

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD FEBRUARY 13, 2023
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 4:00 P.M. by Mayor Martha Burke. Present were Council members Kaz Thea, Juan Martinez, Heidi Husbands, and Sam Linnet. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

CALL TO ORDER:

4 pm call to order by Mayor Burke

[4:03:55 PM](#) Eric Heringer with Piper Sandler presents to council. Heringer discusses the impact on a potential 6 million dollar bond secured by revenues to the system. Maturity of 2034, 2014 bond remaining, \$5,495,000, need to meet 1.25 coverage requirement. Reviews the historical coverage table, \$990,000 available to debt service. Must meet 1.75, we meet 2.60 with connection fees. Wastewater bond assumptions, May 16 2023 election, is successful, then bond will sell and receive proceeds in Nov. 2023. [4:13:17 PM](#) 20 year stand alone bond, 4.25%, 20 wrapped bond with existing debt, 4.51%, limits the increase that is necessary. Wrapped may mean less dollar amount for payments. 20 year stand alone has lowest interest costs, \$3.6 million. [4:18:25 PM](#) Heringer explains that rates must be increased to meet the coverage requirements of 1.25. Questions?

[4:19:12 PM](#) Brian Yeager summarizes, about bond language, need to decide on 3 options presented by Heringer. What strategy do we want? Thea responds, it would be good to know public perception.

[4:22:12 PM](#) Heringer shows what costs would be with each of the options, for rate payers.

[4:27:50 PM](#) Yeager discusses, headworks replacement is what we are discussing now. Future replacement needs and growth, keep future MBR in mind to help with decision. Continued discussion about options.

[4:38:19 PM](#) Heringer discusses interest rates, they have dropped from the high in oct. 2022, in last week, though rates have crept up some. Heringer, discusses schedule, spring 2024 construction if bond passes.

Thea asks if there is a timeframe deadline on project completion. Heringer responds, basically within 3 years.

Linnet asks Heringer to explain difference between 20 year and 30 year wrapped. Discussion ensues about options.

[4:56:56 PM](#) Heringer explains, no real penalty, if you can't pay off in 10 years. More discussion about options and general election.

[5:13:27 PM](#) Steve Crosser, Hailey resident asks a question about future funding.

[5:15:09 PM](#) **Motion to adjourn by Martinez, seconded by Husbands, motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

CALL TO ORDER:

[5:30:09 PM](#) Call to order by Mayor Burke.

[5:30:28 PM](#) Public comments.

[5:30:59 PM](#) Jeff Hamilton, will hold his comment when Copper Ranch is on the agenda.

[5:32:13 PM](#) Bob Wiederrick, Hailey resident, Kiwanis club, provided park play structures for several Hailey parks over the years. All park equipment will eventually need replacing. Broken swing in one of the parks, still not repaired. Kiwanis will buy 8 bucket swings, and have a few spares, to replace as need. This year's park, Curtis Park, stay tuned. [5:34:54 PM](#) Yeager, thanks Bob Wiederrick for his personal assistance, a tremendous asset for our city.

CONSENT AGENDA:

CA 068	Motion to ratify the Mayors signature on a letter to the US Postal Service regarding mail service and delivery at the Hailey Post Office ACTION ITEM	19
CA 069	Motion to ratify the Mayors signature on a letter in support of a Mountain Rides Grant application to the Federal Transit Administration for Paratransit Vehicles ACTION ITEM	22
CA 070	Motion to accept bid from _____ in the amount of \$ _____, for McKercher Blvd. Right of Way Improvements, and motion to adopt Resolution 2023-____, authorizing the Mayor to sign the Notice of Award and project related documents. ACTION ITEM	25
CA 071	Motion to accept bid from _____ in the amount of \$ _____, for Croy to Quigley Path, Hailey, and motion to adopt Resolution 2023-____, authorizing the Mayor to sign the Notice of Award and project related documents. ACTION ITEM	57
CA 072	Motion to adopt Resolution 2023-____, authorizing the Mayor's signature on an agreement with Idaho Lines & Signs for a lump sum of \$27,175.19, to provide striping services on Hailey streets. ACTION ITEM	183
CA 073	Motion to approve minutes of February 13, 2023 and to suspend reading of them ACTION ITEM	187
CA 074	Motion to approve claims for expenses incurred during the month of February 2023, and claims for expenses due by contract in March, 2023 ACTION ITEM	196

[5:36:04 PM](#) pull CA 070 and CA 071

[5:36:10 PM](#) **Martinez moved to approve all consent agenda items minus CA 070 and CA 071, seconded by Thea, motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

[5:37:09 PM](#) CA 070, Yeager will discuss process and ask for 2 different motions. We received one bid for each project.

CA 071 [5:38:47 PM](#) Croy Street, bid from Idaho Materials and Construction, \$563,888 estimate was \$360,000. Propose to accept bid even though exceeds estimate. Yeager spoke with LTHAC before meeting, Brian Wright, offered to cover the additional costs that came in for the bid, minus our 7.3% match. Cannot expect this in future.

[5:41:08 PM](#) **Motion to approve by Thea, Husbands seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

CA 070 – River street improvements, along McKercher, North side of Albertson’s. Hope to do this summer. Bid from B&G Dirtworks, \$282,319, we are aligned with the estimate, suggest to award this bidder.

[5:43:28 PM](#) **Husbands moves to approve, Martinez seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

PROCLAMATIONS AND PRESENTATIONS:

PP 075 Hailey Police Department 2022 Officer of the Year - Gustavo Cervantes. Presented by Chief Steve England (no docs)

[5:44:28 PM](#) Chief England presents award to Gustavo Cervantes. England presented recognition awards last week to his group and reviews them with council. Introduces new officers, then 2022 Officer of the Year. Continuous positive feedback pushed Cervantes over from his peers. 3rd annual officer of the year award, England presents award.

PP 076 Presentation by Mayor Burke and staff regarding the 2023 State of the City Report ACTION ITEM

[5:53:11 PM](#) state of the city message, council will have goal setting workshop on March 9th, open to public but will not be taking input from public in that session.

[5:54:24 PM](#) Horowitz, very exciting time in Hailey. List goals by department, council will set broad goals and then later in the year, will set budget. Horowitz, encourages all to review the report. We are in an economic uncertainty right now, cautiously optimistic, do not want to be overstretched. It is one of our priorities, to fully staff our departments. We are not the only city struggling with this but need to focus on it. Housing costs in Hailey are spiraling up. Lastly, fear of change.

[5:58:02 PM](#) Mayor Burke announces that she would like to run for office again.

PP 077 Presentation by Hailey Tree Committee members on Urban and Community Forestry Program funding (no documents)

[5:58:53 PM](#) will see this on a future agenda.

PUBLIC HEARINGS:

HAILEY CITY COUNCIL MINUTES
February 27, 2023

PH 078 Consideration of Planned Unit Development Application by Kathleen Miller QTIP Trust and Sophie Nunberg Trust represented by Lee Young of CSHQA, for a 1,213 square foot addition to Albertsons and a new 0.42-acre public recycling area for the City. This project is located at 911 North Main Street (Sub Lots 2 and 3, Block 1, North Hailey Plaza) within the Business (B) and Townsite Overlay (TO) Zoning Districts. The following waiver is requested (Continued from February 13, 2023 AND **will be continued to March 13, 2023**):

- Waiver to the maximum floor area permitted within the Business (B) Zoning District for an additional 3% of square footage, totaling to 37,127 square feet of individual retail/wholesale trade ACTION ITEM (no docs) **will be continued to March 13, 2023**

5:59:14 PM Thea moves to continue to March 13, Martinez seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.

PH 079 Consideration of a Preliminary Plat Application submitted by Pilling Family Trust to subdivide Lots 41 & 49, Block 3, Sunbeam Subdivision Phase I into ten (10) sublots. This project is located within the Limited Residential (LR-1) Zoning District. ACTION ITEM

5:59:56 PM Robyn Davis opens this item. Simms, in reviewing this application, townhouse application, suggests that this item go through public hearing and then bring back after Design review has been done.

6:01:17 PM Manya Yamada Presents for applicant, Panorama Point, feel attached garages meet the needs best in Hailey, some houses share driveways. Landscaping is then presented. These will be solar panel ready. Matt Smithman Engineer on this project, presented shared driveways, went from 10 to 7. 10 sublots are proposed.

6:05:43 PM Thea asks, cottage lots, has a different vision on cottage lots. Don't want to see so much driveway, want to see more shared space, creating a sense of community. This proposal seems to get away from the feel of cottage lots.

6:10:11 PM Linnet asks a question of Simms. Cottage developments are subject to Design Review. Linnet, P&Z will make comments, have general comments, tabled and will be renoticed? Simms responds, yes.

Public Comments:

6:12:49 PM Matt Engel, Hailey resident and lot owner in Sunbeam, glad to be able to comment at Planning and Zoning Commission. Thought it might look like some units in Old Cutters, would like to see curb cuts lessened. Would like to see screening to nearby lots. Parking issue in Old Cutters lots, we are short sighted when we are looking at these types of developments.

6:14:55 PM Anna Mathieu, Hailey resident, feels similar to Old Cutters cottages, places to mingle. Feels like it is similar to Sonitalena in Old Cutters.

[6:17:05 PM](#) Kelly Martin, owns lot 37, 3 lots away, concerned with traffic and the amount of driveways. Worried about accesses and entrances and concurs with Matt Engel.

[6:18:23 PM](#) unknown male speaking regarding the housing crisis, consideration in efficiency of space, somewhat affordable housing, should be number one priority.

Council Deliberation:

[6:19:32 PM](#) Linnet appreciates the design and solar ready, looks nice. Design Review will give us more points, good process protects everyone and will get a better product. Concerned with creating smaller homes. Look forward to seeing future application soon.

[6:20:56 PM](#) Husbands, appreciate effort, asks square footage. Largest unit is 2,700 sq ft., smallest is 1,533 sq. ft., responds Manya Yamada.

[6:21:42 PM](#) Mayor Burke, when council considered new subdivisions in Hailey, when she was on council, idea was to have a community, all abilities to own a home. These don't appear to be cottage homes, they are single-family homes, need cottage lot standards to address this type of zoning and what we hope to see. Burke doesn't like the curb cuts or garages forward. Don't want to be discouraging on the work that went into this design.

[6:25:04 PM](#) Martinez, criticism will yield a better product, hope applicant is not discouraged, Neighborhoods work together. This is not the type of design, council envisioned.

[6:26:09 PM](#) Thea likes the density, but not the scale of the homes.

No action required from council, states Simms.

*PH 080 Consideration of a Zone Change Application by Silvercreek Living, LLC c/o Mark Caplow, for an amendment to the City of Hailey Zoning District Map, Title 17, Chapter 17.05, Section 17.05.020. The proposed change includes amending the zoning district of 31 East McKercher Boulevard (Northridge X Subdivision, Lot 1, Block 1) from Limited Residential (LR-1) to Limited Business (LB). **ACTION ITEM***

*PH 081 Consideration of a Text Amendment to the Hailey Municipal Code, submitted by Silvercreek Living, LLC, c/o West of First, LLC, to amend Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.02.020: Meaning of Terms or Words, to define Co-Living Dwelling/Residence Hall, as well as amend Section 17.05.040: District Use Matrix, to include Co-Living Dwelling/Residence Hall as a permitted use within the Limited Business (LB) and Business (B) Zoning Districts, to allow for a maximum density of 20 units per acre within the district, and to amend Chapter 17.09: Parking and Loading Spaces, Section 17.09.040.01: Residential, to include parking regulations for the new use. **ACTION ITEM***

Mark Caplow applicant. Davis suggests discussing both PH 080 and 081 together and make 2 motions, if desired. [6:29:07 PM](#) Davis gave a history of this item, the residential care facility

closed in 2022. Applicant team want to know what they can do for a rezone to repurpose the building.

[6:30:00 PM](#) Samantha Stahlnecker presents for applicant, LR-1 to LB, define a new use in city. 2 existing buildings on the property. The goal is to repurpose them. Feel to define a new use, Co-living dwelling units, have each room, rental to individuals, have own restrooms. Plenty of space for individuals to spread out. Felt that the rezone was best for LB. adjacent to the zone is new location for LL Greens Hardware. Co-living dwelling, private space and shared kitchen space. On-site property manager required. [6:34:00 PM](#) wanted to define the density for this use, 14 units per acre. Propose max. of 4 people per unit. Best parking, one parking space for each unit, 38 parking stalls would be needed. Have looked at expanding the parking spaces. One alternative, access property from 1st Avenue, neighbors not happy about that option. [6:36:12 PM](#) feels this is consistent with comprehensive plan. Applicant submitted a traffic plan, given proximity to light, don't believe that the traffic will have negative effect. [6:38:21 PM](#) asks council to waive 3 readings.

[6:39:02 PM](#) Built in kitchenettes are being installed in the units. Anita Northwood speaking, Mary Fauth would like to speak before she has to leave the meeting tonight.

[6:40:15 PM](#) Mary Fauth, have another meeting at the shelter. Been working with Anita. Silver Creek has been very helpful in offsetting housing needs.

[6:41:32 PM](#) Anita, corner rooms are larger. All but 2 people have jobs and they are retired. Very diverse group of people.

Husbands asks about rent. [6:43:14 PM](#) Anita responds, rent is \$1,500 per month.

Public Comments:

[6:44:55 PM](#) Desna Smith, on Cranbrook Rd, across from the facility, concerns with density and amount of people in the building. Concerned about 32 units, could be very profitable and people might create more of these sub-standard units. Is there going to be some help from property owners to maintain sidewalks along McKercher?

[6:47:42 PM](#) Kris Wirth, Aspen drive resident, have lived in several such living areas. Can't understand how this would work with all of those people, it doesn't seem very practical.

Council Deliberation:

[6:49:03 PM](#) Thea toured the facility awhile back, nice private bathrooms and sinks in each unit. The kitchen is amazing high-end fridge freezer, small work out room. Imagine this as transitional housing and very necessary in our community. Asks if applicant would put in some entertainment, like a foosball table. Extra parking is a good thing. It is a nice facility, gardens outside.

[6:51:46 PM](#) Martinez, dream partnership for temporary housing, great for people like him, transition away from lots of roommates. \$1,500 is competitive, access to highway., public transportation, this makes sense.

[6:53:22 PM](#) Husbands, thinks we need it, but thinks 4 people per room is too much. 310 sq. feet is small, lived in that size for 2 years. Not really comfortable with 4 adults, but okay with families, possibly. This is her only hesitation.

[6:54:53 PM](#) Linnet, appreciates Mary Fauth’s efforts in alleviating housing issues. Believe her support carries a lot of weight. Understand the concern around the density. Lots of places appropriate living, like dorms. This may not seem like ideal living for all, but we need to provide safe living in our community. It is not perfect or ideal, it meets our building and zoning requirements, little impact to neighborhood.

[6:57:28 PM](#) Simms comments, distinguish between single-family and this new use. Public comment interesting, may have some slight staff comments based on comments. There is a lot to think about with this application. Want to be a considerate contemplation, open for debate. Simms suggests options. Burke would feel better with considering other areas.

[7:00:02 PM](#) Linnet, suggests handing off to staff, then bring back, as city-wide amendment, not a rush decision. Burke, feels this is the best use of this facility right now.

Husbands, could this be a Conditional Use Permit?

[7:01:40 PM](#) Anita Northwood, density comment, most of people in East side of building, are single. Others are couples, a couple of rooms have families.

Burke, give back to staff for comments.

Simms, suggests motion to continue. [7:04:43 PM](#) **Motion to continue PH 080 and PH 081 to March 13th meeting made by Martinez. Thea seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

OLD BUSINESS:

OB 082 3rd Reading Ordinance No. 1318, Title 17 SolSmart Recommendations and Summary ACTION ITEM.....

[7:05:56 PM](#)THEA moves to approve 1318 and approve summary, Martinez seconds, Husbands, Linnet, Thea, Martinez.

[7:07:13 PM](#) **Mayor Burke conducts the 3rd Reading of Ordinance No. 1318, by title only.**

OB 083 2nd Reading of Ordinance No. 1319, Title 5.32, Local Option Tax .5% for Housing and .5 % for Commercial Air Service ACTION ITEM

[7:09:16 PM](#) Simms has revised the Ordinance based on Linnet’s motion from the last meeting.

[7:11:49 PM](#) **Mayor Burke conducts the 2nd Reading of Ordinance No. 1319, by title only.**

OB 084 2nd Reading Ordinance No. 1320, Title 17 Tiny Homes on Wheels ACTION ITEM

[7:14:17 PM](#) **Mayor Burke and council take turns reading the 2nd Reading of Ordinance No. 1320, by title only.**

OB 085 2nd Reading Ordinance No. 1321, Title 18 Standard Drawing – Driveway Approach ACTION ITEM.....

[7:18:52 PM](#) **Mayor Burke conducts the 2nd Reading of Ordinance No. 1321, by title only.**

OB 086 2nd Reading of Ordinance No. 1322, calling for a Special Municipal Election on Tuesday, May 16, 2023 with ballot language that asks voters to consider approving the issuance of up to \$6 million negotiable wastewater revenue bonds to finance the design, acquisition and construction of improvements to the Hailey Wastewater Treatment System and Facilities, known as the Hailey Aging Infrastructure Wastewater Headworks Project ACTION ITEM

[7:20:19 PM](#) Horowitz asks council if you want to discuss in another workshop? Bring back 2 options for council? Consensus, 2 options in next reading.

[7:21:34 PM](#) **Mayor Burke conducts the 2nd Reading of Ordinance No. 1322, by title only.**

STAFF REPORTS:

[7:23:12 PM](#) England Jose Luna is in Crisis Intervention train the trainer this week, will be able to train locals in the course. Shout out to NAMI, they helped with the funding of this training, flight and hotel stay.

[7:24:51 PM](#) Horowitz, need City Council Liaison for Downtown Master Plan, March 6th first meeting between 10 and 3 pm, Thea volunteers. Who is going to city tour in Driggs/Victor. Martinez would like to go, Thea would like to but cannot.

[7:26:01 PM](#) Davis, first comp. plan consultant bidder interview last week, one more Wednesday then will bring to council for review.

[7:26:33 PM](#) Martinez, basketball season is over.

[7:26:47 PM](#) **Martinez moves to adjourn, Thea seconds, motion passed unanimously.**