposed Public Health Emergency Order. Public input may be taken at such meeting at the discretion of the Council, but a public hearing shall not be required. Following approval by the City Council, the Mayor shall prepare and publish and/or publicly post a written order. Except as may be specifically stated in the Public Health Emergency Order, such order shall be effective upon posting at Hailey City Hall.
- B. **Summary Enactment.** When necessary to summarily enact a Public Health Emergency Order, the Mayor shall prepare and publish and/or publicly post a written order. Within seven (7) days of the issuance of such an order the Mayor shall present the order to the City Council for approval as outlined in section 7A.
- C. **Publication of Public Health Emergency Order.** As possible and prudent under the circumstances, the Mayor shall cause a Public Health Emergency Order to be published:

1. Posting the order in a prominent place at Hailey City Hall;
2. Posting the order on the City's website;
3. E-mailing the order to all persons subscribed to City e-mail notification services;
4. Posting the order to all City social media accounts;
5. Providing the order to local television and radio broadcast outlets; and
6. Notifying other government agencies, including Blaine County School District, Blaine County.

D. **Term of Order.** Every public health emergency order shall include an effective date and a termination date that shall be no more than ninety (90) days from the effective date, which may be extended upon approval of City Council.

SECTION 8 SUSPENSION AND WAIVER OF CERTAIN CITY SERVICES, ORDINANCES, AND POLICIES AND PROCEDURES.

During this Public Health Emergency and based upon the approval of a declaration of an emergency, the Mayor may suspend certain non-essential City government services and functions as deemed necessary and advisable given the specific public health emergency and in consideration of the health of employees and the general public. During such time, the Mayor may also suspend the regular meetings of City boards and commissions, including but not limited to the Planning & Zoning Commission. In order to facilitate such suspension of meetings, the ordinances providing for the regular meetings of these commissions shall be temporarily suspended. Those ordinances providing certain deadlines and the timelines for processing applications may also be suspended. The Mayor is also authorized to waive such internal rules, regulations, and procedures as deemed necessary to protect the health and welfare of City employees.

SECTION 9 PENALTY.

It shall be unlawful to violate any provision or directive of a duly enacted social distancing order, isolation order, or quarantine order while such order is in effect. The violation of any provision or directive of a social distancing order, isolation order, or quarantine order shall be an infraction under City Code.

SECTION 10 CONFLICTS.

All ordinances, resolutions, orders, or parts thereof or in conflict with this ordinance, if any, are hereby revoked for the term of this Ordinance.

SECTION 11 SAVINGS AND SEVERABILITY CLAUSE.

It is hereby declared to be the legislative intent that the provisions and parts of this ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid for any reason by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 12 EMERGENCY POSTING, EFFECTIVE DATE, AND SUNSET.

Due to an imminent situation of contagious disease and impending danger requiring immediate enforcement hereof, upon proclamation of hereof by the mayor on the date written below and posting in at least five public locations in the City and this Ordinance shall take effect immediately upon such posting, in accordance with Idaho Code 50-901. This Ordinance shall be considered a temporary emergency ordinance and shall sunset and revoke as to effect one-hundred and eighty-two (182) days from its effective date.

ISSUED BY PROCLAMATION OF the Mayor of the City of Hailey, Idaho this 7th day of February 2022.

Martha Burke, Mayor
City of Hailey

ATTEST:

Mary Cone
Hailey City Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 02/14/2022 **DEPARTMENT:** Admin **DEPT. HEAD SIGNATURE:** HD

SUBJECT:

Staff Report – Progress report on uses of Hailey’s Town Center expansion site (includes city hall, plaza area between city hall and building at 116 S River Street, and said building). Hailey Town Center includes Town Center City Hall, Town Center Plaza, and Town Center West building.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Three workshops were held in January to gather stakeholder and community input on short, mid and long term uses of the Hailey Town Center Plaza and Hailey Town Center West Building. Community Development is preparing a report for the council on the results of those workshops.

Staff has been taking reservations for the space, and Mayor Burke has directed that library staff be assigned, in the short term, the task of taking reservations and collecting reservation fees. Library has sufficient staffing for this activity, and it already has a room-use policy with fees in place for spaces within the library. The Library Board is amendable to this approach, providing that library policies (no cost bookings for non-profits) apply.

Although the reservations of the TCW (Town Center West) building are not library uses, nor are they specifically for the library, but for the city at large, Mayor Burke felt that the library’s current fee policies can be applied in the short term, while city staff develop a longer term plan for reservations, maintenance and management of the space. This longer term plan may involve adding public works staff in our next budget cycle.

Reservations are being taken through late spring at this time. Staff is also working on a construction plan to bring forward as part of the Capital Improvement Plan. Staff believes that the principles of ARPA funding apply to this use, and some site development costs can be funded in part by ARPA dollars. A cost estimate for an interior remodel to accommodate the change of use from retail to assembly space, such as restroom improvements, lighting and video/audio equipment installation, is under production. Also under production are costs and designs for a more robust (Hailey Town Center Plaza (TCP) project which hopes to underground power, plant trees and install some greenspace at a cost within Hailey’s current CIP funding. Both the interior and exterior projects will be supplemented with grants, the applications for which are also currently under production.

Events Planned:

AS part of this report, staff provides city council with a list of proposed uses. See Attached. Discussions are underway with the Chamber about bringing an “Alive After Five” weekly event to the plaza as well.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

No action required, information only.

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

Town Center Reservation Requests – 2/7/2022

Confirmed requests

1-3 days

- Friday and Saturday, April 22-23, all day - Earth Day festival

Recurring

- 3rd Tuesday of each month, 5:45-7:15 PM – HPL board of trustees meeting
- 4th Tuesday of each month, 5:00-7:00 PM – HPL's Noche de Cine Español (movie night series; starts March)
- Fridays, 4:00-5:30 PM – HPL Conversacion de Ingles

Pending requests

1-3 days

- Tuesday, March 8, 5:30-7:00 PM – HPL and WRLT, River film and discussion for community Winter Read
- Monday, March 28, 6:30-9:00 PM – Papoose Club board meeting
- January or February - Blue Cross of Idaho/Department of Health and Welfare educational sessions

Recurring

- Monday and Wednesday, 3:30-5:30 PM, weekly May 9–mid-July (11.5 weeks) – Advocates' Skills for Success training
- Tuesdays, 6:00-8:30 PM, weekly - bluegrass band practice
- Wednesdays, 6:00-7:00 PM, weekly – Zumba class, The Advocates

Completed

1-3 days

- Friday and Saturday, February 4-5, all day – Hailey Ice Festival
- Tuesday afternoon/Jan 11; Wednesday and Thursday evenings/Jan 19&20 – Town Center public workshops
- Thursday, Jan 13, 3 hours midday – Advocates staff training

Cancelled

1-3 days

- 3 Saturdays in February, 3-10 pm – Liberty Theatre Company play reading [air quality concern]

Recurring

- 2nd and 4th Tuesdays, 2:30-5:00 – Girl Scouts regular meetings [needed quicker resolution of availability]

Return to Agenda