

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

The Meeting of the Hailey City Council was called to order at 5:32 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:** Call to order by Mayor Burke. [5:32:05 PM](#) Juan is attending remotely.

Open Session for public comments: [5:32:43 PM](#) there are none.

**CONSENT AGENDA:**

- ~~[CA 109](#) Motion to approve Resolution 2023-039, authorizing contract with FMAA for state fiscal year airport grant  
**ACTION ITEM**.....~~
- [CA 087](#) Motion to approve Resolution 2023-031, authorizing contract with Bywaters Solutions host for Integrated Library System (ILS) for \$13,360 **ACTION ITEM**.....
- [CA 088](#) Motion to approve Resolution 2023-032, authorizing amended contract with ClearGov **ACTION ITEM**.....
- ~~[CA 089](#) Motion to approve Resolution 2023-033, authorizing the 2023 Blaine County All Hazards Mitigation Plan  
**ACTION ITEM**.....~~
- ~~[CA 090](#) Motion to approve Resolution 2023-034, authorizing an agreement between the City of Hailey and the Idaho Department of Health and Welfare (IDHW) for the Low Income Household Water Assistance Program  
**ACTION ITEM**.....~~
- [CA 091](#) Motion to approve Resolution 2023-035, authorizing the Mayor’s signature on a supplemental agreement with Stanley Consultants Inc (SCI) , in the amount of \$23,265, for the River St. Reconstruction Project. **ACTION ITEM**.....
- [CA 092](#) Motion to approve Resolution 2023-036, authorizing the Mayor’s signature on an agreement with Liquid Engineering Corporation, in the amount of \$15,020., to inspect the City’s potable water storage tanks. **ACTION ITEM**.....
- [CA 093](#) Motion to approve Resolution 2023-037 authorizing the Mayor’s signature on an agreement with Idaho Lines and Signs for a lump sum amount of \$25,801.90, to provide striping services along the URA River Street project. **ACTION ITEM**.....
- [CA 094](#) Motion to adopt Resolution 2023-038, authorizing the Mayor’s signature and accepting the proposal from Boswell Asphalt Paving Solutions Inc. in the amount of \$175,057.33 for Chip Sealing of City Streets **ACTION ITEM**.....
- [CA 095](#) Motion to approve new alcohol license application for Liquor by Mr. Dees **ACTION ITEM**.....
- [CA 096](#) Motion to approve minutes of February 27, 2023 and to suspend reading of them **ACTION ITEM**.....
- [CA 097](#) 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**.....
- [CA 098](#) Motion to approve unaudited Treasurer’s report for the month of February 2023 **ACTION ITEM**.....

[5:32:56 PM](#) Thea pulls CA 109 and CA 089. Horowitz pulls CA 090.

[5:33:18 PM](#) **Linnet moved to approve all consent agenda items minus CA 089, CA 090 and CA 109, seconded by Martinez, motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

[5:34:09 PM](#) Thea, is this land acquisition CA 109? Linnet responds to Thea's question, no new land, only what we've discussed before.

CA 089 hazard mitigation plan, Thea speaks, this is very outdated, surprised to see avalanches risk is low. Chris Corwin, Blaine County disaster services, responds to Thea's concern, this is updated, hazard rankings get updated annually. Corwin will update contacts, process began 2 years ago.

CA 090 - [5:40:06 PM](#) Horowitz, low income water assistance program, about 175 delinquent account, it's win / win for all.

[5:40:47 PM](#) **Motion to approve CA 089, 090 and 109 by Thea, Linnet seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

### **MAYOR'S REMARKS:**

[5:41:35 PM](#) Mayor Burke compliments emergency services, public works for helping with issues related to a snow slide next to the Big Wood River. Brian Yeager speaks too, thanks to all for their efforts.

Linnet added, one email received, positive response about weekend activities.

### **PROCLAMATIONS AND PRESENTATIONS:**

*PP 110 Proclamation - Young Child Week April 1-7*

[5:43:40 PM](#) Young Child Proclamation, Mayor Burke reads Proclamation.

### **PUBLIC HEARINGS:**

*PH 099 Consideration of a 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, AND February 27, 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***

[5:45:45 PM](#) Robyn Davis gives an overview of this item. Have been working with applicant team. Proposed 35 lease and move.

[5:47:36 PM](#) Lee Young, Boise. Eric takes over, as long as the Albertson's lease is in effect, happy to provide recycling center for as long as the store lease. If lose lease before 35 years?

[5:49:24 PM](#) would like to get rid of the storage containers. Took careful time in coming up with this timeframe.

[5:50:15 PM](#) Linnet, asks, if Albertson's has asked owner about perpetuity of recycling center? Eric responds, owner, leery of having that conversation with owner.

[5:51:04 PM](#) Thea asks, have considered, keeping the recycling center as long as Albertson's is there. Eric, as long as Albertson's lease is in effect, then center can stay.

[5:53:09 PM](#) Husbands, how long is your lease? 54.3 years is length of lease, responds Eric. Husbands, you are getting a permanent structure, we are only getting a temporary recycling center.

Public Comments: [5:54:18 PM](#) there are none.

[5:54:33 PM](#) Simms, typically, we would trade for a permanent structure. If lease ever terminates, left with non-conforming building. That should give pause.

[5:55:29 PM](#) Thea, feels strongly, needs to be some dedication to permanent space or perpetuity, not fair to City. There needs to be more permanence to this spot. Moving it isn't sufficient without permanence.

[5:57:29 PM](#) Linnet, if we are granting permanent benefit to applicant, not fair to City for a temporary location. Both benefits would terminate with lease, then we'd have to find a new place, money would not be even close to finding a new spot, all risk is on City.

[5:58:52 PM](#) Martinez, recycling, don't like not having a permanent spot, moving it again.

[5:59:36 PM](#) Linnet, happy to entertain idea if benefit were in perpetuity, or temporary waiver for parcel. Cannot support as presented.

Mayor Burke suggests denial at this time.

[6:01:05 PM](#) Simms wonders if applicant wants to comment.

[6:01:19 PM](#) eric, this isn't coming, we are spending significant funds to make this a recycling center, we lease the property, this isn't an asset for future. The amortization schedule is based on rent over that time, not meant to be a purchase price for a piece of land.

Simms suggests to table the matter for now, no action.

*PH 101 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 Facility, as well as amend Section 17.05.040: District Use Matrix, to include Co-Living Dwelling Facility 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 (Continued from February 27, 2023) ACTION ITEM*

[6:04:51 PM](#) Silvercreek rezone, co-living dwelling, suggested staff come back with refined definition for co-living, Davis reviews the definition. Applicant is present if you have questions.

[6:08:00 PM](#) Samantha Stahlnecker, no additional comments, would like process to be expedited, and are happy with the definitions.

[6:08:34 PM](#) Husbands, 32 units in both buildings? Stahlnecker currently 19 spots available, would propose adding total of 44 parking stalls. Proposing 6 more than what would be required.

Public comments: [6:10:40 PM](#) there are none.

[6:11:00 PM](#) Linnet, request by applicant, fills need for housing options, seems compatible with surrounding area, generally promotes health and welfare. Thea agrees with Linnet, feels this is necessary for now.

Husbands asks, all units need to wait until parking? Davis responds, yes correct not completely full. [6:13:23 PM](#) trying to sell building for what use, asks Husbands. [6:13:56 PM](#) Anita Northwood speaks, would like to see it remain as workforce housing, meets a need in the community.

[6:15:01 PM](#) Simms both Public hearings? Mayor Burke opens public comment for PH 101.

Public comments for PH 101 [6:15:39 PM](#) no comments.

Discussion about legal way to move forward, PUD versus code changes presented tonight.

[6:17:01 PM](#) Simms suggests, taking each item separately in motions.

[6:18:05 PM](#) **Linnet moves to adopt Ordinance No. 1323, conduct 1<sup>st</sup> reading by title only, PH 101. Thea seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

[6:19:51 PM](#) **Mayor Burke conducts 1<sup>st</sup> Reading of Ordinance No. 1323 by title only.**

*PH 100 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) (Continued from February 27, 2023) ACTION ITEM*

[6:21:34 PM](#) **Linnet moves to approve Ordinance No. 1324, zone change read by title only, seconded by Thea. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

[6:22:56 PM](#) Mayor Burke conducts 1<sup>st</sup> Reading of Ordinance no. 1324 by title only.

PH 102 *Consideration of a Final Plat Application submitted by Lena Cottages, LLC, to subdivide Lot 9, Block 3, Old Cutters Subdivision into seven (7) sublots ranging in size from 2,649 square feet to 3,705 square feet. This project is located within the General Residential (GR) Zoning District*  
**ACTION ITEM**

[6:23:35 PM](#) Davis gives an overview of this item.

[6:24:50 PM](#) Thea asks what the size of the buildings are? Husbands, some are 800 sq. ft. Davis avg. 800 sq. ft.

[6:25:38 PM](#) Davis, was one parcel, subdivided during construction, all infrastructure is installed, need final plat approval. Have common garage units, 7 residential units, a phase 2 no idea on timeframe for that. Davis, just need to do finishing touches.

[6:26:55 PM](#) public comments, there are none.

[6:27:31 PM](#) Simms can assure that all infrastructure is installed. Have more details on units if needed.

Thea this looks like cottage units. Thea asked about meter vaults, and the HOA is handling that.

[6:29:22 PM](#) **Thea moves to approve final plat Lena Cottages as conditions A-H have been met, Linnet seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

### **OLD BUSINESS:**

OB 103 *Review of Q and A educational materials related to the LOT 1% for Housing Air Ballot Measure*  
**ACTION ITEM**

Ob 103 - [6:30:22 PM](#) Horowitz Q&A material, points out #6, suggests that tell community we will conduct robust public process to discuss options of what to do with these funds. Looking for comments from council on this approach.

[6:32:23 PM](#) Thea, robust public process, develop a committee? Horowitz, either committee or workshops.

OB 104 *3rd Reading Ordinance No. 1320, Title 17 Tiny Homes on Wheels* **ACTION ITEM**

[6:34:18 PM](#) **Linnet motion to conduct 3<sup>rd</sup> Reading ord. no. 1320, by title only, seconded by Thea, Husbands Linnet Martinez, Thea. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

[6:35:37 PM](#) Mayor and council take turns with 3<sup>rd</sup> Reading of Ordinance no. 1320, by title only.

[6:39:59 PM](#) Linnet amends motion to include approval of the Ordinance summary, Thea seconds, Husbands, Linnet, Martinez, Thea. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.

Martinez dropped off the call.

*OB 105 3rd Reading Ordinance No. 1321, Title 18 Standard Drawing – Driveway Approach ACTION ITEM*

[6:40:56 PM](#) Thea moves to approve 3<sup>rd</sup> Reading of Ordinance No. 1321, standard drawings, read by title only and adopt summary, Husbands seconds, Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes.

**Mayor Burke conducts the 3<sup>rd</sup> Reading of Ordinance No. 1321 by title only.**

*OB 106 Determination of final revenue bond repayment terms for ballot language contained in Ordinance No. 1322 ACTION ITEM (see next item OB 107 for all documents)*

[6:43:59 PM](#) Horowitz, discussion of options and then ordinance adoption, and 3<sup>rd</sup> reading. Eric Heringer and Mike Stoddard are on the call for any questions.

[6:45:04 PM](#) Mike Stoddard, 2 proposals in front of you, 20 and 30 year wrapped. Eric Heringer describes the 2 options. Existing bonds are wrapped together with the new debt. If we go out 30 years, higher interest rate, \$312,000 increase, benefit is there is a drop in debt service, likely to be more capital needs in future, possible new bond. Interest rates have come down in the last few days.

[6:50:42 PM](#) Husbands, 20 year less cost to rate users, and will save money, personally likes the stand-alone but likes 20 year wrapped.

[6:51:34 PM](#) Linnet, if personal decision, choose 20 year, like to see us save money. Burke agrees with Linnet and Husbands.

[6:53:02 PM](#) Thea thinks we should go with the 20 year wrapped, not borrowing as much is a good idea.

[6:53:40 PM](#) Horowitz, stand-alone vs. wrapped. Heringer reviews these options again.

[6:58:05 PM](#) more discussion about these options.

[7:04:52 PM](#) Linnet likes the wrapped 20 year the best. Simms urges council to make a decision tonight.

Mike Stoddard, decision on option and then ordinance.

**[7:06:52 PM](#) Linnet motion to move forward with 20-year wrapped ww bond, Husbands seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes.**

*OB 107 3rd Reading of Ordinance No. 1322 and Summary 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**

**[7:07:53 PM](#) Linnet moves to approve 3<sup>rd</sup> reading ord. no. 1322, adopt summary, read by title only, Thea seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes.**

**[7:08:41 PM](#) Mayor Burke conducts 3<sup>rd</sup> Reading of Ordinance no. 1322 by title only.**

#### **STAFF REPORTS:**

**[7:10:16 PM](#)** Yeager weather forecast, will be having freeze thaw this week.

**[7:10:44 PM](#)** Horowitz, shows drone pictures of recent flood activity last weekend, Tim Burke has a FAA drone permit, Yeager explains what we are looking at in the picture. More discussion about snow removal efforts and monitoring of the flooding around Della View neighborhoods.

**[7:19:53 PM](#)** Yeager, Park Reservation software, online park reservations and payments, to avoid conflicts of double booking.

**[7:20:58 PM](#) Linnet moves to adjourn, Husbands seconds, motion passed unanimously.**