

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD APRIL 10, 2023  
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 4:32 P.M. by Mayor Martha Burke. Present were Council members, Juan Martinez, Heidi Husbands, and Sam Linnet. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

Kaz Thea is not in attendance.

**CALL TO ORDER:** Workshop 4:30 with P&Z and URA GGLO presentation of Downtown Master Plan.

[4:33:46 PM](#) Call to order by Mayor Burke

[4:34:22 PM](#) Sam Jesser and Josiah Brown are presenting with Mark Sindell from GGLO. Sindell gives an overview, survey results, will have discussion and final recommendations to council in May. Sindell, 161 responses to the survey, based on downtown core, 4-6 blocks on Main Street, they review some of the responses to the survey, one question “what do you like most about Downtown Hailey?” [4:46:50 PM](#) Josiah speaks regarding the question, what would you like to see in Downtown Hailey in 10-20 years? [4:49:14 PM](#) Business owner survey, 62 responses out of about 200 businesses. Sindell reviews these questions, which included, what is most important to your business, response, parking. Takeaways, include desire for more housing and entertainment. Sindell presents next steps goals include “Authentic Hailey, connectivity and parking on street.”

[5:00:25 PM](#) Mayor Burke asks? Sindell responds, suggests options for using existing rights-of-ways for business parking on side streets.

[5:02:04 PM](#) Martinez, entertainment sections? Sindell, haven’t got there yet. Main Street is constrained, tight on sidewalk, River Street there is room, maybe emphasize corners.

[5:03:54 PM](#) Linnet asks Sindell, business survey complaints about parking, are there thoughtful solutions to make sure we have adequate parking for businesses. Sindell, parallel street parking is important, should maintain this parking. [5:07:19 PM](#) Discussion regarding parking options around town. Larry Schwarz from URA board comments on this great opportunity.

[5:09:26 PM](#) Janet Fugate, appreciate the fact that you do understand what is important to us in Hailey, like idea of connecting side streets and walkable, and more safe crossings.

Jane Drussel [5:10:42 PM](#) Jane’s Artifacts business owner, concerns are now, what we can do now, problems that we have now will grow. Problem is traffic, cannot do away with it, but we need to slow it down, add another traffic light on Main, need to slow people down. Short-term, slowing traffic will solve a lot of problems.

[5:12:29 PM](#) Sindell, will look at early wins, want to get ahead of it to steer the growth, then long-term goals. Combination, be wiser about allocating space, how to improve ITD crossings. Take feedback, develop framework plan.

[5:14:45 PM](#) Yeager, we are trying to conceptualize what our future will look like. To get to implementation will be quite a leap, financially, a heavy lift. Schwarz, adds, impressed with options for short and long-term options.

[5:16:30 PM](#) Bob Brand on Hailey URA, haven't talked about maintenance, have a business on a side street, which needs replacing.

[5:17:11 PM](#) Yeager, when replacing, need to keep in mind the future plans, with updated standards.

Mayor adjourns for 10-minute break before regular council meeting. [5:18:52 PM](#)

Call to order: [5:29:37 PM](#) by Mayor Burke

Public comments:

[5:30:10 PM](#) Winn Weaver Compost company, just got DEQ approval, April 22<sup>nd</sup> is Earth Day, would like Emily Williams to put together a trial project for Earth Day. Leaves documents with Lisa Horowitz.

[5:32:07 PM](#) Matthias Fostvedt reads a letter to council, comments on adding a river wave park to Big Wood River. Fostvedt is a kayaker. Horowitz, we have a study, suggest discussing with Yeager.

[5:36:33 PM](#) Elizabeth Jeffrey, downtown, 3<sup>rd</sup> Annual Earth Fest on Earth Day, student art in the Library, April 21<sup>st</sup> Town Center West, and April 22<sup>nd</sup> Earth Day 5k and other events all day.

**CONSENT AGENDA:**

- [CA 127](#) Motion to ratify Mayor's signature on letter of support for matching funds an Idaho Travel Council grant to the Chamber of Hailey and the Wood River Valley **ACTION ITEM** .....
- [CA 128](#) Motion to approve Resolution 2023-045, authorizing the Mayor to sign the Community Housing Deed Restriction for the River Street Townhomes Sublots 8 and 11 (401 N. River Street) **ACTION ITEM** .....
- [CA 129](#) Motion to adopt Resolution 2023-046, authorizing the mayor to sign Task Order #3 with HDR Engineering, for services pertaining to water right 37-22019, in amount not to exceed \$8,000. **ACTION ITEM** .....
- ~~[CA 130](#) Motion to adopt Resolution 2023-047, authorizing the Mayor to sign the Adopt A Park Agreements with Clearwater Landscaping (Keefer Park) and Webb Landscape (Hop Porter Park) for maintenance and mowing of adopted Parks during the 2023 park season **ACTION ITEM** .....~~
- [CA 131](#) Motion to adopt Resolution 2023-048, authorizing the Mayor to sign the property services contract with Webb Landscape for irrigation services for Hop Porter Park during the 2023 park season. **ACTION ITEM** .....
- [CA 132](#) Motion to approve Resolution 2023-049, authorizing execution of a maintenance agreement with Clearwater Landscape for seasonal maintenance at Fox Acres roundabout **ACTION ITEM** .....

- [CA 133](#) Motion to adopt Resolution 2023-050, a resolution authorizing the service agreement between the City of Hailey and Lyon Landscape Architect for landscape improvements along the River Street right-of-way of Bullion Street and one (1) block north and south of Bullion Street. ACTION ITEM.....
- [CA 134](#) Motion to authorize the mayor’s signature on a Certificate of Completion Letter for the development of River Street Townhomes located at 410 North River Street (Sublots 1-12, Block 56, Hailey Townsite), and release the Security Agreement Bond in the amount of \$740,107.50 ACTION ITEM .....
- [CA 135](#) Motion to approve the special event, Big Wood Flyathon, to be held on July 22, 2023 from 6am to 9pm, located at Lions Park and authorize the mayor to sign the special event decision and Special Event Agreement. ACTION ITEM .....
- [CA 136](#) Motion to approve minutes of March 27, 2023 and to suspend reading of them ACTION ITEM .....
- ~~[CA 137](#) Motion to approve minutes of April 4, 2023 and to suspend reading of them ACTION ITEM .....~~
- [CA 138](#) Motion to ratify claims for expenses incurred paid in March, 2023 ACTION ITEM.....
- [CA 139](#) Motion to approve claims for expenses incurred during the month of March 2023, and claims for expenses due by contract in April, 2023 ACTION ITEM .....
- [CA 140](#) Motion to approve unaudited Treasurer’s report for the month of March 2023 ACTION ITEM .....

CA 137 pulled by Horowitz and CA 130 by Mayor Burke.

**[5:40:49 PM](#) Martinez moved to approve all consent agenda items minus CA 130 and CA 137, seconded by Linnet. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Martinez, yes.**

[5:41:18 PM](#) CA 130, Mayor Burke would like to confirm that these companies don’t use toxic chemicals on our parks, can bring back in 2 weeks.

[5:41:51 PM](#) CA 137, Horowitz, handout given to council with the amended minutes. Horowitz reads the amendment from April 4<sup>th</sup> meeting OB 126, “...to authorize City Attorney to execute a letter of Acceptance of Offer to Purchase Sublots 8 and 11 River Street Townhomes.”

**[5:42:18 PM](#) Martinez moved to approve amended minutes as presented, seconded by Linnet. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Martinez, yes.**

**PROCLAMATIONS AND PRESENTATIONS:**

*PP 141 Presentation by the WATER Club regarding compostable takeout containers ACTION ITEM*

[5:42:45 PM](#) WATER club presentation. Seeking support from local businesses to compostable “to go” food containers. Researched what other cities are doing, and working with county and cities for support. Will be discussing this with local businesses. Letter emailed to Emily Williams and Lynn Barker at Blaine County, regarding the project. Students have created a logo, want Council’s feedback on the 2. The students explain why this is important to change “to go” containers to compostable. Ideally would like a letter of support from the City.

**[5:50:48 PM](#) Linnet makes a motion to approve a letter of support to WATER club, Martinez seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Martinez, yes.**

**PUBLIC HEARINGS:**

HAILEY CITY COUNCIL MINUTES  
April 10, 2023

PH Consideration of a Resolution 2023-\_\_\_\_, Planned Unit Development (PUD) Application submitted by Blaine County School District c/o ARCH Community Housing Trust, Inc. for construction of one (1), two-story multifamily building consisting of four (4) residential units and a one-story, detached studio unit, for a total of five (5) residential units, to be located at 128 W. Bullion (Lot 10A, Parkview Estates) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. The PUD Application includes additional amenities and a request for waivers. The Applicant is requesting the following waivers: **ACTION ITEM**.....

- Minimum Size for Planned Unit Development: Reduce the minimum lot size from one (1) acre to 0.31 acres.
- Maximum Density: Increase allowed density from three (3) residential units to five (5) residential units.
- Waiver to Maximum Lot Coverage: Increase the maximum lot coverage requirements by approximately eight percent (8%).

[5:51:46 PM](#) Davis presents, applicant is asking for 3 waivers, lot size minimum 1 acre, 5 units, lot coverage, increase in number of units and lot coverage maximum increased by 8%.

[5:53:25 PM](#) Husbands recuses herself from this item.

[5:53:48 PM](#) Michele Griffith ARCH Community Housing Trust, this parcel is adjacent to the district office. Went through 2 P&Z meetings, accommodated as many comments as possible, fundraising to pay for these homes. The district will rent the unit based on the income level of the employee, BCSD will write the policy on the AGI, ARCH will calculate 30% of AGI for the potential renter/employee.

Public comments: [5:56:14 PM](#) there are none.

[5:56:20 PM](#) Linnet asks, deed restriction, BCSD employees only? ARCH is leasing the land from BCSD, where you'll see the language for employees, can rent to other people if no BCSD employees rent. The benefit is for the applicant only, side walk on the design, can school benefit, additional benefit north side of the street plans. [6:00:10 PM](#) Sam Stahlnecker, open to put money in fund, suggest 100% of cost of project. [6:00:44 PM](#) Davis, proposing side walk and improvements to the right-of-way. Horowitz, should have conversations. Linnet wants a condition of approval for future discussion.

[6:03:55 PM](#) Linnet moves to approve 2023-051 authorizing PUD with BCSD and ARCH, request for waivers conditions 1-6, sidewalk in lieu fees, Martinez seconds, Horowitz asks clarification, Linnet amends motion in-lieu fees at 100%, seconded by Martinez. Linnet, yes. Martinez, yes. Husbands, abstains.

**OLD BUSINESS:**

OB 143 Review and consideration of adoption of Council Goals with Resolution 2023-\_\_\_\_, from the March 9, 2023 City Council Goal-Setting Session ACTION ITEM

[6:06:40 PM](#) Goal setting Horowitz gives and overview of this item.

[6:08:02 PM](#) **Linnet moves to approve Resolution 2023-052, 2023 vision statement and goals, minus 2009 vision and goal statements, Martinez seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Martinez, yes.**

### **STAFF REPORTS:**

[6:08:57 PM](#) Chief England received an email today from Safe wise, Hailey is the 2<sup>nd</sup> safest city in Idaho based on their results, hope to continue down this trend.

[6:10:17 PM](#) Chief Baledge completed fire training for several individuals, 4 more fire fighters.

[6:10:42 PM](#) Horowitz, flood meetings upcoming.

[6:10:59 PM](#) Simms, avalanche fell, blocking highway 75 between Hailey and Ketchum.

[6:12:09 PM](#) Davis gives an update on a project led by the Arts and Preservation Commission. They have painted red and refurbished, phone booths, will be wrapped with photos soon, historic pictures. Other project, a celebration of different culture, Chinese, submitted a call for artists, paint or create structure, nod to immigrants from Chinese culture. Also, hosting spring clean-up on Main Street, to rack main street flower beds from Walnut to Hailey Paint, on Friday April 14<sup>th</sup>. [6:15:26 PM](#) Mayor Burke has always wanted such a honor (Hailey Chinese culture), and suggests that the art be displayed at the Arboretum.

[6:15:45 PM](#) **Martinez moves to adjourn, Linnet seconds, motion passed.**